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MAHARASHTRA POLICE
CO-OPERATIVE HOUSING FEDERATION LTD., (MUMBAI)
(REGD. NO. HSG/(OH)/BOL/03/98) Dated 16/03/1998



ADDRESS

Dada Saheb Gaikwad Nagar,
Gate No. 8, Malvani,
Malad (West), Mumbai - 400 064.

MRS SANTOSH RAMESH RAZDAN
IDBI BANK LTD
Cuffe Parade Branch
IFS Code IBKL0000126
Saving A/c. NO. 126104050006682

(2)

Dadasaheb Gaikwad Nagar Co-operative Housing Society (No. 1) Ltd.

Regd. No. MUM / TNA / MHADB / HSG / (TO) / (TC) / 12881 / Year 2009 - 2010
Dadasaheb Gaikwad Nagar, Opp. Kala Vidyalay, Malvani, Gate No. 8, Malad (W), Mumbai - 400095

Certificate No. 117

Authorised Share capital Rs. 250 Divided into 05 Shares each of Rs. 50/- only

Member's Register folio No. 117

This is to Certify that Shri / Smt. SANTOSH RAMESH RAZDAN

of W/FLR 5/E7 is the registered Holder of (05 FIVE) Share from No. 581

to 585 of Rs. 250 (Rs. TWO HUNDRED FIFTY ONLY).

in the Dadasaheb Gaikwad Nagar Co-operative Housing Society (No. 1) Ltd.,

Malad (W), Mumbai 400 095, Subject to the Bye-laws of the said Society and that upon each of such

Shares the sum of Rupees Fifty has been paid. Given under the Common seal of their said Society

at MUMBAI this 19 days of OCTOBER 2010



[Signature] Chairman
[Signature] Hon. Secretary
[Signature] Member of the Committee
[Signature] P.T.O.

NOC from Maharashtra Police Co-operative Housing Federation Ltd. and MHADA is compulsory for effective & complete transfer.

DELIVERED

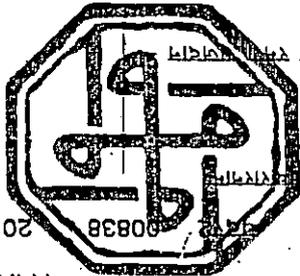
डीडी/पनाकड क्रमांक: 004126/004426; रकम: 9570 रु.; दिनांक: 05/01/2010
दुकते नाव व पत्ता: आर जी वी आर ;
दयाकाय प्रकार : डीडी/पनाकड/डिआर;

बाजार मूल्य: 956305 रु. भीषदना: 790000 रु.
मरतीचे मुद्रांक शुल्क: 30440 रु.
डॉ. वृद्धम विवेक मरतीचे-
डॉ. वृद्धम विवेक

मरतीचे 1 (पानाड)

आपणास हा वस्तू अंदाजे 4:06PM हा वेळस मिळेल

मरतीचे फी	रु.	मुद्रांक
9570.00	-	मरतीचे (अ. 11(1)), मुद्रांकमरतीचे मरतीचे (अ. 11(2)), कपास (अ. 12) व पनाकड (अ. 13) -> एकत्रित फी (48)
980.00	-	
10550.00		



मरतीचे क्र.: 838
दिनांक 25/01/2010

मरतीचे मरतीचे
दस्तावेजाचा अंगकमरतीचे
दस्तावेजाचा प्रकार

मरतीचे

Original
मरतीचे 38 म.
Regn. 38 M

Monday, January 25, 2010
3:52:00 PM



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Customer's Copy	
CITIZEN CREDIT CO-OPERATIVE BANK LTD. Lic D-5/STP(V)/C.R.1009/05/06/204-207	
Malad Branch	Date 9-1-10
Pay to: Acct Skandhu Mumbai	
Frinking Value	Rs. 30450
Service Chgs (Rs. 10 per doc)	Rs. 10
	Rs. 30450
Name of the stamp duty paying Party Santosh Ramesh Razedan Males (Registered Av)	
DD / Cheque No. 25 / 004522 Drawn on Bank of India	
(For Banks Use Only)	
Tran ID	171271
Franking St. Mar CITIZEN CREDIT CO-OP. BANK LTD AUTHORIZED SIGNATORY CASHIER Officer	



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AGREEMENT FOR SALE

This agreement is made and entered into at Mumbai on this Jan 20

BETWEEN

The Maharashtra Police Co-Operative Housing Federation Ltd, Mumbai,
a Co-operative Housing society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 and bearing registration No.

HSG /(OH)/BOL/03/98, dated 16.03.1998 and having its registered Shop No.51-53, Saraf Choudhari Nagar, Thakur Complex, Kandivli East

Mumbai-400101 hereinafter referred to as "the Federation" which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include its successors, assigns and administrators)

PARTY OF THE FIRST PART,

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Handwritten signature

Handwritten notes:
Cite. Title. Movers and form India Party
For 11/1/10
D-5/STP(V)/C.R.1009/05/204-207
CITIZEN CREDIT CO-OP. BANK LTD
AUTHORIZED SIGNATORY
CASHIER
OFFICER
SHEET 71271
151902
R.S. 007048 01-P85482
SPECIAL METRIC ADHESIVE
JAN 09 2010
12:41
INDIA SIMPLICITY MAHARASHTRA

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AND

MR./MRS./M/s SANTOSH RAMESH RAZDAN

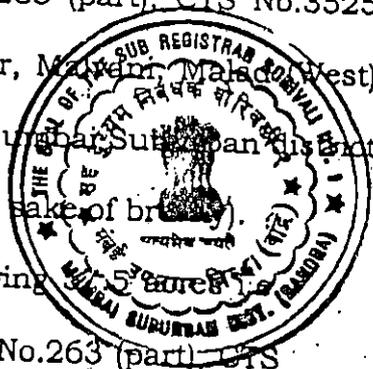
of Mumbai, Indian inhabitant having his/her/their/its address at 303, MITTAL OCEAN VIEW, B-WING, JUHU-TARA RD, SANTACRUZ (W), MUMBAI:-400049.

hereinafter called as "The Purchaser" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his/her/their/its successors, legal representatives, heirs, executors, assigns and administrators) **OF THE PARTY OF THE SECOND PART**

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WHEREAS:

a) The Maharashtra Housing and Area Development Authority - an Authority constituted under the provisions of the Maharashtra Housing Area Development Act, 1976 (hereinafter referred to as "MHADA" for the sake of brevity) was seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land admeasuring 23 hectares i.e. 2,30,000 sq. Metres or thereabouts at Survey No.263 (part), CTS No.3525 (part) lying at situate at Dadasaheb Gaikwad Nagar, Malad (West) Mumbai in the registration Sub-District of Bandra Mumbai Suburban District (herein after referred to as "the Larger Land" for the sake of brevity).



All the piece or parcel of vacant land admeasuring 2,30,000 square metres or thereabouts being S.No.263 (part), CTS No. 3525 (part), situated at Dadasaheb Gaikwad Nagar, Malvani, Malad, in the registration sub-district of Bandra Mumbai Suburban District and bounded as follows that is to say :-

Maharaj

S. Chandra

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On or towards : Mumbai Board Colony, S. No, 263 (part)

the North by

On or towards : World Bank project Scheme (S. No. 263)

the South by (part)

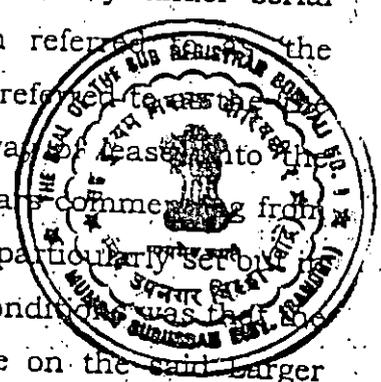
On or towards : All India Radio Receiving Station,

the West by : Al-Falah Education Society and School Plot,

On or towards : BEST depot and marshy land.

the East by

b) By and under an indenture of lease dated 14th of May, 1999, registered with the Sub-Registrar of Assurances at Bombay under serial No.2122 and executed between the MHADA therein referred to as 'the Authority' of the one part and the Federation, therein referred to as 'the society' of the other part, the MHADA demised by way of lease to the Federation the said Larger Land for a term of thirty years commencing from 15th May, 1999 on terms and conditions that are more particularly set out in the said Indenture of Lease. One of the terms and the conditions of the said Indenture of Lease was that the Federation shall implement the Rehabilitation Scheme on the said Larger Land and accommodate all the existing 2500 tenants of MHADA on the said Larger Land by allotting each tenant 225.00 sq. ft. carpet area, at its own cost and to prepare the proposal as per the norms of Slum Rehabilitation Scheme and obtain sanction to the proposal from Slum Rehabilitation Authority.



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- c) On 15th May, 1999 the MHADA handed over the possession of the said Larger Land to the Federation and the Federation was put in actual physical possession of the said Larger Land.
- d) On 28th June, 1999 the name of the Federation came to be entered in the Property card as lessee in respect of the said Larger Land. (The copy of the Property Card is attached herewith as Annexure A).
- e) Subsequently thereafter, the Federation submitted a proposal to Slum Rehabilitation Authority - an Authority constituted under the provisions of the Maharashtra Slum Areas (Improvement Clearance and Redevelopment) Act, 1971 and also a "Planning Authority" as defined under section 2 (19) of the Maharashtra Regional and Town Planning Act, 1966 - (hereinafter referred to as "SRA" for the sake of brevity) for development of the said Larger Land as per the terms and conditions of the said Indenture of lease dated 14th May, 1999 and in accordance with the Rules and Regulations prevailing at that time.
- f) On 13th July, 1999 the SRA approved the development proposal submitted by the Federation and granted Letter of Intent for the purposes of development of the said Larger Land in accordance with the terms and conditions more particularly set out in the said Letter of Intent dated 13th July, 1999.
- g) In the meanwhile i.e. in the month of March, 1999 some of the tenants of MHADA on the said Larger Land filed a Public Interest Litigation being Writ Petition No. 984 of 1999 before the Hon'ble Bombay High Court and challenged the allotment of the said Larger Land to the Federation.
- h) Before the Hon'ble Bombay High Court, out of the said 2500 tenants, 1429 tenants opted to join in the Ownership Scheme and the remaining tenants opted to join the scheme to be implemented by the Federation.
- i) On 16th December, 1999 the Hon'ble Bombay High Court directed the State Government to submit on Affidavit a Revised Scheme which will protect interests of all the parties i.e. the tenants who opted to join the Ownership Scheme of 1987, the tenants who opted to join the Scheme to be implemented by the Federation and the Federation and its members.
- j) On 21st February, 2000 the Government of Maharashtra filed an Affidavit before the Hon'ble Bombay High Court and submitted a revised scheme so as to accommodate and / or protect the interests of all the parties to the said Writ Petition No. 984 of 1999 that is to say the 1429 tenants who opted to join the Ownership Scheme of 1987, the remaining tenants who

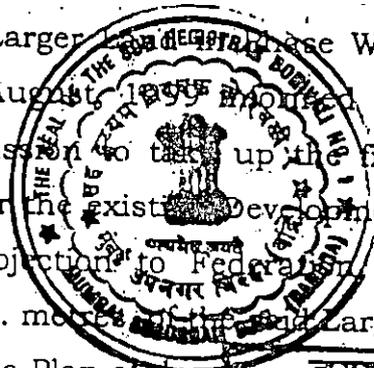


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opted to join the Scheme to be implemented by the Federation and the Federation and its members. Along with the said Affidavit the government also submitted a Plan showing / indicating sub-division of the said Larger Land into various sub plots out of which Plot -A, duly demarcated in the said plan and admeasuring around 09 hectares, was earmarked for the said 1429 tenants who opted to join the Ownership Scheme of 1987. Remaining plots numbered as Plot- B, Plot- C, Plot- D and Plot -E totally admeasuring around 14 hectares and duly demarcated on the said plan were to remain with the Federation for the purposes of implementation of its projects as per the said Indenture of lease dated 14th May, 1999 albeit with suitable modifications necessitated due to the aforesaid developments. The government, in the said Affidavit filed before the Hon'ble Bombay High Court also submitted that if the revised scheme is approved by the Hon'ble Court, the suitable revised agreement will have to be entered into between the MHADA and the Federation.

k) By and under the Hon'ble Bombay High Court's order dated 14th March, 2000, which was clarified by the Hon'ble Court vide its order dated 13th June, 2000 the said Revised Scheme was approved and the said Writ Petition No. 984 of 1999 came to be disposed off.

l) During the pendency of the said Writ Petition No. 984 of 1999 there was no stay or injunction granted by the Hon'ble Bombay High Court for carrying out construction on the open portion of the said Larger Land and the Federation requested the MHADA to permit the Federation to start construction on the vacant portion of the said Larger Land in a piecemeal manner. The MHADA vide its letter dated 27th August, 1999 approved the SRA that they had No Objection to grant permission to take up the first Phase of the project on the vacant portion as per the existing Development Control Regulations and that they have no objection to Federation for undertaking development on the area of 80,117 sq. metres of the said Larger Land. Along with the said letter was also enclosed a Plan of the aforesaid Plot C, D and E showing the said area of 80,117 sq. metres duly demarcated therein.



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m) Pursuant thereto the Federation submitted to the SRA another proposal for undertaking development of the said vacant portion admeasuring 80,117 sq. Metres. of the Larger Land.

n) On 10th September, 1999 the SRA approved the said development proposal submitted by the Federation for development of 80,117 sq. mtrs. area from and out of the Larger Land as per the said letter dated 27th August,

1999 of MHADA and granted Letter of Intent for the purposes of carrying out construction on the said area in accordance with the terms and conditions more particularly set out in the said Letter of Intent dated 10th September, 1999.

o) Thereafter the Federation started construction work of 8 buildings consisting of 976 tenements on part of the said 80,117 sq. metres area of the Larger Land after taking necessary permissions from the various sanctioning authorities. (The Copy of the Commencement Certificate of the said building is attached herewith as Annexure B).

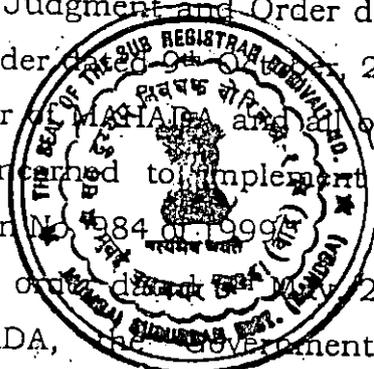
p) On 9th October, 2001 the Vice President and Chief Executive Officer of MHADA, for extraneous reasons, cancelled the said Indenture of Lease dated 14th May, 1999 and directed the Federation to hand over vacant possession of entire land i.e. the entire Larger Land to MHADA by demolishing whatever construction done or carried out thereon. At that time the Federation had almost completed construction of eight buildings consisting of 976 tenements.

q) The Federation challenged the said order dated 9th October, 2001 of the Vice President and Chief Executive Officer of MHADA before the Hon'ble Bombay High Court by way of Writ Petition No. 2741 of 2001 and also sought directions that the MHADA and the Government of Maharashtra be directed to implement the Revised Scheme as approved in Writ Petition No. 984 of 1999 and to execute Revised Lease Deed for the said purpose.

r) The Hon'ble Bombay High Court vide its Judgment and Order dated 6th May, 2005 quashed and set aside the said order dated 9th October, 2001 of the Vice President and Chief Executive Officer of MHADA and all other consequential orders and directed all the concerned to implement the Revised Scheme placed on affidavit in Writ Petition No. 984 of 1999.

s) On the basis of the above Judgment and order dated 6th May, 2005 the Federation started pursuing the MHADA, the Government of Maharashtra to complete all the formalities required for the purposes of implementing the said High Court Order and for implementing the Revised Scheme. However, a concrete proposal was not forthcoming due to frequent transfer of concerned officers.

t) For the purposes of carrying out the construction of the said Eight buildings and for generally implementing the project, the Federation had availed of financial assistance from Punjab National Bank (hereinafter referred to as "PNB" for the sake of brevity). For the said purposes 3.48 hectares of land from the said Larger Land was mortgaged to the PNB after



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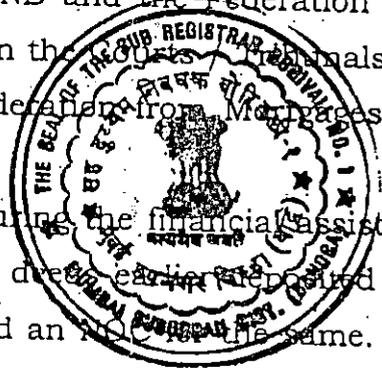
obtaining permission / NOC from the MHADA. Due to pending litigation and long delay in completing of the construction, heavy losses and cost overruns was incurred by the Federation and the Federation was not in a financial position to service the interest on loans availed from the PNB. The PNB therefore classified the account of the Federation as an NPA and started proceedings under the section 13(2) of Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act of 2002 (SARFAESI), against the Federation for recovery of its debts. The Federation challenged the said actions of PNB before the Debts Recovery Tribunal by way of Securitization Application No 157/2007 of August 2007.

u) Taking into consideration the aforesaid factors and the Orders passed by the Hon'ble Bombay High Court, the Government of Maharashtra in Housing Department by its letter dated 19/11/2007 directed MHADA that the project for housing shall be implemented as Joint Venture between MHADA and the Federation.

v) The MHADA thereafter decided to implement the project of redevelopment at Dadasaheb Gaikwadnagar as a Joint Venture with Federation under recently amended DC Regulation 33(5).

w) The Federation, in the meanwhile settled all the dues / debts of the PNB by way of an OTS by raising funds from its members who were to be allotted or sold tenements in the said eight buildings and from Dewan Housing and Finance Corporation Ltd. (hereinafter referred to as "DHFL" for the sake of brevity) from time to time. The PNB and the Federation have withdrawn and / or settled all their litigations in the courts and the PNB has released all the properties of Federation from mortgages and issued No Dues Certificate to the Federation.

x) The Federation, for the purposes of securing the financial assistance received from DHFL, has deposited all the title deeds earlier deposited with the PNB with the DHFL and MHADA has issued an NOC for the same. The Federation has also obtained a No Objection Certificate from DHFL for the purposes of selling the tenements from and out of the said eight buildings. (The copy of the said NOC dated 12/11/2009 is attached herewith as Annexure C).



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y) The Federation has already submitted a lay out for sub-division of the said Larger Land to the Municipal Corporation of Greater Mumbai. The said Lay Out proposes carving out the land underneath the said eight buildings and the appurtenant / adjacent land or area requisite for Recreational Grounds and amenities and access roads etc. totally admeasuring 12,000 sq.

, metres (approx) out of the said Larger Land and proposed to identify the said sub-divided or carved out area of land as Plot No. C-1. The said Lay out for sub-division is pending for approval from the MCGM. For the purposes of this agreement, as and when the occasion so arises, the said 12,000 sq. metres (approx) area which is proposed to be sub-divided as aforesaid shall be referred to as Plot No. C-1.

z) Under the herein-before recited facts, the Federation alone has sole and exclusive rights to sell the tenements, residential or Commercial, on the said Plot No. C-1 and to enter into agreements with the purchasers of the said tenements etc. and to receive sale price in respect thereof.

aa) The Purchaser has before entering into this agreement with the Federation made himself fully aware of all the above facts and development of the project and has demanded from the Federation and the Federation has given and / or caused to be given inspection to the purchaser of all the documents of title relating to the said property and other relevant sanctions permissions consents as also submitted / sanctioned plans and other documents and all other documents referred to herein or consequential or relevant for the purposes herein .

bb) The said eight buildings have been numbered as building Nos. 1,2,3,4,6,7,8 and 9 in the building plans approved by the SRA as are likely to retain the said numbers as per the modified proposal.

cc) The residential tenements in the said buildings hereafter referred to as "Flats" and commercial tenements shall be referred to as "Shops".

dd) And whereas both the parties are hereby desirous of reducing the terms and conditions of this agreement into writing.



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

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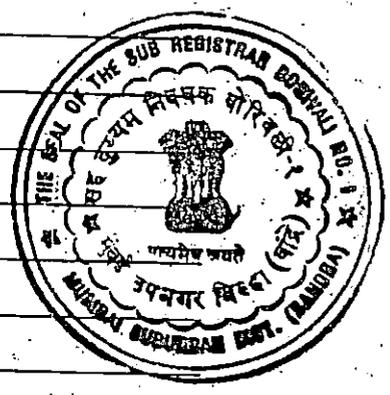
1. All the recitals hereinabove and all the schedules and annexures hereto form part and parcel of this agreement.
2. The Purchaser hereby agrees to purchase from the Federation and the Federation hereby agrees to sell to the Purchaser a flat in the housing project on Plot C-1 at S.No. 263 (Part), C.T.S. 3525 (Part), Situated at Dadasaheb Gaikwad Nagar, Gate No. 8, Malwani, Malad - West, Mumbai - 400 095, duly demarcated in red color in the typical floor plan of the said building which is enclosed herewith (The copy of the said plan is attached herewith as Annexure D) and details whereof are as under:

SR.NO	PARTICULARS	DETAILS
1	Total carpet area	225 sq. ft.
2	Building No.	01
3	Wing	01
4	Floor	06
5	Flat No.	07
6	Category	GOVT
7	Total Consideration in Figures	7,90,000/-
	Total Consideration in Words	Rupees: SEVEN LAC NINETY THOUSAND ONLY/-

The Purchaser has paid to the Federation on or before the execution of this Agreement a sum of Rs 7,90,000/- (Rupees SEVEN LAC NINETY THOUSAND only) and the Purchaser hereby agrees to pay the balance cost of the flat of Rs _____/- (Rupees _____ only)

in the following manner:

1. Rs _____ on or before _____
2. Rs _____ on or before _____
3. Rs _____ on or before _____
4. Rs _____ on or before _____
5. Rs _____ on or before _____
6. Rs _____ on or before _____
7. Rs _____ on or before _____
8. Rs _____ on or before _____
9. Rs _____ on or before _____
10. Rs _____ on or before _____
11. Rs _____ on or before _____
12. Rs _____ on or before _____



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Total cost of the flat Rs 7,90,000/- (Rs SEVEN LAC NINETY THOUSAND only)

M. S. Khanna

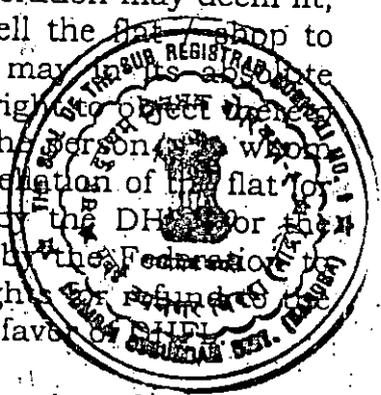
S. Sharma

It is hereby expressly agreed that the time for the payment of each of the aforesaid amounts on their respective due dates is the essence of the contract.

3. Without prejudice to all the rights of the Federation's under this agreement and/or in law, the Federation shall be entitled to claim and the Flat Purchaser/s shall be liable to pay to the Federation interest not exceeding 18% per annum, or at such lower rate as Federation may decide at its own discretion on all such amounts which may become due and payable by the Flat Purchaser/s under this agreement and remain unpaid for seven days or more after becoming due.

4. On the Flat Purchaser/s committing default in payment on due date of any amount due and payable by the Flat Purchaser to the Federation under this agreement and his/her/their proportionate share of the taxes levied by the concerned local authority and other outgoings, charges, expenses etc and on the Flat Purchaser committing breach of any of the terms and conditions herein mentioned, the Federation shall be entitled at Federation's option to terminate this agreement without any notice or communication to the purchaser.

5. Upon termination of this agreement as aforesaid, the Federation shall refund to the Flat Purchaser the earnest money and all other installment/s, without interest, which may up to that time been paid directly by the Flat Purchaser to the Federation towards total cost of the flat after deducting Rs 5,000/- (Rupees Five Thousand only) towards administration expenses. However, the Federation will not refund the amounts, paid if any, for the choice of the flat and / or paid for upgraded facilities and / or any other amounts paid over and above the total cost of flat mentioned above and upon termination of this agreement and refund of aforesaid amount by the Federation at the address given herein, under certificate of posting or by registered post A. D. or in any other manner as the Federation may deem fit, the Federation shall be at liberty to dispose off and sell the flat / shop to such person/s and at such price as the Federation may in its absolute discretion think fit and the Purchaser/s shall have no right to object thereon and shall have no right of action and/or claim against the person/s whom the said flat / Shop has been sold. In the event of cancellation of the flat for any reason whatsoever, the entire amount advanced by the DHFL or the purchaser against the particular flat will be refunded by the Federation to the DHFL and the purchaser agrees to subrogate all his rights in respect of extent of loan and interest and other charges thereon in favor of DHFL.



6. Possession of the flats shall be delivered by the Federation after the work gets completed and the flats are ready for use and the Occupation / Completion certificate in respect thereof is granted by the Concerned Authorities. Provided that the Federation shall be entitled to reasonable extension of time for giving possession of flat, if the completion of the building in which the flat is to be situated is delayed on account of:

- (i) Non-availability of steel, cement, other building material, water or electric supply;
- (ii) War, Civil Commotion or act of God;
- (iii) Any notice, order, notification of the Government and/or public or competent authority or Court of Law.

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(iv) Any other reason which is beyond the control of the Federation or in force majeure circumstances.

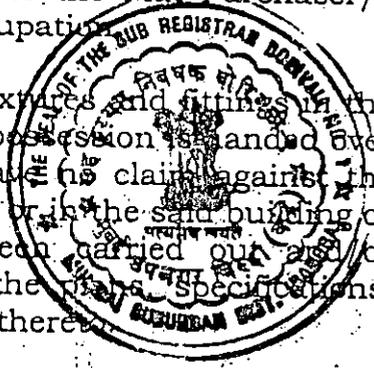
7. The parties hereto specifically declare and confirm that the Building completion / occupation certificate in respect of the said building has not yet been issued by the Municipal Corporation of Greater Mumbai and consequently, the Federation is not entitled to allow the Flat Purchaser/s to enter into possession of the flat till such certificate is given by the concerned authority;

8. In case of an unreasonable delay in getting the necessary completion / occupation certificates, the Flat Purchaser shall have an option to terminating this agreement and demand refund of the monies paid directly to the Federation till then and the Federation shall be liable to refund to the Flat Purchaser the amounts received by the Federation till then in respect of the total cost of the flat without interest after deducting Rs 5000/- towards administrative expenses. However, the Federation will not refund the amounts, if any, paid for the choice of the flat and / or paid for upgraded facilities and/or any other amounts paid over and above the total cost of the flat mentioned above. In such an event, the entire amount advanced by DHFL for the purchaser against the particular flat will be refunded by the Federation to DHFL and the purchaser agrees to subrogate all his rights for refund to the extent of loan and interest and other charges thereon in favor of DHFL.

9. Subject to what is stated hereinabove, possession of the flat shall be delivered to the Flat Purchaser after the said building is ready for use and occupation and subject to the Flat Purchaser/s having complied with and/or having observed and performed all the terms, conditions and obligations under this agreement and the Flat Purchaser/s has / have paid all the payments due to be paid by him/her/their to the Federation from time to time without committing any default in payment thereof.

10. The Flat Purchaser shall take possession of the flat as stated herein within seven days of the Federation giving notice to the Flat Purchaser/s intimating that the said flat is ready for use and occupation.

11. The Flat Purchaser/s shall check up all the fixtures and fittings in the flat before taking possession of the same. After the possession is handed over to the Purchaser/s, the Flat Purchaser/s shall have no claim against the Federation in respect of any item, or work in the flat or in the said building or buildings which may be alleged not to have been carried out and/or completed and/or being not in accordance with the plans, specifications, and/or this agreement and/or otherwise in relation thereto.



12. The Flat Purchaser/s has/have, prior to the execution of this agreement, satisfied himself/ herself/itself about the title of the Federation to the said property and he/she shall not be entitled to further investigate the title of Federation and no requisitions or objection shall be raised on any matter relating to the title by the Flat Purchaser after execution of this agreement. Further the Flat Purchaser/s has/have accepted the rules, regulations and the byelaws of the Federation and the acceptance of the same is the essence of this agreement. The purchaser hereby agrees that on confirmation of the allotment / taking possession of the flat, whichever is earlier, as per the byelaws of the Federation, he / she/they shall resign as a beneficiary member and / or any other membership of the Federation, failing which he /

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she/they shall be deemed to have resigned and shall cease to be member of the Federation.

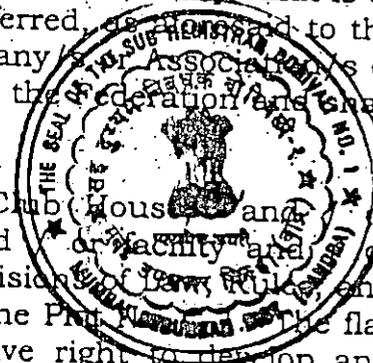
13. There shall be formed a separate Co-operative Housing Society or a Limited Company or Association of Flat Owners in respect of each building on the said Plot No. C-1. The Purchaser hereby agrees to become a member of the proposed Co-operative Housing Society or a Limited Company or Association of Flat Owners and he / she /they shall sign all the papers and documents required for the same. The Building, the land underneath each building and additional land if any shall be conveyed and / or assigned and / or transferred, as per the directions of MHADA / MCGM/ Government of Maharashtra or any other Competent Authority in accordance with the terms and conditions of MHADA / MCGM/ Government of Maharashtra or any other Competent Authority to such separately formed Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners as soon as may be after the formalities in that regard are completed.

14. All such Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners, as the case may be shall be bound to become and remain as members of the Federation on such terms and conditions as are permitted under the Bye laws of the Federation and the purchaser on becoming the member of such proposed Co-operative Housing Society or a Limited Company or Association of Flat Owners, shall not object to the same at any point of time. However, the Federation reserves its right to reject any such membership to all or any of the Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners or to remove them from the membership of the Federation at the total discretion of the Federation. All the terms and conditions in this agreement shall be binding on the members of / and Co-operative Housing Society or a Limited Company or Association of Flat Owners formed by the flat purchaser/s.

15. No individual flat owner or shop owner shall be eligible or entitled to become member of the Federation nor will he or she or they have any right, title or interest or anything to do with activities of the Federation and past, present or future projects of the Federation.

16. All other area or land in and from the said Plot No. C-1, except that is or will be conveyed and / or assigned and / or transferred, to the Co-operative Housing Society/s or a Limited Company/s of Flat Owners, as the case may be, shall remain with the Federation and shall be the exclusive property of the Federation.

17. The Federation shall be free to construct Club House/s and / or Gymkhana/s and / or Recreational Centre/s and / or facility and / or facilities as are permissible under the relevant provisions of the bye-laws and Regulations at its own costs on the open land on the Plot No. C-1. The flat purchaser agrees that the Federation has exclusive right to develop and intends to develop the Club House/s and / or Gymkhana/s and / or Recreational Centre/s and / or facility and / or facilities out of its own source of funds and the purchaser confirms and admits that the Federation has not accepted any consideration for the same from the flat purchasers. The flat purchaser further agrees that it is not binding on the Federation to develop such Club House/s and / or Gymkhana/s and / or Recreational Centre/s and / or facility and / or facilities. The use of such Club House/s and / or Gymkhana/s and / or Recreational Centre/s and / or facility and / or facilities will be permitted to the Purchasers as well as outsiders as per the terms and conditions determined by the Federation and on payment of such fees and charges as may be determined by the Federation. The cost and all



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the necessary expenditure for the maintenance and upkeep of the Club House/s and / or Gymkhana/s and / or Recreational Centre/s and / or facility and / or facilities will be borne exclusively by the Federation out of the fees and charges so collected.

18. The payment of proportionate statutory charges and or any other charges related to the land covered by the Club House/s and / or Gymkhana/s and / or Recreational Centre/s and / or facility and / or facilities will also be borne exclusively by the Federation out of the fees and charges so collected.

19. The Federation shall have all and exclusive right to use or develop or in any manner deal with the balance FSI or TDR on the said Plot No. C-1 or the FSI or TDR which will become available at any point of time hereafter.

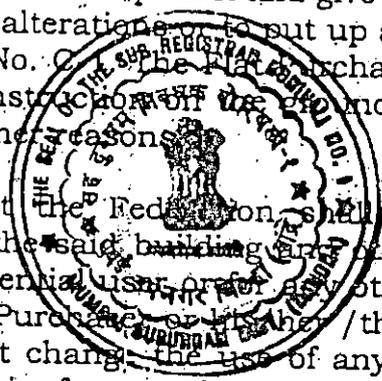
20. The residual F.S.I. if any, in the said Plot No. C-1 available but not sanctioned, will be available to the Federation and the Federation is exclusively entitled to utilize the said F.S.I. on Plot No. C-1 or any other property.

21. The Federation will be permitted to have the entire available F.S.I. on the said Plot No. C-1, whether sanctioned or not and shall be entitled to utilize the same by making additions, alternations or putting up any additional structures as per the plan that may be approved by the local authority or the Government of Maharashtra or any other competent authority so as to consume the entire available F.S.I. in respect of the said Plot No. C-1 that may be available but not sanctioned even after registration of Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners. Such additional structures or floors, shall be the property of the Federation and the Federation will be entitled to dispose off the same in any manner as Federation may deem fit without adversely affecting Flat Purchaser even after transfer of the said property.

22. The Flat Purchaser, individually or through Co-operative Housing Society or a Limited Company or Association of Flat Owners so formed by the flat purchaser/s, agrees and undertakes to permit and give the Federation all facilities for making any additions, alterations or to put up any additional structures or floors; on the said Plot No. C-1. The Flat Purchaser agrees and undertakes not to object to such construction and of nuisance, annoyance and/or otherwise for any other reasons.

23. It is hereby expressly agreed that the Federation shall be entitled to sell the flats, shops, garages etc. in the said building and other structures on the said plot Plot No. C-1 for residential use or for any other permissible use in that behalf and that the Flat Purchaser or his/her /their permitted transferee and or transferees shall not change the use of any of flats from the aforesaid purposes at any time in future without express written permission by the Federation.

24. If any portion of the said Plot No. C-1 is acquired or notified to be acquired by the Government or any other public body or authority or for any other public purpose, the Federation shall be exclusively entitled to receive all the benefits / compensation in respect thereof and/or the compensatory F.S.I. or all other benefits which may be permitted in lieu thereof. The Federation shall be entitled to use any additional F.S.I. or additional constructions that may be permitted by the local body or concerned authority for any reasons whatsoever including F.S.I. in respect of



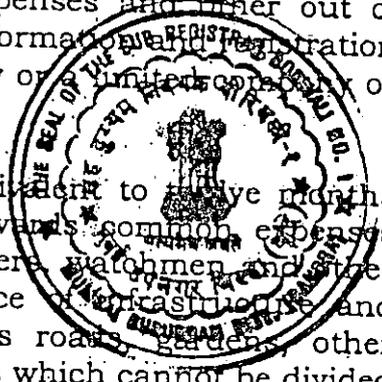
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any adjoining or neighboring property. Such additional structures and storeys will be the sole property of the Federation who will be entitled to dispose off the same in any way the Federation choose and the Flat Purchaser hereby irrevocably consents to the same. The Flat Purchaser shall not be entitled to raise any objection or claim any abatement or reduction or concession in price of the flat agreed to be acquired by him/her/them and/or any compensation or damage on the ground of inconvenience or any other ground whatsoever. It is agreed by and between the parties that if the permitted floor space index or density though available but not sanctioned at any time, the Federation will have the absolute right to put up additional construction and storey's and/or consume such balance and/or available space index of the said Plot No. C-1 by constructing further on the said Plot No. C-1 even after the registration Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners.

25. The Federation shall be entitled to enter into agreement with other flat purchaser on such terms and conditions as the Federation may deem fit without affecting or prejudicing the rights, of the Flat Purchaser in the flat under this agreement. The purchase/s of the flat, either himself/herself/themselves or through Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners shall not object to the inclusion of persons who are sold flats or shops by the Federation in the future or the allottees of flats by MHADA or any other Competent Authority or Government as a member in the building wise Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners.

26. The Flat Purchaser shall on execution of this agreement and prior to taking possession of Flat, in addition to the total cost of flat to be paid to the Federation as mentioned herein above:

- a. Pay the Federation or the proposed Co-operative Housing Society or a Limited Company or Association of Flat Owners, Rs.250/- for share money of five shares of Rs.50/- each, Rs.100/- towards entrance fee of the proposed Co-op. Housing Society or Limited Company and Rs. 400/- towards the deposit to meet the Legal expenses and other out of pocket expenses / expenditure for formation and registration of the Co-operative Housing Society or a Limited Company or Association of flat owners.
- b. Pay the Federation Rs. 1,800 (equivalent to five months charge of Rs 150 per month) towards common expenses related to the payments for gardeners, watchmen and other staff and also for the maintenance of infrastructure and amenities such as internal access roads, gardens, other common amenities and open spaces which cannot be divided building wise and shall be common to all the said eight buildings. These charges will be paid individually till such time the Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners are formed. These charges do not include the fees and charges as may be determined by the Federation for the usage of Club House/s and / or Gymkhana/s and / or Recreational Centre/s and / or facility and / or facilities.
- c. Pay the Federation Rs. 5,400 (equivalent to twelve months charge of Rs 450 per month) towards expense related



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towards the society outgoings of each individual building other than the common expenses as stated above.

Commencing a week after notice in is given by the Federation to the Flat Purchaser/s that flat is ready for use and occupation, irrespective of whether the possession of the Flat is taken or not, the Flat Purchaser/s shall be liable to bear and pay the proportionate share (i.e. In proportion to the floor area of the flat) of outgoings in respect of the said Plot No C - 1 and building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, and all other expenses necessary and incidental to the management and maintenance of the said Plot No C - 1/ building/s. Until such Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners is formed and the building/s, land underneath and additional land if any is or are conveyed and / or assigned and / or transferred, as aforesaid, the Flat Purchaser/s shall pay to the Federation such proportionate share of outgoings as may be determined. The Flat Purchaser/s further agrees and undertakes that till the Flat Purchaser/s share is so determined the Flat Purchaser/s shall pay to the Federation provisional monthly contribution of Rs. 450 per month towards the outgoings. The amounts so paid by the Flat Purchaser/s to the Federation shall not carry any interest and remain with the Federation till the necessary deeds of conveyance and / or assignment and / or transfer as the case may be is executed in favor of Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners. The Federation shall maintain a separate account in respect of sums received by the Federation from the Flat Purchaser/s and the expenses made on their behalf. On such transfer deed being executed, the aforesaid amounts shall be paid over / recovered by the Federation to the Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners, as the case be depending upon the excess / shortfall of amounts collected. The Flat Purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on or before the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. However, a further sum of Rs. 5,400/- (Rupees Five Thousand Four Hundred Only) equivalent to twelve months maintenance charges will have to be paid by the Flat Purchaser/s with the Federation before taking possession of the flat. The Flat Purchaser agrees to bear and pay increase in local taxes, water charges, insurance and betterment, which are imposed by the concerned local authority and Government and/or other public authority.

27. The Flat Purchaser further agrees that he / She / It shall pay to the Federation Rs 5000/- non refundable towards the contribution to the administrative expenses over and above the total cost of the flat and any other charges mentioned herein above.

28. The Federation shall be liable to share the maintenance charges, electricity charges and water charges in respect of the unsold flats / offices / stalls / godowns / garages etc. The Federation will bear the body assessment, if any, payable in proportion to the unsold flats / godowns / garages etc. are sold. All the unsold flats / offices / stalls / garages etc will always be the property of the Federation.

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29. The Flat Purchaser/s agrees and undertakes to pay at the appropriate time to the Federation or the proposed Co-operative Housing Society or a Limited Company or Association of Flat Owner the Flat Purchasers share of stamp duty and registration charges payable, if any, by

the said Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners, for the conveyance and / or assignment and / or transfer in respect of the said Plot No. C - 1 and/or any part thereof the said building to be executed in favor of the Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners. The Federation will give 7 days notice to each Flat Purchaser for depositing the said amount, failing which, the Federation shall not be liable and responsible for delay in registration of Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners and conveyance and / or assignment and / or transfer as aforesaid.

30. The Federation will not be bound and liable to pay any stamp duty or registration charges under this agreement or otherwise and all such expenses shall be borne by the purchaser of the flat.

31. The Flat Purchaser/s agrees and undertakes to pay all the amounts payable under this agreement as and when called by the Federation and the Federation is not bound to give any notice and the non issuance thereof shall not be admitted as an excuse for non payment of any amount/amounts on the due dates. The flat Purchaser/s further agrees and undertakes to observe and perform the terms, conditions and covenants contained in this agreement and to keep the Federation indemnified against the said payments.

32. The Federation hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or there after and shall before handing over possession of the flat to the Flat Purchaser, obtain from the concerned local authority, occupation and/or completion certificate in respect of the said building.

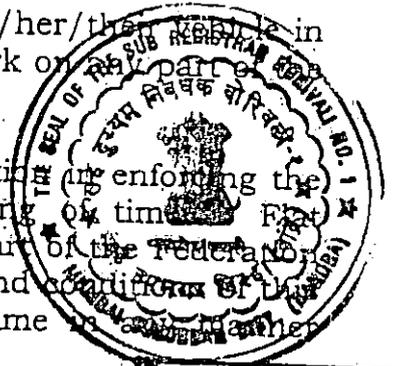
33. The flat Purchaser further agrees to park his/her/their vehicle in the compound of the Building Premises and will not park on the access road.

34. Any delay or indulgence shown by Federation in enforcing the terms of this agreement or any forbearance or giving of time Flat Purchaser shall not be construed as a waiver on the part of the Federation for any breach or non-compliance of any of the terms and conditions of the agreement by the Flat Purchaser nor shall be the same prejudice the rights of the Federation.

35. The building shall for ever be named as Gaikwadnagar Cooperative Housing Society No 01 Ltd".

36. The Flat Purchaser/s and the persons to whom flat is let, sub let, transfer, assigned or given possession of, after prior written permission of the Federation, which shall be granted on such terms and conditions as per Federation may deem fit, shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Federation and/or the Society may require for safeguarding the interest of the Federation and/or the other flat/shops/parking space etc. holder in the said building.

37. In the event of the Flat Purchaser attempting to and/or disposing off the flat or any part thereof to any persons or party, without the written consent of the Federation, this agreement shall without further notice automatically and forthwith stand cancelled and revoked and then in such



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event the amounts paid till then by the Flat Purchaser to the Federation under this Agreement shall stand forfeited and all the rights of the Purchaser in the flat shall stand forfeited to the Federation. The person to whom the allotment is made to dispose of the flat without consent of the Federation shall also not be entitled for claim any right, title or interest in the said flat.

38. The flat purchaser shall have no claim save and except in respect of the flat hereby agreed to be sold to him/her/them and all open space/s, staircase/s, lobbies, un allotted parking spaces, terrace/s, garden/s etc., will remain the property of the Federation until the said property and/or any part thereof is transferred to the proposed Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners , as mentioned herein but subject to the rights of the Federation under this agreement.

39. The Flat Purchaser shall on receipt of possession as provided in the agreement use the flat or permit the same to be used only for the purpose of residence in case of flat and for the purpose of business in case of shop or office and/or for such other purpose as may be authorized by the Federation in writing and as may be permissible in law and/or by the local authority and/or other concerned authorities in that behalf and which is not likely to cause nuisance or annoyance to the other occupiers of the said buildings and/or the owner and occupiers of the neighboring property or properties. The flat purchaser shall use the garage or parking space, if any, only for purpose of keeping or parking the Flat Purchaser's own vehicle.

40. The Flat Purchaser/s for himself/herself/themselves with intention to bring all persons into whomsoever hands the flat may come doth hereby covenant with the Federation as follows :

(a) To maintain the said flat at Flat Purchaser's own cost in good tenatable repair condition from the date of possession of the flat is taken and shall not do or suffered to be done anything in or to the building in which the Flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or other authority or change/alter or make addition in or to the building in which the flat is situated and the Flat itself or any part thereof.

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



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(c) To carry at his own cost all internal repairs to the said flat and maintain the flat in the same conditions, state and order in which it was delivered by the Federation to him/ her / them i.e. The Flat Purchaser shall not do/or suffered to be done any thing in or to the building in which the flat is situated or which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Flat Purchaser committing any act in contravention of the above

provision, the Flat Purchaser/s shall be responsible and liable for the consequence thereof to the concerned local authority and/or other public authority;

(d) Not to demolish or cause to be demolished the Flat 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 Flat or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Flat is situated and shall keep the portion, sewers, drain pipes in the flat in good tenable repair and condition, and in particular, so as to support shelter and to protect the other parts of the building in which the flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC or other structural members in the flat without the prior written permission of the Federation and/or Co-operative Housing Society or a Limited Company or Association of Flat Owners .

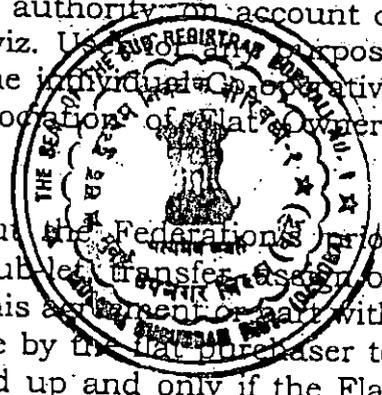
(e) Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said property and the building in which the flat is situated of any part thereof or whereby any increase in premium shall become payable in respect of the insurance.

(f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said property and the building in which the flat is situated.

(g) Pay to the Federation within 7 days of demand by the Federation Flat Purchaser/s share of the amounts demanded by concerned local authority, Municipality or Government for giving water, electricity or any other service connection to the building in which flat is situated, till such time the individual Co-operative Housing Society or a Limited Company or Association of Flat Owners registration formalities are not completed.

(h) To bear and pay increase in local taxes water charges insurance and such other levies if any; which are imposed by the concerned local authority and/or Government and/or other public authority on account of change of user of the flat by the Flat Purchaser viz. Use of flat for purpose other than for residential purpose till such time the individual Co-operative Housing Society or a Limited Company or Association of Flat Owners registration formalities are not completed.

(i) The Flat Purchaser shall not without the Federation's prior consent in writing having been first obtained let, sublet, transfer, assign or part with Flat Purchaser interest or benefit under this agreement or deal with the possession of the flat until all the dues payable by the flat purchaser to the Federation under this Agreement are fully paid up and only if the Flat Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement. The Flat Purchaser, individually and later through the Co-operative Housing Society or a Limited Company or Association of Flat Owners, agrees to pay the Federation the necessary Non Occupancy / Transfer charges and obtain the necessary permission in writing.



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(j) The Flat Purchaser shall observe and perform all the rules and regulations which the Co-operative Housing Society or a Limited Company or Association of Flat Owners may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for

the observance and performance of the building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Flat Purchaser shall also observe and perform all the stipulation and conditions laid down by the Co-operative Housing Society or a Limited Company or Association of Flat Owners regarding the occupation and use of the flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

(k) Till a conveyance and / or assignment and / or transfer of building in which flat is situated is executed, the flat purchaser shall permit the Federation and their surveyors and agents, with or without workmen, and others at all reasonable times, to enter into and upon the said property and buildings or any part thereof to view and examine the state and conditions thereof.

(l) In the event any development charges or betterment charge or premium or tax or any other levy becomes payable by the Federation, the Flat Purchaser/s hereby agrees to reimburse the same to the Federation in proportion to the area of Flat/parking space/Garage etc. agreed to be purchased by him/her/them and in determining such amount, the decision of the Federation shall be conclusive and binding upon the Flat Purchaser/s and their Co-operative Housing Society or a Limited Company or Association of Flat Owners.

(m) The Flat Purchaser/s shall insure and keep insured the Flat against loss or damage by fire or any other calamities for the full value thereof, either individually or through their Co-operative Housing Society or a Limited Company or Association of Flat Owners.

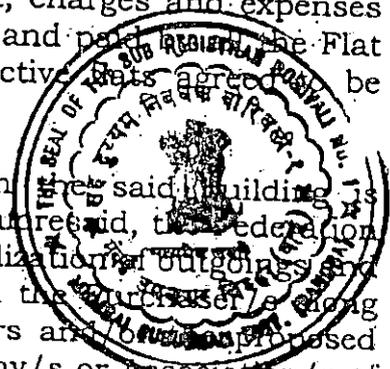
(n) The Flat Purchaser/s agrees that his/her/their right & interest in the said property and the said building is impartible / indivisible and he/she/they shall not be entitled at any time to demand partition / division of his/her/their interest in the said property and the same building.

(o) In the case of Reliance Energy or any competent authority requires / demand construction of sub-station before supplying necessary electric or domestic load to the building/s, the cost, charges and expenses and necessary infrastructure thereof shall be borne and paid by the Flat Purchaser in proportion to the area of their respective flats agreed to be acquired by them.

(p) Until the said property together with the said building is conveyed and / or assigned and / or transferred as aforesaid, the Federation will control the management of the said building, realization of outgoings and the disbursements of the payments to be made and the Flat Purchaser/s along with other flats/parking spaces/ garages purchasers and their Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners will not have any objection to the aforesaid right of the Federation.

(q) It is agreed that all taxes and outgoings including Municipal and N. A. Taxes in respect of the flats hereby agreed to be sold shall be borne and paid by the Purchasers from the date of possession of the Premises.

(r) The Flat Purchaser shall not be entitled to any rebate and/or concession in the price at his/her/their flat on account of the construction of



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any other building and/or the changes, alterations and additions made in the building or buildings or structures or on account of any advertisement hoarding put up on the said Plot No. C-1 and/or the said building/s.

(s) The Flat Purchaser shall sign all papers and documents and do all other acts, deeds and things that the Federation may require him/her/them to do and execute from time to time for more effectively enforcing this agreement and/or for safeguarding the interest of all persons acquiring the remaining units in the said building or on the said property.

(t) In the event of the Flat Purchaser failing to sign any papers required by the Federation as hereinbefore provided this agreement shall stand terminated and the Flat Purchaser shall have no claim in the flat or against the Federation whatsoever except for refund of repayment of the amount directly paid so far towards the total flat cost with the necessary deductions as aforesaid.

41. Notwithstanding any other provisions of this Agreement the Federation shall be entitled to at the Federations sole and absolute discretion.

(a) To facilitate formation of a Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners of purchasers and get it constituted as contemplated herein.

(b) To cause to be conveyed building, land underneath the building and additional land, if any, in favour of such Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners as the case may be.

(c) To provide and incorporate covenants and restriction and obligations with regards to the provision of maintaining the infrastructure and common amenities including garden & roads if any.

(d) To decide from time to time when and what sort of document of transfer should be executed.

42. It is understood and accepted that the rules, regulations and byelaws of the Federation and all terms and conditions of this agreement shall be applicable to the newly formed Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners.

43. The powers and authority of the Co-operative Housing Society/s or a Limited Company/s or Association/s of Flat Owners and members and Purchasers shall be subject to the overall power, control and authority of the Federation in any of the matters concerning the building and other construction on the said Plot No C - 1, the construction and completion thereof and all amenities pertaining to the same and in particular in relation as regards the unsold flat, all other unsold premises etc., and the disposal thereof.

44. Any additions and alteration in flat and/or in respect of the specifications and amenities by the Flat Purchaser may, if agreed by the Federation, shall be carried out at the risk and extra cost of the Flat Purchaser which shall be paid in advance by the Flat Purchaser before the work is carried out by the Federation.



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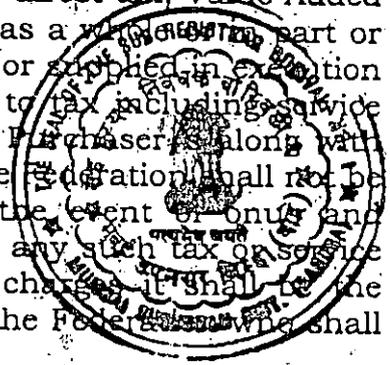
45. The Advocates and Solicitors, of the Federation shall prepare and/or approve as the case may be any deeds, and/or documents be executed in pursuance of this agreement.

46. The Federation shall not be responsible for the consequences arising out of the change in law or changes in Municipal and other laws, rules regulations etc.

47. The Flat Purchaser shall present this agreement at the proper registration office for Registration within the time limit prescribed by the Registration act and both the Flat Purchaser and the Federation will attend such office and admit execution thereof.

48. It is an express condition of this agreement that all such Agreements entered into by the Federation with any person/s in respect of any premises comprised in the said property and/or other holding/s of the Federation as aforesaid thereon shall be binding on the Flat Purchaser/s and all other Flat Purchasers of the other premises comprised in the said Plot and/or other Plot/s thereon to be developed by the Federation as also on the Co-operative Housing Society or a Limited Company or Association of Flat Owners which may be formed by the Flat Purchaser of such premises and that the Flat Purchaser/s shall not be entitled to raise any objection or do anything which would result to breach of terms and conditions of the Agreement/s which are or may be entered into by the Federation with other person/s with regard to such premises as aforesaid and the Flat Purchaser/s hereby undertake/s and give/s his/its/their consent to the Federation to do and execute all such acts, deeds, matters and things from time to time as may be required to be done and executed by the Flat Purchaser/s as the Flat Purchaser/s of the said premises or as constitute/s of the Ultimate/Apex Body as may be required from time to time to enable the Federation to carry out its part of such Agreement/s as aforesaid.

49. The transaction covered by this contract at present is not understood to be a sale liable to tax under Sales Tax or works contract Law of any other statute notification or circular of Government (State and/or Central). If, however, by reason of any enactment or amendment of any existing law or on introduction or enforcement of any statute, circular or notification by any Government (Central or State) this transaction is held to be liable to any tax including Income Tax, any other direct tax, Value Added Tax as a sale or otherwise in whatever form either as a whole or part or any inputs or labour or material or equipment used or supplied in execution of or in connection with this transaction are liable to tax including service tax/charges, the same shall be payable by the Flat Purchaser along with other Flat Purchasers on demand at any time and the Federation shall not be held liable or responsible in respect thereof. In the event of onus and responsibility being cast upon the Federation to pay any such tax or service charge including as may be levied on the labour charges it shall be the obligation of the Flat Purchaser to pay the same to the Federation who shall thereafter pay the same to the Concerned Authority.



50. Nothing contained in the agreement is intended to be, nor shall be constructed as grant, demise, or assignment in law of the said flat or of the said Plot No C - 1 and building or any part thereof. The Flat Purchaser/s shall have no claim save and except in respect of the flat hereby agreed to be sold to him / her / them and all, lobbies, staircase, terrace, recreation space, society office space if any etc will remain the property of the Federation and / or the Co-operative Housing Society Limited

Society Limited	
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Company or Association of Flat Owners to be registered later. It is further agreed and understood that any Co-operative Housing Society or a Limited Company or Association of Flat Owners wise indivisible common property on the said Plot No C -1 will always stay under exclusive control and absolute possession of the Federation.

51. The Flat Purchaser/s hereby declares / declare that he/she / they have entered into this agreement after reading all the clauses and fully understanding and accepting all the terms and conditions set out therein. The flat purchaser further agrees that he / she / they have entered into this agreement out of his / her / their own volition and without any kind of force, threat, coercion and intimidation of any kind and he / she / they are eligible to enter into a contract as per Indian Contract Act 1872.

52. The terms and conditions contained in these presents shall be binding not only on the Flat Purchaser/s for the time being, but also on his / her / their successors, legal representatives, heirs, executors, assigns and administrators and every person/s deriving title through or under him / her / them in respect of the premises agreed to be purchased and acquired by the Flat Purchaser/s under these presents. In case of any dispute, the decision of the Federation will be final and binding on the Flat Purchaser.

53. If the concerned Local Authority refuses to give requisite water supply connection, the Federation shall not be liable or responsible to the Flat Purchaser/s for the same. The water supply as given by the Local Authority will be subject to the prevailing conditions. The Federation shall not in any case be liable to or responsible for insufficient water supply or water supply without adequate force.

54. All notices to be served on the Flat Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the Flat Purchaser under certificate of posting to his/her/their address given below :-

303, MITTAL OCEAN VIEW,
B-WING, JUHU-TARA RD,
SANTACRUZ (W), MUMBAI :-

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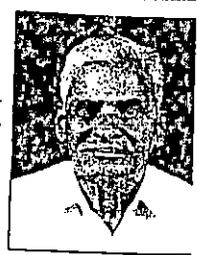
55. In case of any dispute, difference or question arising between the parties hereto, or any other person claiming under them, regarding the scope, ambit, interpretation, consequences and all other disputes touching or arising out of or in respect of this agreement, these shall be referred to the arbitration of the sole arbitrator decided by the Federation. The venue of arbitration shall be Mumbai. The language of arbitration shall be English. The laws applicable shall be laws of India. The decision of the arbitrator shall be final and binding on the parties. All Arbitration proceedings shall be governed by the regulations under Arbitration and Conciliation Act, 1996. All dispute/s shall be subject to jurisdiction of Bombay (Mumbai) High Court only.

M. S. Chavhan

S. Chavhan

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

SIGNED AND DELIVERED BY THE
Within named Maharashtra Police
Co-operative Housing Federation Ltd.
DIRECTOR



M. S. Salunke

In the presence of

1.

2.

SIGNED AND DELIVERED BY THE
Within named Purchaser:
MR./MRS./MS SANTOSH RAMESH
RAZDAN _____



Santosh Ramesh Razdan

In the presence of

1.

2.



बदर-२/	
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MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/Eng/501/MHL/PN/AP/22.9.99

COMMENCEMENT CERTIFICATE

To,
The Chairman

Maharashtra Police DHS Federation Ltd.

Sir,

With reference to your application No. 8852 dated 20.7.99 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. A2 C.T.S. No. 3525 (pt) of village Malwan, Malad (W) T.P.S. No. - situated at D.G. Nagar ward - P/N

The Commencement Certificate/Building Permit is granted subject to compliance of conditions mentioned in LOI U/R No. SRA/Eng/367/PN/MHL/10.9.99 IOA U/R No. SRA/Eng/501/MHL/PN/AP/22.9.99 and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced 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 fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) 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 43 and 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 C.E.O. (SRA) has appointed Shri S.P. Joshi

Executive Engineer to exercise his powers and functions as Executive Engineer under section 45 of the said Act

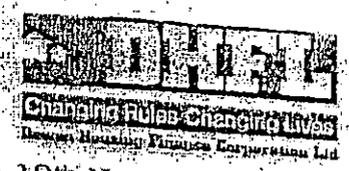
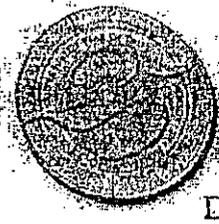
This C.C. is granted for work up to No. 1 only.



Executive Engineer (SRA) (II-)

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

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Date: 12th Nov'09

To,
The Chairman
Maharashtra Police Co-op. Housing Federation Ltd.,
51-53, A5/6,
Saraf Choudhari Nagar, Thakur Complex,
Kandivali (E), Mumbai 400 101.

Dear Sir,

Sub: No Objection for registration of Agreement for sale of Individual Flats.

We hereby grant our consent to you and your Individual Flat purchasers in the project situated at Dada Saheb Gaikwad Nagar, Malwani, Malad (W), Mumbai (hereinafter referred to as "the said project") to proceed ahead with and to pay the applicable Stamp duty towards the Purchase of the flat/s in the aforesaid Project and register the same with the sub registrar of assurances Mumbai.

In case of those who have availed Housing Loan from Dewan Housing Finance Corporation Limited, the Registered sale deed/Agreement for sale should be submitted to us immediately on registration.

Thanking you,

Yours Faithfully,

For Dewan Housing Finance Corporation Limited



Dhanwan Singh Bala,
Business Head, Mumbai.



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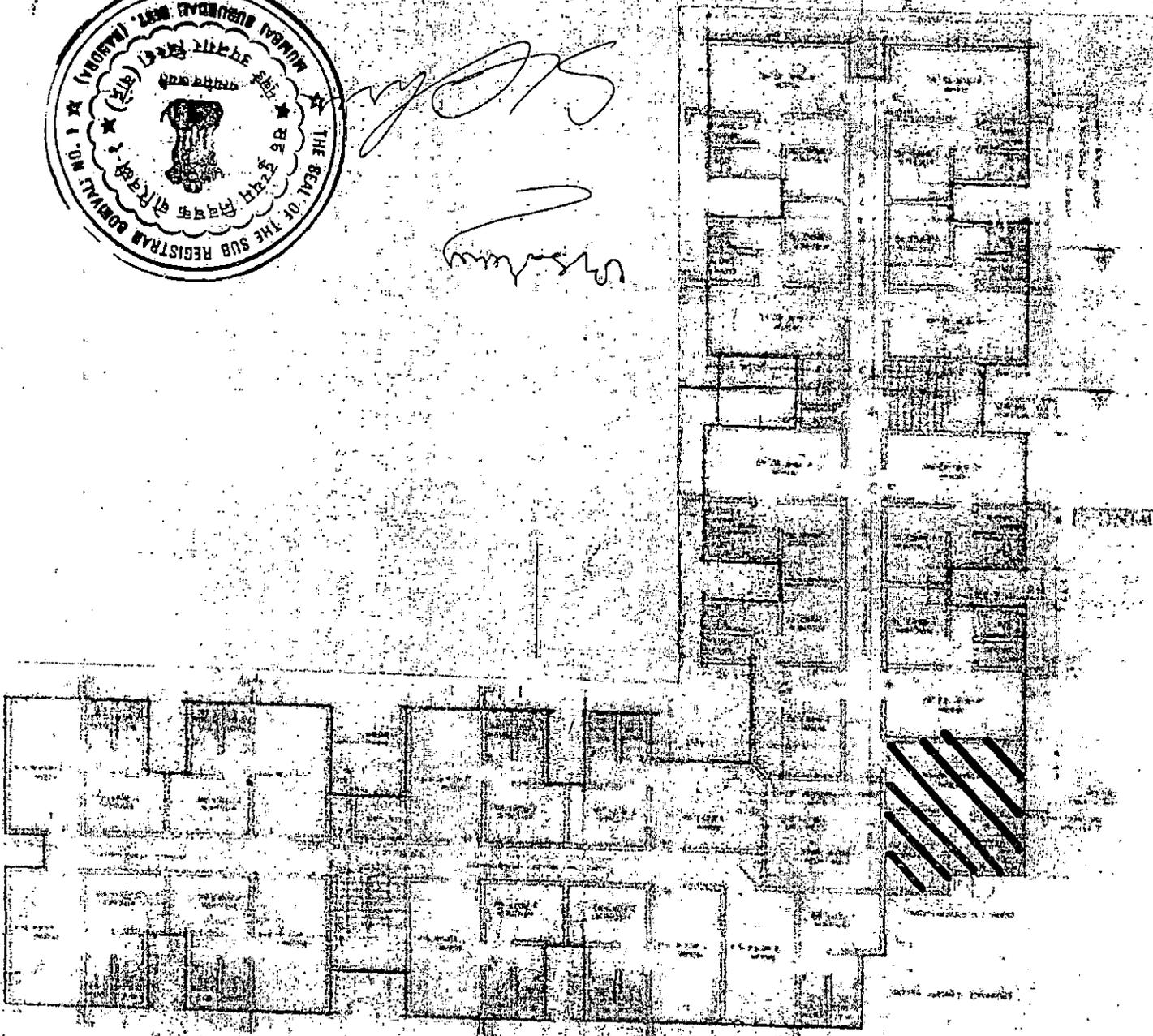
Dewan Housing Finance Corporation Ltd.

Dheeraj Arma, Gr. Floor, Anant Kankar Marg, Station Road, Bandra (E), Mumbai - 400 051 Tel: (022) 2647 0338/39 Fax: (022) 2658 2176
Regd. Office: Warden House, 2nd Floor, Sr P. M. Road, Fort, Mumbai 400 001. Tel: (91-22) 2292 9900 Fax: (91-22) 2287 1985
Visit us at: www.dhfl.com E-mail: info@dhfl.com

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[Handwritten signatures and initials]



TYPICAL FLOOR PLAN

BLDG. NO. 1

2010	
(3)	(3)
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REGISTRAR OF COMPANIES
MADHYA PRADESH

[Handwritten signature]

JAN. 2010

[Faint, mostly illegible text, possibly a list of names or addresses, including 'THE HANOVERIAN POLICE CO. OF...']

Kollabla

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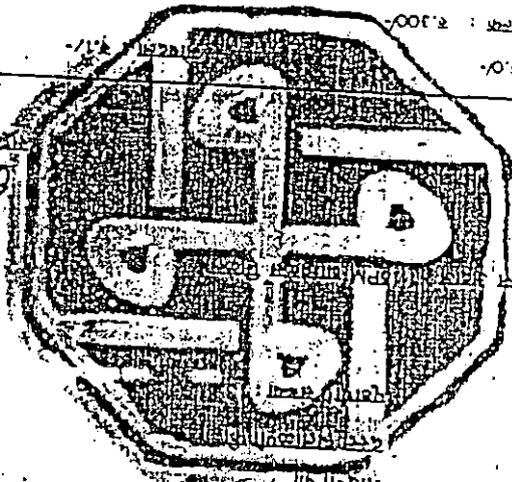


2) कर्तव्य धरतः By Cash रकम: ₹.220

1) कर्तव्य धरतः By Cash रकम: ₹.100

मूल्य रकम : ₹.100

धरतः रकम : ₹.0/-



रकम ₹.180.00

₹.280.00

₹.100.00

धरतः रकम : ₹.0/-

मूल्य रकम : ₹.100

धरतः रकम : ₹.0/-

कम्पनी नं. : १३४० - १३४१ - २००९

धरतः रकम : ₹.0/-

कम्पनी नं. : १३४२
दिनांक : १२/११/२००९

Original
दिनांक १२/११/२००९
Regn. ३४ M

धरतः

11:55:05 PM
Thursday, November 12, 2009

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संकेतकारी प्रत (Party Copy)
 दि नॉर्थ कॅन्ट्री जी. एस. बी.
 को-ऑप. बैंक लि.
THE NORTH COUNTRY
G.S.B. CO-OP. BANK LTD.
 (Scheduled Bank)

Govt. of Mah. General Stamp office Licence No.
 D-5/STP/M/C.R. 1042/02/05/1300-1303 Dt 22-07-05

शाखा / ब्रांच	दिनांक	Date
Br./BANDRA	10/11/09	
मुद्रांक शुल्क	Rs.	300/-
सेवा आकारणी शुल्क	Rs.	100/-
Service Charges (incl. Tax)		
कुल	Rs.	310000
Total		
दस्तावेजांची संख्या / No. of Documents		ONE

अंती रकमे / Amount in words **THREE HUNDRED TEN ONLY**
 मुद्रांक शुल्क पंजाबाचे नांव व पत्ता
 Name & Address of stamp duty paying party
VISHWAS R. SALEKAR, DIRECTOR
MAHARASHTRA POLICE COOPERATIVE HOUSING
FEDERATION LTD, 400/101, KARDIVALI
 संपातिका वना काराब नांव / Name of Counter party
MR. P. DIXIT, 107/1

पंजाबाचे प्रकारचे कागद / Purpose of transaction
POWER OF ATTORNEY

मुद्रांक देण्याचे साधन / Payment Details:
 चेक / बँक / वापरता रक.
 Cheque / Bank / Cash

मुद्रांक देणे दस्तावेज देण्याचे कागद ही पध्दती जपाने आरखव
 आहे. / This counterfoil has to be presented at the
 time of delivery of stamped documents

शेखात
 Cashier
 Authorised Signatory
 Franking No. 67799



SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Mr VISHWAS RAJARAM SALEKAR, DIRECTOR OF MAHARASHTRA POLICE COOPERATIVE HOUSING FEDERATION LTD adult, Inhabitant, residing at Kardivali (East), Mumbai - 400 101. do hereby SEND GREETINGS.

WHEREAS the Federation is the lessor and sole possessor and sufficiently entitled to part of the piece or parcel of vacant land measuring 57 sq. metres i.e. 2,30,000 square metres or thereabouts being S.No.263 (part) CT No. 8526 of the situated at Dadasaheb Gaikwad Nagar, Malvani, Malad, in the jurisdiction of Bandra Mumbai Suburban District. Hereinafter called and referred to as said Plot of land, for the sake of brevity.



Authorised Signatory
 Bandra (E) Branch
 S.F.
 Bank Ltd. Bandra Branch, Zapurta
 Sakhya, Sahawes, Kalanagar
 Mumbai-400 051.
 D-5/STP/M/C.R. 1042/02/05/1300 10

Vrs. Salekar

Salekar

Salekar

Salekar

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 NOV 10 2009
 (RS. THREE HUNDRED ONLY)

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AND WHEREAS we are personally unable to be present before the Sub Registrar of Assurances, for registration of deeds, documents, papers including Agreement for sale, Sale Deeds, Conveyance Deeds, Sale / transfer of Flats and to admit execution of the same and to pay the requisite stamp duty and registration charges as may be applicable and as such we are desirous of appointing some fit and proper person as our true and lawful attorney.

KNOW ALL MEN BY THESE PRESENTS SHALL COME, We do hereby appoint, nominate and constitute and have appointed, nominated and constituted Mr. Salish Prabhakar Dixit Residing at A/5,301, Saraf Choudhari Nagar, Thakur Complex, Kandivali (E), Mumbai-400 101, and / or Dhanaji Dattatray Bhosale Residing at B/16,002, Saraf Choudhari Nagar, Thakur Complex, Kandivali (E), Mumbai-400 101, and / or Anand Dagdu Chavan Residing at Shriniketan chawl No.2, Maharani Sahba Nagar, Appasaheb Malad (E), Mumbai-400 097, to be our true and lawful attorney to do all such deeds, things i.e. to say.



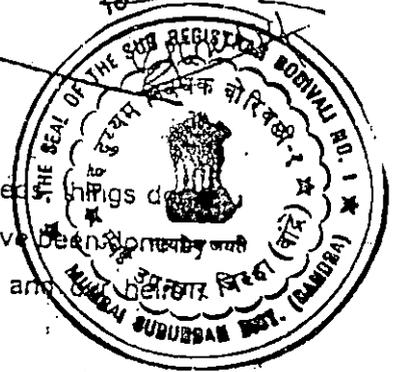
1. To appear before the Sub Registrar of Assurances, for registration of deeds, documents, papers including Agreement to sale, Sale Deeds, Conveyance Deeds, Sale / transfer of Flats and to admit execution of the same and to pay the requisite stamp duty and registration charges as may be applicable.

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AND We hereby agree and undertake to ratify and confirm all acts, deeds and things done by our said attorney by virtue of these presents as if the same would have been done by us if we were personally present and same shall be binding on us and our nominees.



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SCHEDULE OF THE PROPERTY - 1

Part of the piece or parcel of vacant land admeasuring 57.5 acres i.e. 2,30,000 square metres or thereabouts being S.No.263 (part), CTS No. 3525 (part), situated at Dadasaheb Gaikwad Nagar, Malvani, Malad, in the registration sub-district of Bandra Mumbai Suburban District and bounded as follows that is to say :-

- On or towards : Mumbai Board Colony; S. No,263 (part)
- the North by
- On or towards : World Bank project Scheme (S. No. 263)
- the South by (part)
- On or towards : All India Radio Receiving Station,
- the West by :AI-Faian Education Society and School Plot.
- On or towards : BEST depot and marshy land.
- the East by
- more specifically tabulated as under:



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39	CHANDRASHEKAR RAMULU MAHADEV	B/1	2	2	7
40	PRABHAKAR KRISHNA BAVKAR	B/1	1	3	3
41	SUSHILA PRABHAKAR BAVKAR / PRABHAKAR KRISHNA BAVKAR	B/1	1	3	4
42	MAYA MANGESH HARIYAN / MANGESH GOPAL HARIYAN	B/1	1	4	4
43	LAXMAN PANDURANG SALGAONKAR	B/1	1	4	3
44	KISHAN DAGADU JAMBHALE	B/1	1	5	4
45	HAKIM MIR KHAN	B/1	1	2	4
46	BHAKTI KULKARNI	B/1	1	2	7
47	BHAGWAN BAPU SHINDE / NILESH BHAGWAN SHINDE	B/1	1	2	6
48	VILAS VIJAY BHADANE / RENUKA VILAS BHADANE	B/1	2	4	7
49	ARJUN ASHOK NAIK / ANITA ARJUN NAIK	B/1	2	6	4
50	CHANDRAKALA KERU WAGH / RAVINDRA KERU WAGH	B/1	1	7	3
51	RAVEENDRA KERU WAGH / CHANDRAKALA KERU WAGH	B/1	1	7	4
52	WINNIE APOLINE SALDANHA	B/1	2	7	7
53	RAJESH MADHUSUDAN SAWANT	B/1	2	2	8
54	NILESH H. LAD	B/1	2	3	8
55	SUNIL MADHUKAR DALI / SNEHAL SUNIL DALI	B/1	2	3	7
56	ZOHAIB AHMED SAYED	B/1	2	6	9
57	NARENDRA VASUDEO TAWDE	B/1	1	GR	2
58	HELEN APOLLO RODRIGUES	B/1	1	3	9
59	SANDEEP SHRIDHAR SHINDE / SAMEER SHRIDHAR SHINDE	B/1	2	5	7
60	SHAIKH ABDUL KADER ABDUL LATIF / SHAIKH PARVEEN ABDUL KADER	B/1	1	6	2
61	KAZI SIDDIQUA ABDUL LATIF	B/1	2	6	8
62	SHARMA SURENDRA CHHANNULAL	B/1	2	GR	7
63	AJIT PANDURANG CHAVAN	B/1	2	7	8
64	SAWANT JIGNESH JAYAWANT	B/1	2	1	7
65	RIYAZ GAFFAR SHEIKH	B/1	2	5	9
66	NIRAJ MUKESH SHARMA	B/1	2	4	1
67	WASIM AHMED MOHD. SHAKIR KHAN	B/1	1	GR	3
68	BAIJNATH RAMSARAN SINGH	B/1	1	4	2
69	MADHU MAHAVIR RATHODE	B/1	1	4	5
70	GAURAV MOHINDER DHIR / SONIA GAURAV DHIR	B/1	1	4	5
71	KAVITA MAHADEV CHINTAKINDI / MAHADEV ARJUN CHINTAKINDI	B/1	1	6	5
72	FAROGH MOHD. ILYAS QURESHI AABID	B/1	1	3	5
73	KASIM SAEED AHMED SHAIKH / RASHID SHAIKH	B/1	1	3	5
74	SAIFUDDIN SHAFI UDDIN QAZI / NASREEN SAIFUDDIN QAZI	B/1	1	3	5
75	SANDEEP SITARAM RANE / BHAGYASHREE SANDEEP RANE	B/1	2	5	5
76	NAJMUZZAMA M. IBRAHIM KHAN	B/1	2	5	5
77	SANDESH HANUMANT JADHAV	B/1	2	5	5
78	RAJESH NATHMAL SWAMI	B/1	2	5	5
79	BRENDEN ALMEIDA / GEORGE PAUL ALMEIDA	B/1	2	5	5
80	ROHIT SURESH KADAM	B/1	2	5	5
81	VIJAY GOPAL DUKHANDE / VAIBHAVI V DUKHANDE	B/1	2	5	5
82	SURESH KASHINATH YADAV / YOGESH SURESH YADAV	B/1	2	3	6
83	MANALI MANISH MORE	B/1	1	6	9
84	ANKUR KUMAR GUPTA / NIDHI ANKUR GUPTA	B/1	2	6	1

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86	PANKAJ INDRAJEET GOSWAMI / ARCHANA KUMARI GOSWAMI	B/1	2	1	1
87	MANORA YUSUF ALI / MEHRON BEGUM	B/1	2	GR	2
88	MULLA KADIR SAB ABDOUL SAMAD	B/1	1	2	2
89	SAYYED RIZWAN NAZIR	B/1	1	4	1
90	SHAIKH ZOHAB RAFIQUE	B/1	1	4	7
91	SHAIKH ATIQUE RAFIQUE	B/1	1	4	8
92	SURGUROH NASIM ARA MD. HUSSAIN	B/1	1	5	2
93	KHAN BILQUIS BANU SIRAJ ALI	B/1	1	4	2
94	ANSARI SHAHBAZ ABDUL SALAM / RAINA SHAHBAZ ANSARI	B/1	1	1	2
95	SHAIKH IFFAT ABDUL REHMAN	B/1	1	6	1
96	SHEHBAZ Y. MEMOM / AZRA SHEHBAZ MEMON	B/1	1	3	1
97	SAJID ZAINUL ABEDIN / ZAINUL ABEDIN	B/1	1	4	9
98	SURYAKANT GURAPPA PRACHANDE	B/1	2	3	9
99	TANAJI KRISHNA CHAVAN	B/1	2	6	3
100	PRAMOD SHIVAJI NAWADKAR	B/1	2	GR	8
101	BHAVNA CHARUDATTA LAD	B/1	2	4	6

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IN WITNESS WHEREOF We the Executant have set and subscribed our hands & signature on this 11th day of November, 2009.

Signed, Sealed & Delivered)
by the within named)
Executant)
Mr. Vishwas Rajaram Salekar,)
Director of Maharashtra Police)
Co-operative Housing Federation Ltd.,)
Mumbai.



MAHARASHTRA POLICE CO-OP HOUSING FEDERATION LTD. BAI
V. Salekar
DIRECTOR

In the presence of

Chaitanya...

Executant

We Accept

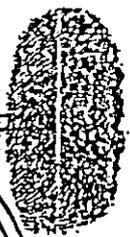
1. Mr. Satish Prabhakar Dixit



Satish



2. Dhanaji Dattatray Bhosale



3. Arjun Dagdu Chavan
(Signature of Attorney/s)



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**MAHARASHTRA POLICE
CO-OPERATIVE HOUSING FEDERATION LTD., MUMBAI.**

(Reg. No. HSG/(OH)/BOL/03/98 Dated 16-3-1998)

महाराष्ट्र पोलीस को-ऑप.हौसिंग फेडरेशन लि., मुंबई या संस्थेची ठाकूर संकुल, कांदिवली (पूर्व) मुंबई येथील संस्थेच्या कार्यालयात दिनांक २६/०९/२००९ रोजी दुपारी १२.०० वा. घेण्यात आलेल्या संचालक मंडळाच्या त्रैमासिक सभेतील ठरावाची सत्य प्रत.

विषय क्र.८(?) :- संस्थेच्या मालाड-मालवणी प्रकल्पातील सभासदांना वितरीत केलेल्या सदनिफेचा विक्री करारनामा (Agreement for sale) सही करण्याचा अधिकार संचालकांना देणे तसेच विक्री करारनामा नोंदणीकृत करण्याकरिता व्यक्तीची नियुक्ती करून त्यांना मुखत्यार पत्राद्वारे (Power of Attorney) अधिकार देणे याचत चर्चा करणे.

ठराव क्र.८(?) : यरील विषय चर्चेत आला असता मा.अध्यक्ष महोदयांनी सभेत सांगितले की, मालाड-मालवणी प्रकल्पातील सभासदांना वितरीत केलेल्या सदनिफेचे विक्री करारनामा (Agreement for sale) सही करण्याचा तसेच संघीत नोंदणी निबंधक यांचेकडे नोंदणीकृत करणेसाठी लागणारे सर्व अधिकार संस्थेचे सर्व संचालकांना देण्यात यावेत असे ठरले.

मात्र संस्थेच्या प्रकल्पातील सभासदांची संख्या व सदनिफा नोंदणीसाठी लागणारा कालावधी या गोष्टींचा सभेत विचार केला असता सदरचे कामाकरिता संचालक मंडळाशिवाय पूर्णविक्रम फ्लिप हाउसिंग सोल्युशन्स प्रा. लि. या व्यक्तीची नियुक्ती करणे गरजेचे आहे असे निदर्शनास आणताच चायर सर्व संचालकांनी संघीत नोंदणीकृत करणेसाठी संस्थेतर्फे ?) श्री.सतीश प्रभाकर दीक्षित क्रिया २) श्री.घनाजी दत्तात्रय मोसले क्रिया ३) अर्जुन दगडू चव्हाण या तिघांची नियुक्ती करावी आणि या तिघापैकी एकाने स्वतः दुय्यम क्रिया ४) या व्यक्तीची नियुक्ती करावी असे ठरविण्यात आले.

नमूद कामासाठी कामे नमूद सभेच्या मुखत्यार पत्राद्वारे यरील नमूद तिघांच्या (Power of Attorney) अधिकार देण्याचे व त्यांची नोंदणी करणेसाठी संचालक श्री.वि.रा.सातेकर यांची नियुक्ती करण्यात येण्यास सव्यांनुमते ठरविण्यात आले.

ठराव सव्यांनुमते मंजूर,
सूचक : श्री.संदिप किसन जटार
अनुमोदक :- श्री. मोहन नरहर चोपडेकर



बदर-१६ IV
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TRUE COPY



for MAHARASHTRA POLICE CO-OP. HOUSING FEDERATION LTD. MUMBAI

Chairman

Vice Chairman

बदर-२/
८३८ ४०
२०१०

42

धर्मा लेखा संख्या / PERMANENT ACCOUNT NUMBER
AHLPK0874A



नाम / NAME
ANAND MAHADEO KAMBLE

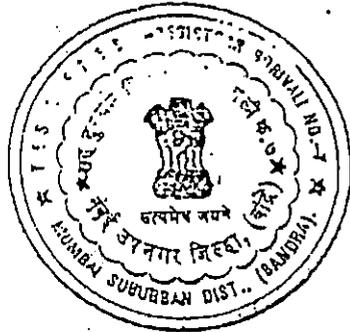
पिता का नाम / FATHER'S NAME
MAHADEO GAGARAM KAMBLE

जन्म तिथि / DATE OF BIRTH
02-07-1977

हस्ताक्षर / SIGNATURE

Anand Mahadeo Kamble

आयकर प्रभाग (बंदरा) (बंदरा)
Central Board of Secondary Education (CBSE)



बंदर-२६ IV
१३४०१२
२००९

धर्मा लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABAPS2602P

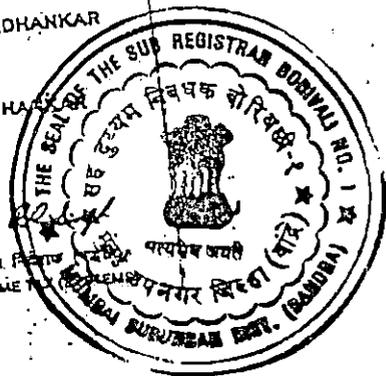
नाम / NAME
DATTARAM BHIKAJI SHIRDHANKAR

पिता का नाम / FATHER'S NAME
BHIKAJI DHONDU SHIRDHANKAR

जन्म तिथि / DATE OF BIRTH
15-12-1938

हस्ताक्षर / SIGNATURE
Dattaram Shirdhankar

आयकर प्रभाग (बंदरा) (बंदरा)
DIRECTOR OF INCOME TAX



बंदर-२/
६३८ ४९
२०१०

43

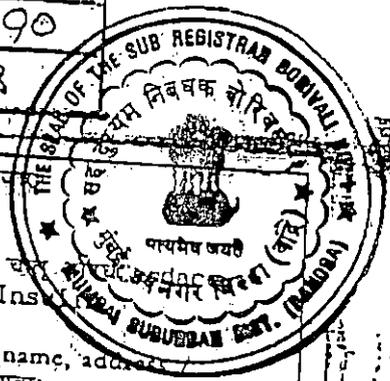
SENIOR CITIZEN

Gov. of Maharashtra
महाराष्ट्र शासन
SENIOR CITIZENS
ID Card
ज्येष्ठ नागरिक ओळखपत्र

Name / नांव: Vishwas R Salunkar
Date of Birth / जन्म तारीख:
Address / पत्ता:
Block-102, Thakur Complex,
Kandivali East
Mumbai - 400101
Tel. / दूरध्वनी: 28542330
Blood Group / रक्त गट: A +ve
Allergic to / असाध्यता: -



बदर-१६ IV
१३४०/१०
२००९



Suffering from / आजकाल
Diabetes
Hypertension
Medication in use / उप
Insulin Mixtard Ins
Emergency contact name, address
आपाकालीन संपर्क नांव, पत्ता:
B. Dalvi,
Saraf Choudhary Nagar
Block-302, Thakur Complex
Kandivali East, Mumbai - 400101
Tel. / दूरध्वनी: 28548948

NO ADM EC/DF SR 194732004

Date of Issue: _____
Authorized Signature: _____
Registrar, Mumbai

बदर-२/
८२ ४२
२०१०

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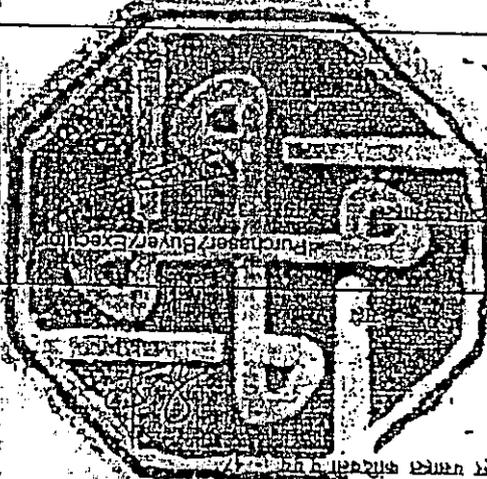


प्राप्त करने के लिए प्रार्थना है कि कृपया आवश्यक होने पर कृपया सहायता प्रदान करें।



Handwritten signature

प्राप्त करने के लिए प्रार्थना है कि कृपया आवश्यक होने पर कृपया सहायता प्रदान करें।
 Purchaser/Buyer/Executor



प्राप्त करने के लिए प्रार्थना है कि कृपया आवश्यक होने पर कृपया सहायता प्रदान करें।
 Purchaser/Buyer/Executor



प्राप्त करने के लिए प्रार्थना है कि कृपया आवश्यक होने पर कृपया सहायता प्रदान करें।
 Purchaser/Buyer/Executor



Handwritten signature

प्राप्त करने के लिए प्रार्थना है कि कृपया आवश्यक होने पर कृपया सहायता प्रदान करें।
 Purchaser/Buyer/Executor

प्राप्त करने के लिए प्रार्थना है कि कृपया आवश्यक होने पर कृपया सहायता प्रदान करें।

प्राप्त करने के लिए प्रार्थना है कि कृपया आवश्यक होने पर कृपया सहायता प्रदान करें।

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4

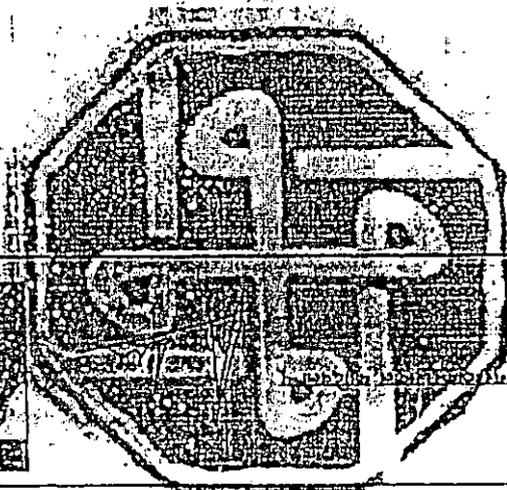
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४६	०२४६
१८-१२६	



1340 / 2009



101004-516
 16-004, १६-००४, १६-००४
 १६-००४
 १६-००४



101004-516
 28-202, २८-२०२, २८-२०२
 २८-२०२

१६-००४
 १६-००४

१६-००४
 १६-००४

१६

47

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAHARASHTRA POLICE CO
OPERATIVE HOUSING FEDERATION

16/03/1998
Permanent Account Number
AAAAM4976C

Signature

PERMANENT ACCOUNT NUMBER
ACAPE9987P

श्री. सन्तोश रामेश्वर राव
SANTOSH RAMESHWAR RAO

श्री. का. बा. वेठर
DWARIKANATH KACHRU

जन्म तिथि / DATE OF BIRTH
13/12/1951

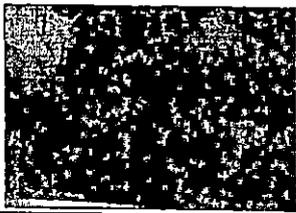
अधीनस्थ स्वाक्षरी
DIRECTOR OF INCOME TAX SYSTEMS



बंदर-२/	
२८	४६
२०१०	



०४०६	
७८	७३७
७८-१/८	



Handwritten signature for entry 2.

2 नाव: हि महाराष्ट्र पोलिस को ऑफ ही कडेशन लि थ
 साबालक विद्यास रामराम सालकर तर्फ मुख्यालय सावित्रा लिहून देणार
 मगाकर लिहिले - -
 वय 47
 सही

ईमारतीचे नाव: दूकान नं 51-53 सया



Handwritten signature for entry 1.

1 नाव: संतोष रमेश राजदान - -
 पत्नी/रस्ता: - -
 पत्नी/रस्ता: - -
 ईमारतीचे नाव: 303, फिरोज आशियान झू, बी दिग
 सालाखर्च प मं 49
 ईमारत नं: - -
 धत/वसाहत: - -
 शहर/गाव: - -
 तालुका: - -
 जिल्हा: - -

अनु क्र. पक्षकारांचे नाव व पत्ता

दस्तावेज प्रकार : करनामा	पक्षकारांचा प्रकार	उपाधिकार	अंमलदाराचा ठर
दस्तावेज क्रमांक : 838/2010			

25/01/2010 दृश्य निबंधक: 3:52:59 pm बांधणी 1 (मालाड)

दस्तावेज क्र 838/2010

वदर

दस्तावेज क्र 838/2010





बदर... २/ ८३८
पुस्तक क्रमांक १, कमांक.....
श्रीवती. २५११९०
दिनांक :
श्री. सुयम निबंधक, श्रीवती क. १,
मुंबई उपनगर जिल्हा

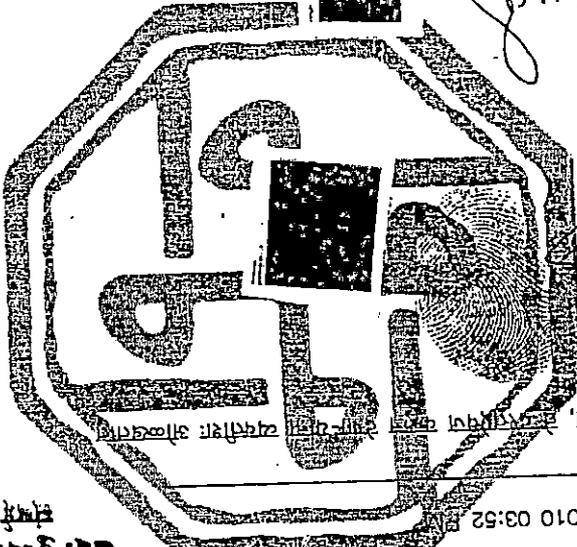
श्री. निबंधक श्री
श्री. सुयम निबंधक, श्रीवती क. १,
मुंबई उपनगर जिल्हा.

प्रमाणित करील येते की, या
पुस्तकाच्या प्रकृत... पान खांबे.
श्री. सुयम निबंधक, श्रीवती क. १,
मुंबई उपनगर जिल्हा



आखण्ड :
खांबेला इंसम असे निवेदन करताना की, हे पुस्तक...
व याची आखण्ड पटविताना,
1) खान यानी - - , पर/पुस्तक नं. -
गल्ली/रस्ता : -
इमारत नं. -
पट/वसाहत : -
शहर/गाव : -
तालुका : -
जिल्हा : -
2) निवेदन घेतली - - , पर/पुस्तक नं. -
गल्ली/रस्ता : -
इमारत नं. -
पट/वसाहत : -
शहर/गाव : -
तालुका : -
जिल्हा : -
इमारत नं. -
पट/वसाहत : -
शहर/गाव : -
तालुका : -
जिल्हा : -

बदर-२/
८३८
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श्री. सुयम निबंधक, श्रीवती क. १,
मुंबई उपनगर जिल्हा.

दस्तावेज प्रकार : 25) करारनामा
शिवका क्र. 1 ची वेळ : (सादीकरणा) 25/01/2010 03:47 PM
शिवका क्र. 2 ची वेळ : (फी) 25/01/2010 03:52 PM
शिवका क्र. 3 ची वेळ : (कडवी) 25/01/2010 03:52 PM
शिवका क्र. 4 ची वेळ : (आखण्ड) 25/01/2010 03:52 PM

दस्तावेज करार करणा-याची सही :
निष्पादनाचा दिनांक : 11/01/2010

10550: प्रकृत

9570 : नोंदणी फी
980 : नक्कल (अ. 11(1)), पुस्तकनाची नक्कल
(अ. 11(2)).
रुजवत (अ. 12) व खायावियम (अ. 13) ->
एकडिल फी

दस्तावेज क्र. [बदर-2-838-2010] या गीषवारी
बाजार मूल्य : 956305 मीबदला 790000 भरलेले मूद्रांक शुल्क : 30440

पावती क्र.: 838 दिनांक: 25/01/2010
पावतीचे वर्ण
नाम: श्रीम. रमेश राजवत - -

बदर
दस्तावेज क्रमांक (838/2010)

दस्तावेज गीषवारी भाग - 2



5

MUMBAI. DATED ___ DAY OF _____ 20__

FROM

**MAHARASHTRA POLICE CO-OPERATIVE
HOUSING FEDERATION LTD.**

Shop No.51-53, Saraf Choudhari Nagar,
Thakur Complex,
Kandivali (East), Mumbai-400101.

... THE EXECUTANT

TO

AGREEMENT FOR
SALE

[Handwritten signature]

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