

44219/23150

83637080(805)167



**M RYA**  
**BLUE MOON**

महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA  
ई-सुरक्षित बैंक व कोषागार पावती  
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

13016428484584

Bank/Branch: PNB/OSHIWARA(6628)  
Pmt Txn id : 010714M468351  
Pmt DtTime : 01-07-2014@01:11:41  
ChallanIdNo: 03031322014070150189  
District : 7101/MUMBAI

Stationery No: 13016428484584  
Print DtTime: 01-07-2014@13:42:51  
GRAS GRN : MH001536373201415S  
Office Name : IGR553/BDR16 JT SUB REGI

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS  
StDuty Amt : R 33,500/- (Rs Three Three, Five Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR  
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment

Prop Mvblty: Immovable

Consideration: R 1,20,00,000/-

Prop Descr : OFFICE UNIT 805, 8TH FLOOR, MORYA BLUE MOON, -NEW LINK ROAD ANDHERI WEST,  
MUMBAI, Maharashtra

Duty Payer: (PAN-AANFR1293D) MS RUJA COMMODITIES

Other Party: (PAN-ABQPA0755K) ARVIND AGGARWAL

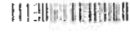
Bank official1 Name & Signature

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---



वदर - २१७१		
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Friday, July 04, 2014  
3:14 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5811 दिनांक: 04/07/2014

गावाचे नाव: ओशिवरा

दस्तऐवजाचा अनुक्रमांक: बंदर 17-5620-2014

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: मे रुईया कमोडीटीज चे 'भागीदार अनिश प्रकाश रुईया

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2540.00

पृष्ठांची संख्या: 127

एकूण: रु. 32540.00

आपणान मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 3:32 PM ह्या वेळी मिळेल

सदर नोंदणी का अंशही 6  
मह दुय्यम निबंधक, अंशही क्र. 8

वाजार मूल्य: रु. 11913500/-

मोबदला: रु. 12000000/-

भरणेले मुद्रांक शुल्क: रु. 33500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

सीडी/धनादेश/पे ऑर्डर क्रमांक: MH001536373201415S दिनांक: 04/07/2014

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रकम: रु. 2540/-

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 4/7/2014

## [ e-SBTR ] Offline Payment Receipt

Branch Name : CHHAWARA (6628)  
Challan Number : MEST1071450189 GRAS GRN : MHCC1536373201415S  
PaymentDate : 01/07/2014 01:11:41 AM Bank Txn ID : 010714M468351  
District : 7101-MUMBAI Office Name : IGR553-BDR16\_JT SUB REGISTRAR  
Stamp Duty : 0030045501-75 ANDHERI 5  
Amount : 33500.00  
Registration Fees : 0030063301-70  
Amount : 30000.00  
Total Amount : 63500.00  
Duty Payer Name : MS RUIA COMMODITIES Duty Payer ID : PAN-AANER12930  
Duty Payer Mob No : 91-0000000000  
Article Code : B23-Agreement to sale/Transfer/Assignment  
Movability : Immovable Consideration Amount : 12000000.00  
Prop Descr : OFFICE UNIT 805, 8TH FLOOR, MORYA BLUE MOON, -, NEW LINK ROAD, ANDHERI WEST, MUMBAI  
Maharashtra 400053  
Property Area : 59.81 Sq.Meter  
Other Party Name : ARVIND AGGARWAL Other Party ID : PAN-ABQFA0735K

4420	4420
3	3
9220	9220

[Print Receipt](#)

Signature

Branch Stamp, Date &amp; Sign

## Customer Acknowledgement

Received application for RTGS ☐ / NEFT ☒ for an amount of Rs. 33500.00 vide cash / cheque number 000239 to be credited to Account Number 6628002100000218 of Punjab National Bank with IFSC Code punb 0662800. Customers will be guided by the Terms and Conditions mentioned in the form. HDFC Bank will accept no liability for any consequences arising out of erroneous details provided by the Customer.

Date 30-06-2014 . Time \_\_\_\_\_

Branch

NEFT Dr nos - N181140022598670

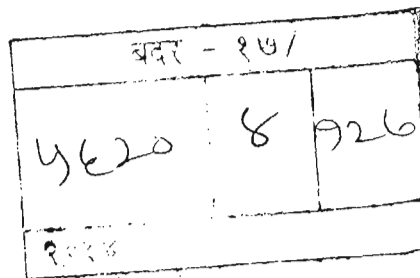
## Customer Acknowledgement

Received application for RTGS ☐ / NEFT ☒ for an amount of Rs. 30,000.00 vide cash / cheque number 000238 to be credited to Account Number 6628002100000218 of Punjab National Bank Bank with IFSC Code punb 0662800. Customers will be guided by the Terms and Conditions mentioned in the form. HDFC Bank will accept no liability for any consequences arising out of erroneous details provided by the Customer.

Date 30-06-2014 . Time \_\_\_\_\_

Branch Stamp, Date &amp; Sign

NEFT Dr nos - N181140022599735





बदर - १७/		
५६२०	९	९२६

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन २०१४

- दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक २५६
- सादरकर्त्याचे नाव :- मे. रविश्या कमांडीटीज
- तालुका :- मुंबई / अंधेरी बोरीवली / कुर्ली
- गावाचे नाव :- डोचिवरा
- नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- ६५५
- मूल्य दरविभाग (झोन) :- ५० उपविभाग २४२
- मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ मी. दर :- १८९.७००/-
- दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ५९.८१ कमस्पेट / बिल्ट अप चौ.मीटर / फूट
- कारपार्किंग :- — गच्ची :- — पोटमाळा :- —
- मजला क्रमांक :- ८<sup>th</sup> उदवाहन सुविधा आहे / नाही
- बांधकाम वर्ष :- २०१४ घसारा :- —
- बांधकामाचा प्रकार :- आरआरसी इतर पक्के / अर्धे पक्के / कच्चे
- बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- — ज्यान्वये दिलेली घट / वाढ
- भाडेकरू व्याप्त मिळकत असल्यास :- १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र)  
२. नवीन इमारतीत दिलेले क्षेत्र  
३. भाड्याची रक्कम :-
- लिह अँड लायसन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम :-  
निवासी/अनिवासी २. अनामत रक्कम / आगावू भाडे  
३. कालावधी :-
- निर्धारित केलेले बाजारमूल्य :-  $189700 + 54 \times 59.81 = 1,19,13,500/-$
- दस्तामध्ये दर्शविलेली मोबदला :- ६००,०००  
भरलेले मुद्द ५६७५००  
३२५००
- देय मुद्रांक शुल्क :- ३३,५००/- भरलेले मुद्रांक शुल्क :- ३३५००/-
- देय नोंदणी फी :- ३०,०००/-

लिपिक

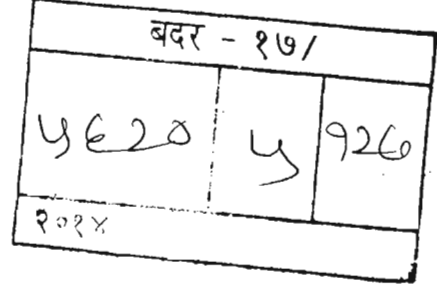
सह दुय्यम निबंधक

1  
प्रमाणिकरण

मुना दस्त क्र./बदर... 133E/2093... निष्पादन दि. 92/99/93 व  
नोंदणी दि. 98/99/93 मधील मुद्रांक शुल्क रु. 4,50,000/- मुंबई  
मुद्रांक अधिनियम 1958 चे अनुच्छेद 5 (g) (a) (ii) च्या आधारे सदर मुद्रांक  
शुल्क हे नवीन दस्तात समायोजित करण्यात आलेले आहे.

दि. 8/6/2018

सह दुय्यम निबंधक, अंधेरी क्र. ६  
मुंबई उपनगर/जिल्हा, वांद्रा.

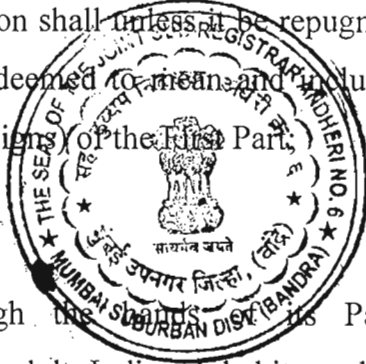


AGREEMENT FOR SALE

This AGREEMENT FOR SALE made and entered into at Mumbai this  
4<sup>TH</sup> day of JULY, 2014 between Mr. ARVIND  
AGGARWAL, an adult, Indian Inhabitant, owner of Unit No. 805, 8th  
Floor, Building known as Morya Blue Moon situated at Plot No. B-57,  
Oshiwara, Andheri Link Road, Andheri (W), Mumbai - 400 053., herein  
after called the "Vendor" (which expression shall unless it be repugnant to  
the context or meaning thereof shall be deemed to mean and include his  
heirs, executors and administrators and assigns) of the First Part.

AND

M/s. RUIA COMMODITIES, through its Partner,  
Mr. ANEESH PRAKASH RUIA, an adult Indian Inhabitant, having  
address at Flat No. 92, 9<sup>th</sup> Floor, Windermere 2A CHS Ltd., Off. New Link  
Road, Oshiwara, Andheri (W), Mumbai - 400 053, hereinafter called the  
"Purchaser" (which expression unless it be repugnant to the context or  
meaning thereof shall be deemed to mean and include his heirs, executors,  
administrators and assigns) of the Second Part.



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WHEREAS by and under an agreement dated 12th November' 2013 duly registered under No. BDR9-8339-2013 dt. 14.11.2013 bearing receipt no. 9722, made between M/s. Beejay Realtors Pvt. Ltd. (therein referred to as "the Developer") a Company registered under the provisions of the Companies Act, 1956, having its registered office at 2, Home Stead, 16, Dattatraya Road, Santacruz (W), Mumbai - 400 054., and Mr. ARVIND AGGARWAL (therein referred to as "the Unit Purchaser") and the Vendor herein, the Developer therein sold and the Unit Purchaser therein purchased the Unit from the Developer being Unit No. 805, 8th Floor, admeasuring **536.30 Sq. Ft. Carpet Area equivalent to 49.84 Sq. Mtrs. Carpet Area**, in the building known as "Morya Blue Moon", situated at Plot No. B-57, Oshiwara, Andheri Link Road, Andheri (W), Mumbai - 400 053., (hereinafter referred to as the Said Unit) in the Greater Mumbai in the registration of District and Sub-district of Mumbai City and Mumbai Suburban, at the price and on the terms and conditions therein contained.

AND WHEREAS Vendor herein is well and sufficiently entitled to and is the Owner of and in use and occupation on Ownership basis of the Said Unit.



AND WHEREAS Vendor has agreed with the Purchaser to sell and transfer to the Purchaser and Purchaser has agreed to purchase from the Vendor the Said Unit at or for the total price of **Rs. 1,20,00,000/- (Rupees One Crore Twenty Lacs only)** free from all encumbrances, charges, gift, lien, sale, mortgage, court litigation, injunction etc. upon the terms and conditions hereinafter contained.

AND WHEREAS the Vendor has agreed to give to the Purchaser quiet, vacant and peaceful possession of the Said Unit on the completion of sale as hereinafter provided, however, possession of the said Unit is yet not handed over to the Vendor and the same shall be handed over to the Purchaser by the Developer as and when the same is ready for occupation. Further, the Vendor has also furnished a No Objection Certificate from the Developer stating that the Developer have no objection in the Vendor transferring his rights, interest, title and claim in the subject Unit No. 805,

*[Handwritten signature]*



8th Floor of the building known as Morya Blue Moon, subject to fulfillment of terms contained therein by both Vendor and Purchaser.

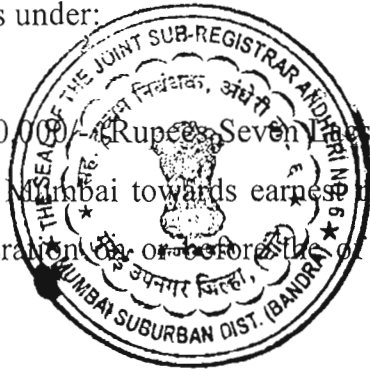
AND WHEREAS the Vendor has agreed to sell and the Purchaser has now requested the Vendor to sell and transfer the Said Unit in the manner as hereinafter appearing.

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NOW IT IS AGREED, DECLARED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. The Vendor doth hereby agrees to sell, transfer and assign to the Purchaser and the Purchaser doth hereby agrees to take over and acquire from the Vendor all and singular benefits, rights, title, interest, claims, property and demand of the Vendor as the absolute Owner of the Unit No. 805, 8th Floor, in the said building "Morya Blue Moon" together with all rights of possession, occupation and enjoyment thereof at or for the total consideration of **Rs. 1,20,00,000/- (Rupees One Crore Twenty Lacs only)**.
2. The Purchaser has agreed to pay the consideration to the Vendor being a sum of **Rs. 1,20,00,000/- (Rupees One Crore Twenty Lacs only)** as under:

- a. Rs. 7,00,000/- (Rupees Seven Lacs Only) by way of Cheque/DD/PO paid at Mumbai towards earnest money / part payment of the total consideration on or before the date of execution of this Agreement for Sale;



- b. Rs. 1,13,00,000/- (Rupees One Crore Thirteen Lacs Only) by way of Cheque/DD/PO payable at Mumbai towards balance full and final payment of the said total consideration on or before 18<sup>th</sup> July' 2014 against the Vendor handing over the documents specified in 3(a) and helping the Purchaser in getting the peaceful possession of the Said Unit from the Developers.

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Out of the said total consideration a sum of Rs. 1,20,000/- (Rupees One Lac Twenty Thousand Only) i.e. 1% of the Agreement Value shall be deducted towards Tax Deducted at Source under the Income Tax Act, for which the Purchaser shall hand over the TDS Certificate to the Vendor.

3. That on receipt of the full and final consideration as specified in clause 2(b) the Vendor shall comply with the following:

- a) Execute and handover to the Purchaser all documents (viz., Original Agreement for Allotment between Developer and Vendor, Original Possession letter to Vendor from Developer, Original Payment Receipts) as are required for transferring the Said Unit held in the name of Vendor to the Purchaser and also for enabling the Purchaser to avail the loan against the said Unit from any bank or institution.



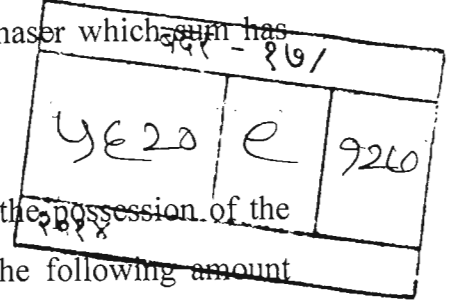
Shall handover all other documents as may be in possession of the Vendor

The Vendor will co-operate and do the needful in getting the possession of the said Unit from the Developers.

4. It is expressly agreed that the Vendor will co-operate in getting the possession of the Said Unit from the Developers upon payment of full and final consideration as stated in this Agreement for Sale.
5. The Vendor agrees that upon the Purchaser making the said consideration as stated in clause 2 above, all deposits / monies lying with the Developer/proposed society in respect of the Said Unit shall be credited to the Purchaser and the same be recorded in the books/records of the Developer/proposed society. It is further specifically agreed that the amounts paid by way of deposits for club membership, electricity board, water tax and other sundry deposits and/or contributions to sinking fund of the building would

*[Handwritten signature]*

automatically stand to the benefit of the Purchaser which sum has been paid by the Purchaser to the Developers.



6. That the Purchaser shall on the handing over the possession of the said Unit be liable to pay to the Developer the following amount which are non-refundable as under:

- (i) Rs. 100/- (Rupees One Hundred Only)  
or such amount as applicable at the time of giving possession of the Premises as membership fee (non-refundable)
- (ii) Rs. 2,500/- (Rupees Two Thousand Five Hundred Only)  
or such amount as applicable at the time of giving possession of the Premises as Share Money
- (iii) Rs. 7,500/- (Rupees Seven Thousand Five Hundred Only)  
or such amount as applicable at the time of giving possession of the Premises towards Society formation and registration charges (non-refundable)
- (iv) Rs. 22,750/- (Rupees Twenty Two Thousand Seven Hundred Fifty Only)  
for installation of electric meters, electric cables, costs of sub station, cables and other expenses concerning to electrical connections and costs of getting water connection, deposits and other expenses towards water connection etc., (non-refundable)



- (v) Rs. 36,400/- (Rupees Thirty Six Thousand Four Hundred Only)

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towards non-refundable proportionate share for Development charges payable to MCGM and betterment charges (non-refundable)

(vi) Rs. 18,200/-

(Rupees Eighteen Thousand Two Hundred Only)

towards non-refundable proportionate share for share of expense for installation for Fire Fighting Equipment required to be installed by the Chief Fire Officer (non-refundable)

(vii) Rs. 3,27,600/-

(Rupees Three Lacs Twenty Seven Thousand Six Hundred Only)

As deposit for two years provisional outgoings for Municipal taxes, water bill, common electric bill and building maintenance charges (non-refundable)

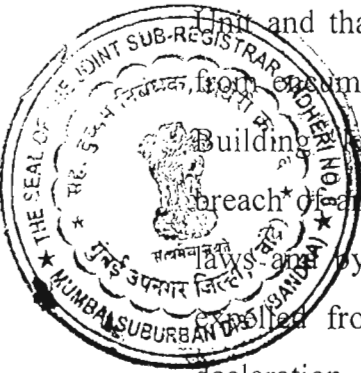


The Vendor confirms that he has a good and marketable title to the Said Unit free from and clear of all encumbrances, charges, gift, lien, sale, mortgage, court litigation, injunction etc and reasonable doubts. The Vendor shall sign and execute such deeds, documents or writings as the Purchaser may require for getting the Said Unit transferred and shall get the consent of all the persons interested therein and to duly signed and execute the same so required by the Purchaser.

8. The Vendor has represented to and assured the Purchaser and the Vendor doth hereby confirms:
  - a. That he shall duly discharge upto date of handing over of possession in full including Service Tax and VAT and balance consideration amounts, if any, payable by the Vendor to the Developer and all dues and liabilities in respect of the Said Unit to the Developer, etc. if any, payable in respect thereof.

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or equitably claiming		

- b. That notwithstanding any act, deed, matter or things whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for him made, done, committed, omitted or knowingly suffered to the contrary, the Vendor has good right, full power and absolute authority to sell, assign, transfer the Said Unit hereby agreed to be sold in favour of the Purchaser and that he has not nor have any one on his behalf done, committed any act, deed, matter or thing whereby the ownership, possession, occupation and enjoyment of the Said Unit may rendered void or unavailable for any reason or on any account whatsoever.
- c. That the Purchaser shall at all times on payment of the full and final consideration amount as aforesaid peaceably and quietly enter upon, occupy, possess, use and enjoy the Said Unit absolutely without any interruption, claim or demand whatsoever from the Vendor or from any person or persons lawfully or equitably claiming by, from and under or in trust from the Vendor for any reason or on any account.
- d. That there is no charge or any encumbrance whatsoever attached to the Said Unit, and the Said Unit is freely marketable.
- e. That the Vendor is absolute Owner of the Said Unit in the said Building and that he has not dealt with, disposed of, alienated or encumbered the Said Unit, his rights, title and interest in the Said Unit and that he is entitled to assign the rights, title, interest, free from encumbrances, and that he is the rightful member of the said Building known as "Morya Blue Moon" and has not committed breach of any of the terms, conditions, rules and regulations of the laws and bye-laws of the said Building and that he has not been expelled from the said Building and relying upon the aforesaid declaration, the Purchaser has agreed to take the assignment of the Vendor' right, title and interest of the Said Unit.
- f. the Said Unit is not subject to any charge, encumbrance, liability, litigation, adverse claim or lis pendens and prior to the execution hereof the Vendor has not entered into any Agreement for Sale, Sale Deed, Lease, currently valid Leave and License, Tenancy, Mortgage or otherwise in respect of the Said Unit.



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*[Handwritten signature]*

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he has not done, committed or omitted to do any acts, deeds, things and matters whereby or by any reason whereof the Vendor is prevented or prohibited from dealing with, disposing off or transferring his rights, title and interest in respect of the Said Unit.

- h. the Vendor will at the request of the Purchaser whenever required do and execute or cause to be done and executed all such acts, deeds, things and documents for more perfectly assuring the Said Unit, and all the benefits attached thereto in favour of the Purchaser;
- i. the Said Unit is not attached either before or after the Judgment or at the instance of any Taxation Authorities or any Authorities and he has not given any undertaking to the Taxation Authorities so as not to deal with or dispose off his rights in the Said Unit and he is fully competent and entitled to sell, transfer and convey the Said Unit to the Purchaser.
- j. there are no proceedings pending in any Court of Law touching or affecting the Said Unit.
- k. there are no insolvency proceedings pending or contemplated against the Vendor.
- l. that there is no impediment or restraint or injunction against the Vendor in respect of the Said Unit whereby he may be prevented from selling or transferring the Said Unit to the Purchaser.



Upon the aforesaid declarations and representations of the Vendor, and believing the same to be true and correct, the Purchaser has agreed to purchase and acquire the Said Unit from the Vendor.

The Vendor shall indemnify and keep indemnified the Purchaser against all claims, demands of any nature in respect of the Said Unit by any person or persons in respect of transactions effected prior to the possession of the Unit by the Purchaser.

10. The Vendor shall sign and deliver all the necessary papers to the Purchaser for transferring and assigning of the Said Unit and shall hand over all the documents to the Purchaser, to complete the said transfer when the balance full and final consideration as stated in Para 2 (b) above, has been paid to the Vendor. The Vendor shall take

*[Handwritten signature]*

all necessary steps for the effectual transfer of the Said Unit in the records of Developer, to the name of the Purchaser.

11. The Stamp Duty payable on these presents and the expenses for registration shall be borne by the Purchaser only

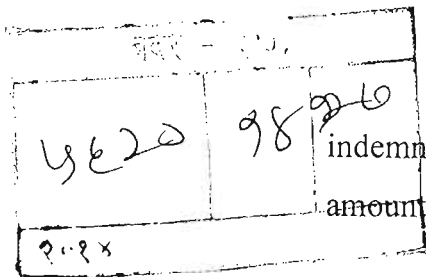
बंदर - १७/		
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	९३	
१०१५		

12. The Purchaser shall co-operate with the other Owners/Purchaser/s for the purpose of formation and registration of a Co-operative Housing Society of all Units in the said Building. The Purchaser shall become the member of such Society, as and when the same is registered and shall abide by all rules, regulations, resolutions and bye-laws of such a Society with such amendments, therein as may be made from time to time. Till such Society is registered, the Purchaser shall abide by all the rules, regulations and resolutions of the ad hoc Committee of Management of the affairs of the said Building "known as Morya Blue Moon", wherein the Said Unit is situated or formed at the instance of the Developer.

13. The Vendor shall at all times and from time to time and at the request of the Purchaser sign and execute or cause to be signed and executed such other and further papers, documents, agreements, writings, applications, instruments, forms, letters, affidavits and receipts as may be necessary for, or in connection with the transfer of the Said Unit from, the Vendor's name to the Purchaser's name in the records of the Developer/proposed society or in any other record whatsoever or for completing the transaction herein mentioned in favour of the Purchaser.

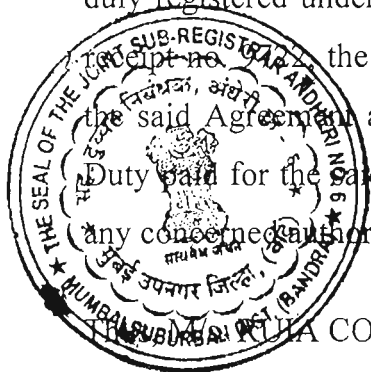
14. Should there be any claim in respect of the Said Unit from any person or persons or authority including amounts paid towards stamp duty, registration charges, Service Tax and VAT or any other liability pertaining to any period prior to the transfer of the Said Unit in the name of the Purchaser in the books/records of the Promoters/society, the Vendor hereby agrees to indemnify and keep



indemnified the Purchaser against such claims and to the extent of amounts incurred to settle such claims.

15. All the terms and conditions of and obligations of the Vendor under the aforesaid Agreement dated 12th November' 2013 shall be binding on the Purchaser in the same manner as the same was binding on the Vendor.
16. This agreement is subject to the provisions of the Maharashtra Ownership Unit (Regulation of Promotion of Construction, sale, Management and Transfer) Act, 1963 and the Rules made there under/the Maharashtra Co-operative Societies Act, 1960 and the Rules made there under.
17. This document has been covered under the provisions of Schedule I of Article 5(g)(a)(ii) of the Bombay Stamp Act, 1958. The First Agreement between the Developer i.e. M/s. Beejay Realtors Pvt. Ltd., and the Vendor herein vide Agreement dated 12th November' 2013 and duly registered under No. BDR9-8339-2013 dt. 14.11.2013 bearing receipt no. 9722. Mr. ARVIND AGGARWAL, the Unit Purchaser under the Agreement dated 12th November' 2013 and duly registered under No. BDR9-8339-2013 dt. 14.11.2013 bearing receipt no. 9722. The Vendor herein states that he has not cancelled the said Agreement and has also not claimed any refund of Stamp Duty paid for the said Agreement amounting to Rs. 5,67,500/- from any concerned authorities including stamp office.



THE SUB-REGISTRAR, MUMBAI, through the hands of its Partner, Mr. ANEESH PRAKASH RUIA, the Purchaser in this Agreement is claiming the benefit of Article 5(g)(a)(ii) of the Bombay Stamp Act, 1958 for the said sum of Rs. 5,67,500/- and is liable to pay the difference amount after deducting the benefit received.



SCHEDULE OF PROPERTY

बदर - १७/		
4620	74	926
२०१४		

ALL THAT Office premises being Unit No. 805, 8th Floor in the Building known as 'Morya Blue Moon', lying, being and situated at piece or parcel of land bearing CTS No. 655 situated at Village Oshiwara, Taluka Andheri, situated at Plot No. B-57, Oshiwara, Andheri Link Road, Andheri (W), Mumbai - 400 053., in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, within Greater Mumbai

On or towards North : by 44 Feet Wide Road  
 On or towards South : by Block 'C' bearing partly CTS No. 645 and partly CTS No. 646  
 On or towards West : by Plot No. B-55 bearing CTS No. 654  
 On or towards East : by Plot No. B-58 bearing CTS No. 668

Year of Construction : 2014  
 Type of Construction : R. C. C.  
 No. of floors : Ground + 14 Upper Floors (with lift)  
 Area of Office : 536.30 Sq. Ft. Carpet i.e. 49.84 sq. mtrs



बदर - १७/		
4620	76726	
In witness whereof the parties hereto have hereunto set their respective hands the day and year first hereinabove written.		
१०२४		

12

SIGNED AND DELIVERED )

By the withinnamed Vendor )

Mr. ARVIND AGGARWAL )

PAN No. ABQPA0755K

in the presence of: *Pargash Chawla*



*[Signature]*

*[Signature]*

SIGNED AND DELIVERED )

By the withinnamed Purchaser )

M/s. RUIA COMMODITIES )

PAN No. AANFR1293D

through the hands of its Partner,

Mr. ANEESH PRAKASH RUIA )

in the presence *Manish Saniam* )



*[Signature]*

For RUIA COMMODITIES

*[Signature]*

PARTNER



**RECEIPT**

491 - 8191		
4620	94	920
2028		

RECEIVED of and from the withinnamed PURCHASER, **M/s. RUIA COMMODITIES**, through the hands of its Partner, **Mr. ANEESH PRAKASH RUIA**, a sum of Rs. 7,00,000/- (Rupees Seven Lacs Only) being the Token Amount / Earnest Money Consideration for the sale and transfer of Unit No. 805, 8th Floor, Building known as Morya Blue Moon in Plot No. B-57, Oshiwara, Andheri Link Road, Andheri (W), Mumbai - 400 053., as under:-

Sr. No.	Cheque/PO No	Dated	Drawn on	Amount
1.	000222	18.06.2014	HDFC Bank Orlem, Malad West Branch	7,00,000/-

Rupees Seven Lacs Only

Rs. 7,00,000/-

I SAY RECEIVED

Rs. 7,00,000/-


**ARVIND AGGARWAL**

Vendor

WITNESS:-1. Manish Sainani2. Jagdish Chaudhary

बदर - १७/		
५६२०	९८	९२६
२०१४		

RECEIPT

RECEIVED of and from the withinnamed PURCHASER, M/s. RUIA COMMODITIES, through the hands of its Partner, Mr. ANEESH PRAKASH RUIA, a sum of Rs. 1,20,000/- (Rupees One Lac Twenty Thousand Only) being the amount paid from the total Consideration towards TDS under Income Tax Act, for the sale and transfer of Unit No. 805, 8th Floor, Building known as Morya Blue Moon in Plot No. B-57, Oshiwara, Andheri Link Road, Andheri (W), Mumbai - 400 053., as under:-

Sr. No.	Cheque/PO No	Dated	Drawn on	Amount
1.			TDS Deducted @ 1%	1,20,000/-



Rupees One Lac Twenty Thousand Only	Rs. 1,20,000/-
-------------------------------------	----------------

I SAY RECEIVED  
Rs. 1,20,000/-



ARVIND AGGARWAL  
Vendor

WITNESS:-

1. Manish Sainani 
2. Tajulish Chowdhury 



RECEIPT

चदर - १७/		
५६२०	९९	९२६
२०१४		

RECEIVED of and from the withinnamed PURCHASER, **M/s. RUIA COMMODITIES**, through the hands of its Partner, **Mr. ANEESH PRAKASH RUIA**, a sum of Rs. 1,11,80,000/- (Rupees One Crore Eleven Lacs Eighty Thousand Only) being the Balance Full and Final Payment Consideration for the sale and transfer of Unit No. 805, 8th Floor, Building known as Morya Blue Moon in Plot No. B-57, Oshiwara, Andheri Link Road, Andheri (W), Mumbai - 400 053., as under:-

Sr. No.	Cheque/PO No	Dated	Drawn on	Amount
1.	000243	04.07.2014	HDFC Bank Orlem, Malad West Branch	1,11,80,000/-



Rupees One Crore Eleven Lacs Eighty Thousand Only      Rs. 1,11,80,000/-

I SAY RECEIVED  
Rs. 1,11,80,000/-



**ARVIND AGGARWAL**  
Vendor

WITNESS:-

1. Manish Sainani 
2. Jagdish Chaudhary 

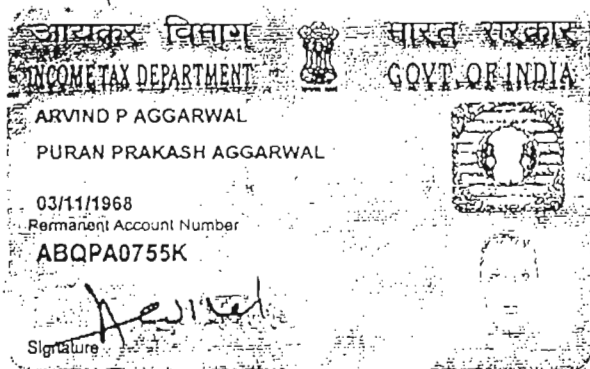


Purchaser



बंदर - १७/		
4620	20	726
२०१४		

Seller



Witness (1)



witness (2)



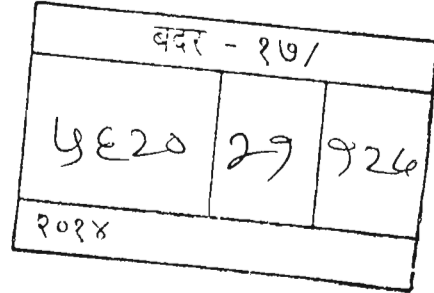


# BEEJAY REALTORS PVT. LTD.

2, HOME STEAD, 16, DATTATRAY ROAD, SANTACRUZ (WEST), MUMBAI - 400 054  
PHONE : 6135 9600 • 2661 3359 • 2661 4704 • 2661 5528 • FAX : 2661 3707

Date: 30.06.2014

To,  
MR.ARVIND AGGARWAL,  
605, BLDG. NO: 14,INDRADARSHAN FACE-II,  
LOKHANDWALA COMPLEX,  
OFF:LINK ROAD, ANDHERI (WEST),  
MUMBAI: 400 053



Sir,

Sub : No objection for Sale of Unit No: 805 on 8<sup>th</sup> Floor in the building "MORYA BLUE MOON" situated at Plot No:B-57, C.T.S. NO: 655, OSHIWARA LINK ROAD, ANDHERI (WEST), MUMBAI: 400 053

Ref.: Your letter dated 30.06.2014

We refer to your captioned letter dated 30.06.2014 whereby you have requested us to provide No Objection for Sale of the captioned Unit by you to M/S. RUIA COMMODITIES, 2A,-92, WINDERMERE,9<sup>TH</sup> FLOOR, OFF: NEW LINK ROAD, NEAR OSHIWARA POLICE STATION, ANDHERI (WEST), MUMBAI:400053.

We have No objection for sale of Unit No:805 on 8<sup>th</sup> Floor, "MORYA BLUE MOON" situated at Plot No:B-57, C.T.S. NO: 655, OSHIWARA LINK ROAD, ANDHERI (WEST), MUMBAI: 400 053 by you to the said M/S. RUIA COMMODITIES . As soon as you execute and registered the Agreement for Sale please furnish us a copy of the duly Registered Agreement for Sale.

However if any service tax, Vat, or works contract Tax or any other like tax is levied by the concerned authorities under the provisions of Income Tax Act or under any other act or statute of the Central Government, State Government, Public Body for in respect of the said building "MORYA BLUE MOON" then M/S. RUIA COMMODITIES shall be liable to bear and pay or reimburse such taxes or amounts to us.

Thanking you.

Your's truly  
For BEEJAY REALTORS PVT.LTD.

*Pradeep K. Nava*

Director



पत्र - ४७/		
५६२०	२२	१२६
२०२४		







प्रादेशिक / Type	प्रादेशिक / Country Code	पासपोर्ट नं. / Passport No.
P	IND	J 1575027
उपनाम / Surname		
RUIA		
दिया गया नाम / Given Name(s)		
ANEESH		
राष्ट्रीयता / Nationality	लिंग / Sex	जन्म तिथि / Date of Birth
INDIAN	M	17/09/1991
जन्म स्थान / Place of Birth		
MUMBAI		
जारी करने का स्थान / Place of Issue		
MUMBAI		
जारी करने की तिथि / Date of Issue	समाप्ति की तिथि / Date of Expiry	
23/03/2010	22/03/2020	

P<INDRUIA<<ANEESH<<<<<<<<<<<<<<<<<<<<<<<<<<<<  
J1575027<0IND9109179M2003223<<<<<<<<<<<<<<<<0



वी. आर. गांधी / V. R. GANDHI  
अधीक्षक, Superintendent  
क्षेत्रीय पासपोर्ट कार्यालय, मुंबई.  
Regional Passport Office, Mumbai.

बदर - १७१		
५६२०	२३	१२५०

२०१४



पिता / काजी अविभाक्त का नाम / Name of Father / Legal Guardian  
**PRAKASH RAMGOPAL RUIA**  
माता का नाम / Name of Mother  
**SANGEETA PRAKASH RUIA**  
पति या पत्नी का नाम / Name of Spouse

Trail / Address  
2A-91, WINDERMERE, OFF NEW LINK ROAD,  
NR OSHIRAWARA POLICE STATION,  
ANDHERI (W) MUMBAI-400053

**E4493670**      **28/01/2003**      **MUMBAI**

(Order / File No)

**BOMB00117010**



भारत सरकार  
Government of India



रोहन चंद्रकांत मटकर  
Rohan Chandrakant Matkar  
जन्म तारीख / DOB : 02/06/1987  
पुरुष / Male



8456 1923 8419

आधार - सामान्य माणसाचा अधिकार

वर्ष २०१७		
५६२०	२४	१२६
२ : ४		





बंदर - १७/		
५६२०	२६९२६	
१०१४		



बंदर - ९/	
८३४९	५४
१०१३	



HDFC BANK

Preferred

Weekly Holiday on SUNDAY

18062014

DDMMYYYY

Valid for 3 months only

ARBOUR, 180-A, MARVE ROAD,  
OFFICE, MALAD - WEST, MUMBAI-400064, MAHARASHTRA  
RTGS / NEFT IFSC : HDFC0000047

Pay Arvind Agarwal

Or Bearer

या धारक को

Rupees रुपये Seven Lakhs Only

अदा करें

₹ 7,00,000/-

A/c No.

खाता क्र.

00472560004997

Brn: 0047 Pdt: 256

CA-TRADE

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

For RUIA COMMODITIES

P. Arnia

Authorised Signatories

Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈000222⑈ 400240012⑈ 019074⑈ 29

बदर - १७/		
4820	26	926
२०१४		

Preferred

ARBOUR, 180-A, MARVE ROAD,  
OFFICE, MALAD - WEST, MUMBAI-400064, MAHARASHTRA  
RTGS / NEFT IFSC : HDFC0000047

Pay Arvind Aggarwal

Or Bearer

या धारक को

Rupees रुपये One Crore Eleven lakhs Eighty  
Thousand Only /

अदा करें

₹ 1,11,80,000.00

A/c No.

खाता क्र.

00472560004997

Brn: 0047 Pdt: 256

CA-TRADE

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

For RUIA COMMODITIES

P. Arnia

Authorised Signatories

Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈000243⑈ 400240012⑈ 019074⑈ 29



बंदर - १७७		
५६२०	२८	७२६
१०१५		



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**No: CE/9354/WG/AF**

**FULL OCCUPATION CERTIFICATE**

**02 APR 2014**

To,  
Shri Uttam Jhavar  
Director, Blue Moon Estate Pvt. Ltd.  
Beejay Realtors Pvt. Ltd., 2, Homestead,  
16 Dattatray Road, Santacruz (W),  
Mumbai - 400 054.

Ex. Engineer Bldg. Proposal (W.S.  
H and K Wards  
Municipal Office, R. K. Patkar Marg,  
Bandra (West), Mumbai - 400 050

Gentleman,


The full development work of building comprising of two level basement for stack parking + Gr. + mezzanine + 1<sup>st</sup> to 13<sup>th</sup> + 14<sup>th</sup> (pt) upper floors for commercial purpose (I.T. user) on Plot No. B-57 bearing CTS No. 655, Village Oshiwara, Andheri (W), Mumbai, is completed under the supervision of Shri Parag Mungale, Licensed Architect, License No. CA/93/15779; Shri Chandrakant V. Mhatre, Licensed Site Supervisor, License No. M/172/SS-II and Shri Achyut Watve, R.C.C. Consultant License No. STR/W-10, Architect Shri Parag Mungale's Building Completion Certificate, as per Lift Completion certificate issued by P.W.D. and Chief Fire Officer u/no. FB/HR/R-III/399 dtd. 22-8-2013, the same may be occupied on the following condition

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of certified completion plan is attached herewith.

Yours faithfully,

बदर - १७१		
५६२०	२२	९२६
२०२४		

  
Executive Engineer  
(Bldg. Proposals) W.S. [K Ward]



बदल - १८१		
४६२०	३०९२६	
९०२४		





मालमत्ता पत्रक

ANNEXTURE "C"

गाग/मोजे -- ओशिवरा

तालुका/न.भु.मा.का. -- न.भु.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

धुमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

६५५

१५९५.५

कर

धाधिकार

नाचा मुळ धारक  
१९६६

[मेसर्स बयरामजी जिजीभाय खाजगी मर्यादीत]

तर

भार

शेरे

[न्यु स्वस्तिक इंडसट्रियल प्रमेट]  
[कोपोरेशन]

कि

व्यवहार

खंड क्रमांक

नविन धारक (धा)  
पट्टेदार (प) किंवा भार (भा)

साक्षात्कन

०४/११/१९८८

मा. जि. नि. भू. अ. तथा न. क्र. अ. ४ जोगेश्वरी  
यांचा आदेश क्र ओशीवरा न. भू. ६५५/८८ दि  
४/११/८८ च कोर्ट कन्सेट डिक्री प्रमाणे नाव दाखल

(H)  
१) श्रीमती एन एन जसानी  
२) श्री आर बी जसानी  
३) मे. एन्. आर जसानी  
४) श्री ए. आर. जसानी

सही -  
२८/११/१९८८  
जि. नि. भू. अ. तथा न. भू. अ. क्र.  
४ मुंबई

मालमत्ता पत्रक

धुमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

धुमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

न.भु.अ.अंधेरी

मुंबई उपनगर जिल्हा



साही नवकर

२८/११/१९८८

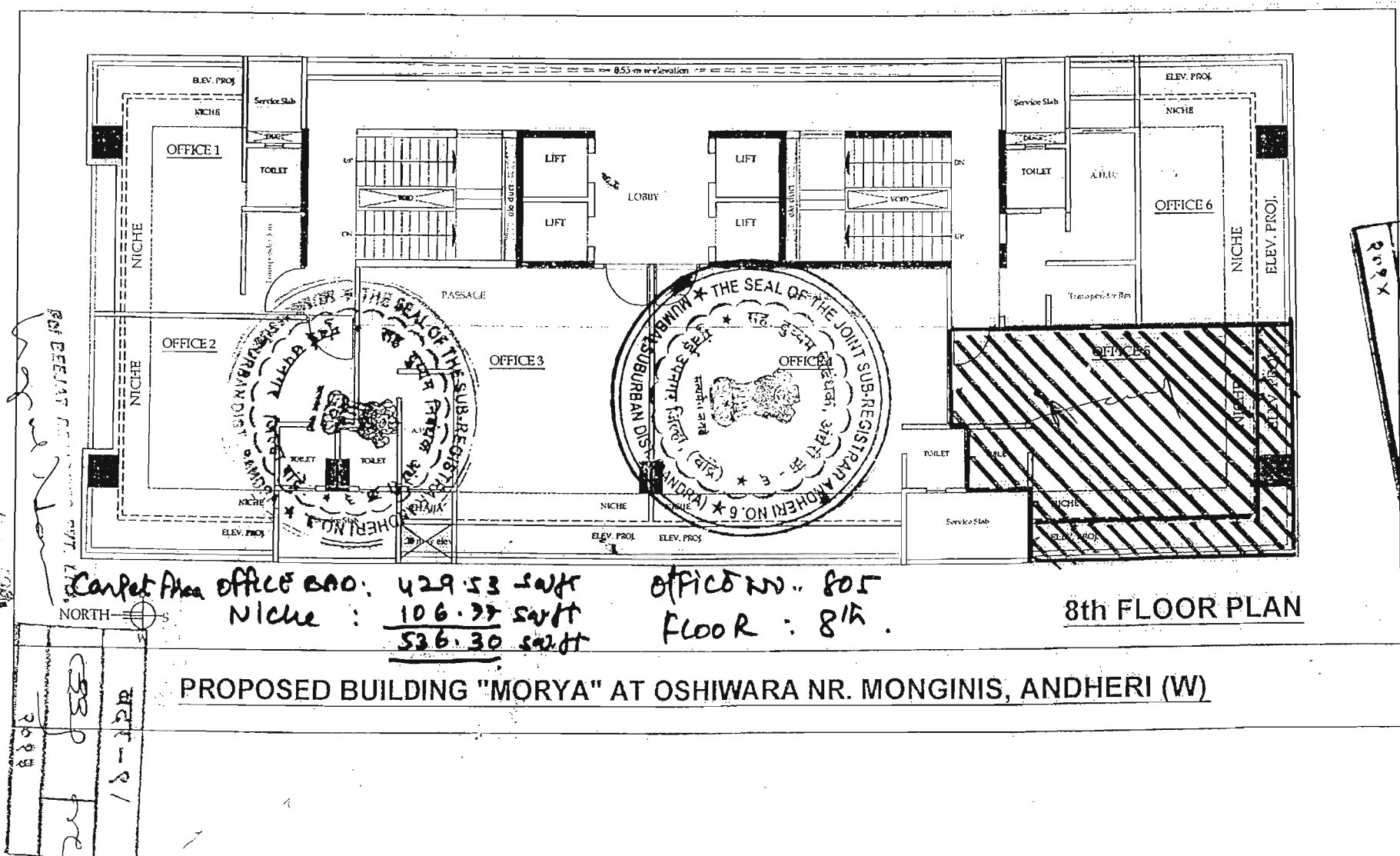


बदर - ९/	
३३९	७५
२०१३	

३३३ २०७		
५६२०	३२	९२६
२०२४		



वैदर-९१	
९३९	२०८
२०२३	



2028	4628	33	9260
			बट्टा = 891

2028	536	805
		बट्टा - 81

बदर - १७१		
५६२०	३८	९२६
२०१४		



बदर - ११	
८३०	५०
२०१४	



Thursday, November 14, 2013  
11:44 AM

पावती

Original/Duplicate

बदर - १७/

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9722

दिनांक: 14/11/2013

4620 34920

२०१४

गावाचे नाव: ओशिवरा

दस्तऐवजाचा अनुक्रमांक: बदर9-8339-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अरविंद . अगरवाल

नोंदणी फी

रु. 30000.00

दस्तऐवजाळणी फी

रु. 1720.00

एकूट रु. 31720.00

रु. 31720.00

आपणास मूळ दस्त , थंबनेल प्रिंट व सीडी अंदाजे 12:01 PM ह्या वेळेस मिळेल.

सह. द. नि. अंधेरी 3

बाजार मूल्य: रु.11341770/-

भरलेले मुद्रांक शुल्क : रु. 567500/-

नोवदला: रु.6370000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000706947201314R दिनांक: 13/11/2013

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु 1720/-

14/11/2013

241 - 291		
4E20	3E	926



# Data of Bank Receipt for GRN MH000706947201314R

## Bank - IDBI BANK

Bank/Branch :  
 Pmt Txn id : 33319963 Simple Receipt  
 Pmt DtTime : 13/11/2013 14:41:37 Print DtTime :  
 ChallanIdNo : 69103332013111350150 GRN : MH000706947201314R  
 District : 7101 / MUMBAI Office Name : REMARK : 378-10037 BDR9 ANDHERI NO 3 SUB REGISTRAR  
 DATE : 14/11/2013  
 StDuty Amt : 30000.00 AMOUNT : 30000.00  
 Deface Number : 0000133753201314  
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)  
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification-not to be printed and used

Article : B25  
 Prop Mvblty : Immovable Consideration : 63,70,000.00/-  
 Prop Descr : Unit no 8058th Floormorya blue moon , Link Roadandheri westMSD  
 : Maharashtra  
 : 400053  
 Duty Payer : PAN-ABQPA0755K Arvind Agarwal  
 Other Party : PAN-AAACB2315G Beejay realtors pvt Ltd

Bank Scroll No : 100  
 Bank Scroll Date : 14/11/2013  
 RBI Credit Date : -  
 Mobile Number : 919833980509

बदर - १७/		
4620	36	926
२-१४		



बदर - १/	
633e	9
२०१३	



बदर - १७	
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बदर - ११	
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## MTR Form Number - 6

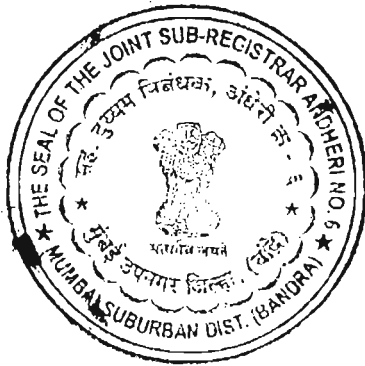
Account Number	1000706947201314R		Barcode	Form ID	Date: 13-11-2013	
Department	R		Payee Details	4E20 3E 926		
Receipt No.	1		Dept. ID (If Any)			
Office Name	R188-OR9_ANDHERI	Location	PAN No. (If Applicable)	PAN-ABQPA0755K		
Period:	From: 12/11/2013 To: 31/03/2009		Full Name	Arvind Agarwal		
Amount in Rs.	Flat/Block No,	Unit no	805 8th Floor			
0.00	Premises/ Bldg	morya blue moon				
30000.00	Road/Street, Area /Locality	Link Road andheri west MSD Maharashtra				
0.00	Town/ City/ District	4 0 0 0 5 3				
0.00	PIN	Remainder				
0.00	Amount in words		Rupees Thirty Thousand Only			
0.00	FOR USE IN RECEIVING BANK		Bank CIN No : 69103332013111350150			
0.00	Date		13-11-2013			
0.00	Bank-Branch		748 JVPD- SCHEME			
30000.00	Scroll No.					
IDBI NetBanking 19963	IDBI BANK					



बदर - १७/		
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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन २०१३

१. दस्ताचा प्रकार :- Agreement अनुच्छेद क्रमांक \_\_\_\_\_

२. सादरकर्त्याचे नाव :- Arvind Agarwal

३. तालुका :- मुंबई / अंधेरी / बोरीवली / फुला

४. गावाचे नाव :- Oshiwara

५. नगरभूमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 655

६. मूल्य दरविभाग (झोन) :- 50 उपविभाग 242

७. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक

प्रति चौ.मी.दर :- 180600

८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफल :- \_\_\_\_\_ कारपोट / बिल्ट अप चौ.मीटर / फूट

९. कारपार्किंग :- \_\_\_\_\_ गच्ची :- \_\_\_\_\_ पोटमाळा :- \_\_\_\_\_

१०. मजला क्रमांक :- 8 उदवाहन सुविधा आहे / नाही

११. बांधकाम वर्ष :- \_\_\_\_\_ घसारा :- \_\_\_\_\_

१२. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे

१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- \_\_\_\_\_ ज्यान्वये दिलेली घट / वाढ

१४. भाडेकरू व्याप्त मिळकत असल्यास :- १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- \_\_\_\_\_

२. नवीन इमारतीत दिलेले क्षेत्र :- \_\_\_\_\_

३. भाड्याने देण्यात येणारे क्षेत्र :- \_\_\_\_\_

१५. लिहू अँड लायसन्सचा दस्त :- १. प्रतिपक्ष भाडे रक्कम :- \_\_\_\_\_

निवासी/अनिवासी २. अनामस रक्कम / निवाव भाडे \_\_\_\_\_

३. काळीसवारी :- \_\_\_\_\_

१६. निर्धारित केलेले बाजारमूल्य :- \_\_\_\_\_

१७. दस्तामध्ये दर्शविलेली मोबदला :- \_\_\_\_\_

59:81X180600X5

1,13,42,000/-

१८. देय मुद्रांक शुल्क :- 5,67,500/- भरलेले मुद्रांक शुल्क :- 5,67,500/-

१९. देय नोंदणी फी :- \_\_\_\_\_

लिपिक

बदर - १७/

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सह दुय्यम निबंधक

बदर - १७१		
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Token No:

Document Type : REGISTERED

Nature Of Document : Agreement

BOI SHAREHOLDING LIMITED - FRANKING DEPOSIT SLIP

Shop No.3/4,Pasjharukha CHS,Shopping Building

S.V. Road ,Anchen(West),Mumbai-400 058

Telephone No. 222-28252960

License no. : 2-5/STP(U)/C.R.1002/02/05/1094 - 98

Receipt No. : 1045456 Date : 11/11/2013

Pay to : BOI SHAREHOLDING LTD.

Total No. of Documents: 1

Franking Value : Rs. 567,500.00

Service Chg @ Rs.10 per Doc: Rs. .00

Total : Rs. 567,500.00

Name of the stamping party :  
ARVIND AGGARWAL

Payment Mode :  
No. : 1947 Date : 11/11/13 Amt : 567,500.00

Drawn on : HDFC BANK LTD.  
For : Only

Tran

Franking

(Signature)

(Franking value x Number of Documents)

567500 x 1



बदर - ९१	
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## AGREEMENT

ANDHERI III

01864

OSHIWARA ANDHORI

655 536.30

~~1,60,000~~ 63,70,000/-

ARVIND AGGARWAL

## BEERAY REACTORS An. Mod.

UNIT NO. 805, MORYA BLUE MOON

ANDHRI LINK ROAD, ESTHWARA

Rs. 5,67,500/-

### प्रमाणिकरण

4E20/2098

नवीन दस्त क्र./बदर/17/५६२०/२०१४ निष्पादन दि.  
मौद्रिक दि. ४/७/१९ मुद्रांक शुल्क रु. 33५.००/-  
मुद्रांक अधिनियम १९५८ चे अनुच्छेद ५ (g) (a) (ii) च्या आधारे सदर मुद्रांक शुल्काचा प्राधिकृत अधिकार्याची सुमेलित प्रत संपन्न आहे, या संदर्भात आढळून आला.  
हस्तातून मुद्रांक शुल्क समायोजित करण्यात आलेले आहे.


8/6/2018

१० प्रुंई उपनगर जिल्हा, वांद्रा.

THIS AGREEMENT made at Mumbai this 12<sup>th</sup> day  
of NOVEMBER in 2013 BETWEEN **BEEJAY REALTORS PVT.**

**LTD.**, a Private Limited Company incorporated under the provisions of the Companies Act 1956, having its registered office at 2, Home Stead, 16, Dattatraya Road, Santacruz (West), Mumbai 400 054 hereinafter referred to as **"THE DEVELOPER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns)

of the ONE PART; AND MR./MRS./MS./M/s. MR. ARVIND AGGARWAL

of Mumbai <sup>2018</sup> Indian Inhabitant residing at 605, BLDG, No: 14,  
INDRADARSHAN FACE - II, LOKHANDWALA COMPLEX,   
OFF: LINK ROAD, ANDHERI (WEST), MUMBAI: 400053.

hereinafter referred to as **"PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include so far as the individual is concerned, his /her/their respective heirs, executors, administrators and permitted assigns/ so far as a partnership firm is concerned, the partners or partner for the time being constituting the said firm)

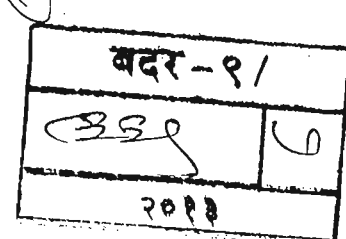
FORBES HOLDING LTD

(SARVEDI) (HOD)  
Authorised Signatory

BOI Shareholding Ltd.  
Shop No.3 & 4, Ramthaikutta CHS,  
Shopping Building, Opp. M. A. High School  
S. V. Road, Andheri (West).  
Mumbai- 400 058.  
D-51STP/HT/CR.10020/205/1094-98

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भारत  
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INDIA STAMP DUTY MAHARASHTRA



and the survivors or survivor of each of them and the heirs, executors and administrators of the last such survivor and so far as Company is concerned, its successors and assigns) of the OTHER PART:

**WHEREAS:**

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(i) By a Consent Decree dated 10<sup>th</sup> April 1992 passed by His Lordship Mr. Justice D. R. Dhanuka J. in Suit No.948 of 1992 filed by the Owner & Anr. in the High Court of Judicature at Bombay against the Defendant, i.e. M/s. N. R. Jasani, Nikhil Ratilal Jasani, Ratilal Becharlal Jasani, Nandini Nikhil Jasani and Abhay Ratilal Jasani (the last three named in their capacities as the Trustees of Aneesh Enterprise Trust) (hereinafter referred to as "the said N. R. Jasani & Ors."), it was ordered and decreed that the said N. R. Jasani & Ors. do specifically perform the Writings dated 21<sup>st</sup>



November 1988 and 22<sup>nd</sup> November 1988 and the Decree did operate as conveyance, for the consideration therein mentioned, of the property situate at New Link Road, Andheri (West), Mumbai 400 053, bearing Plot No.B-57 forming portion of land bearing Survey No.41 and which Plot No.B-57 bears CTS No.655 of Village Oshiwara Andheri within the Registration Sub-District of Andheri District Mumbai Suburban, within Greater Mumbai, therein described as admeasuring 1595.50 sq.mtrs. more particularly described in the First Schedule hereunder written (hereinafter called "**the said property**") in favour of M/s. Blue Moon Estate (hereinafter for brevity's sake called "the said Owner").

The said Consent Decree is registered with the Sub-Registrar of Assurances at Bandra under Serial No. BBJ/2551 of 1994.



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(ii) In the circumstances aforesaid the Owner became seized and possessed of or otherwise well and sufficiently entitled to the said property more particularly described in the First Schedule hereunder written.

बदर - १७७		
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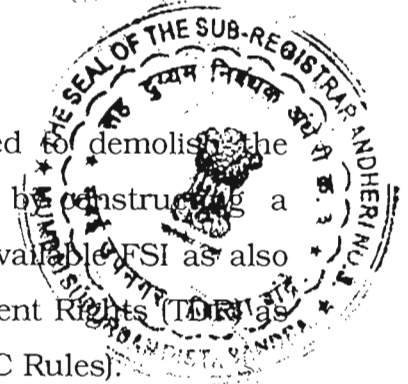
(iii) The said Owner constructed a building known as "Blue Moon" consisting of ground plus two upper floors on the said property and allotted units in the said building to various persons and placed them in possession of their respective unit.

(iv) The Unit holders to whom the Owner allotted the units in the said building "Blue Moon" formed themselves into an Association of Persons in the name of the Blue Moon Estate Owners Association (hereinafter called "**the Association**"). The said Association is un-registered.



(v) The said building "Blue Moon" had become old and was in a dilapidated condition and the expenses that would be required for repairing the building would be excessive and even if the building would have been got repaired, such repairs may have to be carried out continuously year after year affecting the Owner Company and its Unit holders financially thereby.

(vi) Thus the Owner and Unit holders decided to demolish the existing building and re-develop the said property by constructing a new building on the said property by using the available FSI as also the FSI available by way of Transfer of Development Rights (TDR) as per the Development Control Regulations, 1991 (DC Rules).



(vii) The Developer who is financially solvent gave a proposal to the Owner for the redevelopment of the said property by demolition of

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the existing building and construction of a new building on the said property and utilizing the FSI of the said property as also the TDR FSI. The proposal given by the Developer was accepted by the Owner and Unit holders and it was unanimously resolved by the then Unit holders to grant to the Developer herein the development rights in respect of the said property by utilizing and constructing thereon not only the maximum FSI of the said property but also the maximum TDR FSI available for loading and construction on the said property.

(viii) Thus by a Development Agreement dated 29 April 2008 made between the Owner of the One Part and the Developer of the Other Part, the Owner granted unto the Developer the development rights in respect of the said property to develop the said property more particularly described in the First Schedule hereunder written by demolishing the said building "Blue Moon" and utilising, consuming and constructing the maximum area of FSI and TDR FSI available in respect of the said property and to construct the said intended building thereon per plans sanctioned by the concerned MCGM authorities and constructing additional areas in lieu of the areas comprised in staircase, liftwell, and other common areas of the said intended building whether on payment of premium to the MCGM or otherwise and in the permissible areas for the consideration and on the terms and conditions therein contained.

(ix) By a Deed of Confirmation dated 24.12.2009, the Owner confirmed the said Development Agreement and the said Deed of Confirmation is registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-15-1221-2009 of 24.12.2009.



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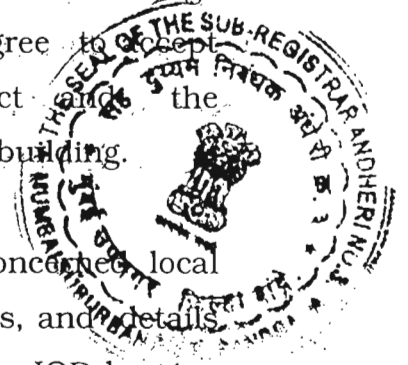
(x) In pursuance of the said Development Agreement the Developer is entitled to develop the said property more particularly described in the First Schedule hereunder written ~~and to construct~~ thereon building/s.

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(xi) The Developer being entitled to develop the said property and is developing the same as developer thereof. ~~They have commenced~~ development and construction of a New Multi Storeyed building of basement, ground and as many upper floors on the said property as may be permissible by the Municipal Corporation of Greater Mumbai (MCGM) in accordance with plans sanctioned by the concerned authorities (hereinafter referred to as "the said building") utilizing therein the entire area of F.S.I. and the Transfer of Development Rights F.S.I. (T.D.R.F.S.I.) available for loading on the said property under the Development Control Regulations, 1991 and selling and allotting the premises in the said building to be constructed thereon in accordance with plans to be submitted and sanctioned by the concerned authorities.



(xii) The Developer has appointed an Architect and Structural Engineer for the preparation of the structural design and drawings of the said proposed building and the Developer agree to accept the professional supervision of the Architect and the Structural Engineer till the completion of the said building.



(xiii) The Developer got approved from the concerned local authority the plans, specifications, elevations, sections, and details for construction of building on the said property vide IOD bearing No: bearing No. CE/9354/WS/AK dated 25 June 2008 and the Commencement Certificate dated 5 December 2008 granted by the Executive Engineer Building Proposals Zone, K-West Wards,

*[Handwritten signature]*

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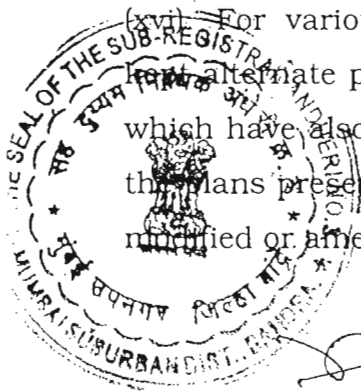
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Municipal Corporation of Greater Mumbai. Copies of the IOD dated 25 June 2008 and Commencement Certificate dated 5 December 2008 are annexed hereto and marked as **Annexures 'A' and 'A-1'**.

(xiv) By virtue of the said Development Agreement, the Developer has the right to sell and allot the units, commercial premises, semi-commercial, offices/ professional offices, open terraces, open spaces, open parkings, basement parkings, hoarding rights or any other rights or space in the building, compound, basement, outer and inner area of the building, terraces, top of the water tank and under the water tank and lift room in the said building/s to be constructed by the Developer on the said property and to enter into Agreement/s with the purchasers or acquirers thereof and to receive the sale price in respect thereof.

(xv) The Purchaser demanded from the Developer and the Developer has given inspection to the Purchaser of all the documents of title relating to the said property, hereinbefore executed agreements and the plans, designs and specifications prepared by the Developers' Architect and of such other documents are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made thereunder.

(xvi) For various reasons and circumstances, the Developer has alternate plans for development of the said property ready and which have also been seen and approved by the Purchaser whereby the plans presently sanctioned may be required to be altered and/or modified or amended.



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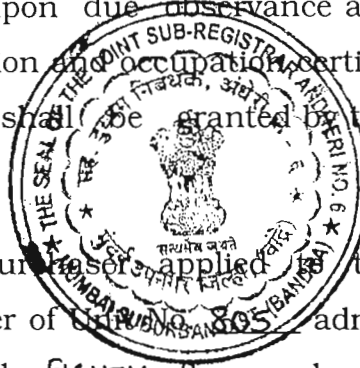
(xvi)(a) The copy of Certificate of title issued by the Advocates of the Developer is annexed hereto marked as **Annexure 'B'**.

(b) Copy of the Property Register Card showing the nature of the title of the Owners to the said land on which the building is to be constructed annexed hereto marked as **Annexure 'C'**.

(c) The copies of the plans and specifications of the unit agreed to be purchased by the Purchaser approved by the concerned local authority have been annexed hereto and marked as **Annexure 'D'**.

(xvii) While sanctioning the said plans the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said land and the said building/s and upon due observance and performance of which only the completion and occupation certificates in respect of the said building/s shall be granted by the concerned local authority.

(xviii) Accordingly the Purchaser applied to the Developer for allotment to the Purchaser of Plot No. 805 admeasuring 536.30 sq. ft. carpet area on the EIGHTH floor and part terrace, if any together with open/basement /stack car park Space No. \_\_\_\_ (hereinafter called "the said Premises") in the proposed building to be known as 'Morya Blue Moon' being constructed on the said property as shown on the typical floor plan in RED BOUNDARY LINES annexed hereto and marked as Annexure "D" described in the First Schedule hereunder written at the price and other terms conditions and covenants mutually agreed upon by the parties hereinafter.



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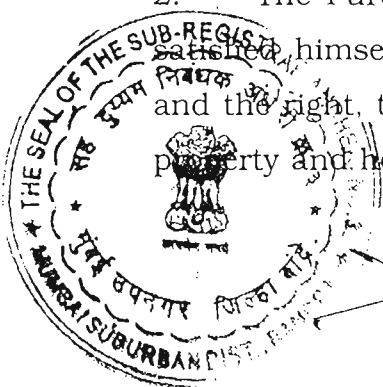
(xix) This Agreement is entered into by the Purchaser on a specific understanding that the Purchaser shall not insist upon the Conveyance being executed until the development of the entire property is complete together with the construction of the building using FSI and T.D.R. FSI. available in respect thereof and additional/further FSI by making payments of premium to MCGM and/or other concerned authorities or without payment of premium.

(xx) Under Section 4 of the said Act the Developer is required to execute a Written Agreement for Sale or allotment of the Premises with the Purchaser, being in fact these presents and the same shall also be registered under the Registration Act.

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

1. The Developer shall develop the said property and construct the said building to be known as 'Morya Blue Moon' on the said property in accordance with the approved plans and specifications without changes/amendments/modifications thereto and which plans and the proposed amendments thereto have been kept at the building site and in the office of the Developer for inspection and which the Purchaser has also seen and approved. The Developer shall be entitled to make such changes, additions, alterations, variations and modifications therein including in the said layouts as may be desired by the Developer and/or required by the MCGM and/or any other authority concerned and the Purchaser hereby irrevocably and expressly consents to the same.

2. The Purchaser has prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Owners and the right, title, interest and benefit of the Developer to the said property and he/she/they shall not be entitled to further investigate



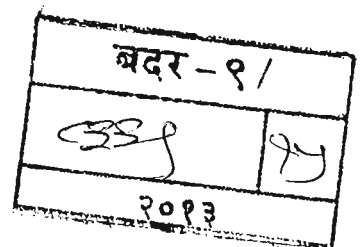
बदर - १८१	
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the title and the rights, powers and authorities of the Owners and/or of the Developer and no requisitions or objections shall be raised on any matter relating thereto or howsoever in connection therewith.

3. The Developer hereby agree to observe ~~perform and comply~~ with all the terms, conditions, stipulations and ~~restrictions~~ if any, which may have been imposed by the Concerned Local Authorities at the time of sanctioning the said ~~plans or thereafter~~ and shall, before handing over possession of ~~the said Premises~~ to the Purchaser, obtain from the Concerned Local Authority occupation and/or part occupation certificate and/or completion certificates in respect of the said Premises.

4. The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agree to sell to the Purchaser the said Premises being the said Unit No. 805 admeasuring 536.30 sq. ft. carpet area inclusive of toilet & A.H.U. area and open terrace/spaces, if any, on the EIGHTH Floor of the proposed building to be known as 'Morya Blue Moon' shown in the floor plan thereof annexed hereto at or for the price of **Rs. 63,70,000/-** /- (Rupees Sixty Three Lakhs And Twenty Thousand Only only)

which is inclusive of the proportionate price of the common areas and facilities appurtenant to the said Premises. The said price is fixed on lump sum basis and has no bearing whatsoever on the actual area of the said Premises. The Purchaser hereby agrees to pay to the Developer the said amount of purchase price of **Rs. 63,70,000/-** /- (Rupees Sixty Three Lakhs And Twenty Thousand Only only) as follows, time being the essence of the contract:-



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(a) **Rs. 59,70,000/-** (Rupees Fifty Nine Lakhs And Seventy Thousand Only. **only**)

paid by the Purchaser to the Developer on or prior to the execution of this Agreement as earnest or deposit (the payment and receipt whereof the Developer do and doth hereby admit and acknowledge);

(b) **20%** of the total consideration which will be inclusive of the amount of Earnest or Deposit paid /payable as set out hereinabove on or before the execution of this agreement & will not be refundable in the event of cancellation of this agreement.

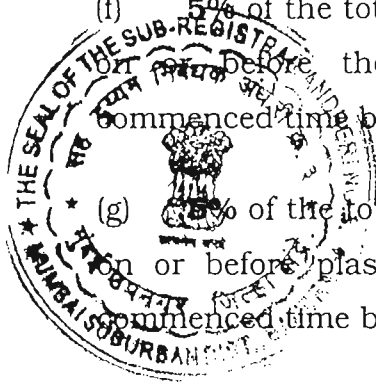
(c) **10%** of the total consideration will be payable by the Purchaser at the time of commencement of construction work, time being of the essence of the contract;

(d) **10%** of the total consideration will be payable by the Purchaser at the time of completion of construction work upto plinth, time being of the essence of the contract;

(e) **40%** of the total consideration will be payable by the Purchaser by way of equally divided installments each on or before casting of slabs upto last slab, time being of the essence of the contract.

(f) **5%** of the total consideration will be payable by the Purchaser before the brickwork of the proposed building being commenced time being of the essence of the contract.

(g) **5%** of the total consideration will be payable by the Purchaser on or before plaster of the wall of the proposed building being commenced time being of the essence of the contract.



*Handwritten signature and initials.*

बदर - ९१	
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(h) 5% of the total consideration will be payable by the Purchaser on the commencement of the external elevation work time being of the essence of the contract;

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(i) Balance 5% of the total consideration will be payable by the Purchaser, along with all deposits and charges upon the possession of the above premises being offered to the Purchaser time being of the essence of the contract.

5. Rs.                      /-(Rupees

towards service charges/taxes as applicable



6. The Purchaser confirms that the installments payable by the Purchaser shall be on the due date without any delay or default as time in respect of the installments payable by the Purchaser under these presents and in respect of all amounts payable by the Purchaser to the Developer is of essence of the contract. If the Purchaser makes delay or default in making payment of any of the amounts and/or installments of any amounts payable under this Agreement (including his/her proportionate share of taxes levied by the concerned authorities and other outgoings) on the due dates the Developer shall at its option be entitled to terminate and/or put an end to this Agreement and on such termination the Purchaser shall have no right, title, interest, claim or demand or dispute of any nature whatsoever either against the Developer and/or the said property and/or the said Premises in the said building and the Developer shall be entitled to deal with and dispose of the said Premises to any other person/s as it may desire without any further or other consent of the Purchaser PROVIDED ALWAYS that the power of termination herein

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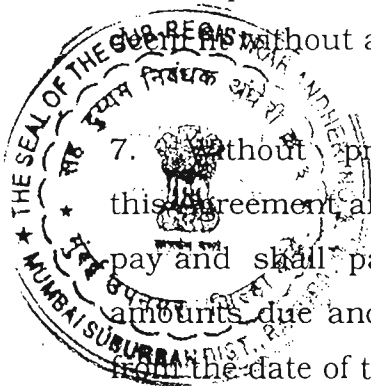


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before contained shall not be exercised by the Developer unless  
prior notice in writing of its intention to terminate this Agreement  
and of the specific breach or breaches of terms and conditions in  
respect of which it is intended to terminate the agreement and  
default shall have been made by the Purchaser in remedying such  
breach or breaches within a reasonable time after the giving  
of such notice. Upon termination/cancellation of the present  
Agreement Developer will be entitled to retain as cancellation  
charges an amount mentioned in clause 4(a) and 4(b) above or all  
such losses and damages suffered in the sale of the said Premises to  
the new Purchaser, whichever is more. The balance if any shall be  
refunded to purchaser after deducting therefrom interest at the rate  
of 30% per annum for the unpaid installments which had fallen due  
till date of termination, without interest only after a new  
purchaser has been found for the said premises. However, any  
profits arising from the sale of the said Unit to the new purchaser  
shall be to Developer credit. On termination of this Agreement, the  
Purchaser shall have no right, title, interest, claim or demand or  
dispute of any nature whatsoever either against the Developer or  
against the said Unit and the Developer shall be entitled to deal with  
and dispose of the said Unit to any other person/s as they may  
see fit without any further act or consent from the Purchaser.



7. Without prejudice to the Developer's other rights under  
this Agreement and/or in law, the Purchaser shall be liable to  
pay and shall pay interest at the rate of 30% per annum on the  
amounts due and payable by the Purchaser under this Agreement  
from the date of the amount becoming due, if such amount remains  
unpaid for seven days or more after becoming due.

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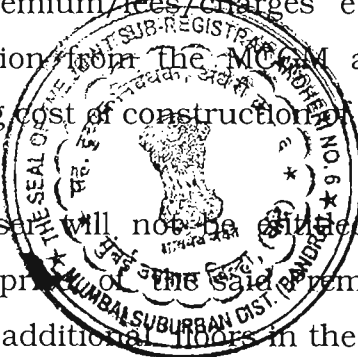


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8. The Purchaser shall always be liable and responsible for and shall pay all the taxes, duties, levies, cess etc. (whether direct or indirect (including but not limited to Service Tax or Value Added Tax (VAT) and whether existing or in future } in connection with the construction, sale and /or transfer of the said premises by the Developer to the Purchaser and/or in respect of the transaction contemplated in these presents or otherwise. If any service tax, VAT or works contract tax or any other like tax is levied by the concerned authorities under the provisions of the Income Tax Act, 1961 or under any other act or statute of the Central Government, State Government for or in respect of the proposed construction on the said plot, then the Purchaser shall be liable to bear and pay or reimburse such taxes or amounts to the Developer.

9. The Purchaser agrees and confirms that the Construction of loft is not included in the purchase price and he/she/they shall not construct the loft without the prior written permission of the Developer and as also of MCGM. However if the Purchaser requires the loft then the Purchaser shall apply to the Developer and shall pay necessary premium/fes/charges etc. to the Developer for obtaining permission from the MCGM and shall also pay other expenses including cost of construction of loft in the said unit.

10. The Purchaser will not be entitled to any rebate and/or concession in the price of the said premises on account of construction of additional floors in the said buildings and/or on account of the construction of any other building, structure etc. and/or on account of changes, alterations and additions made in the said building.



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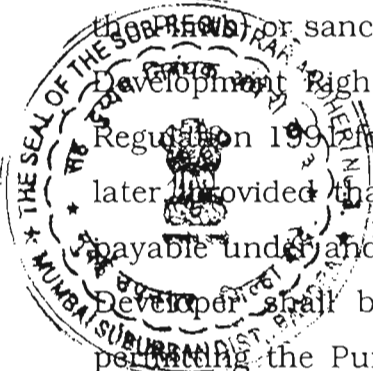
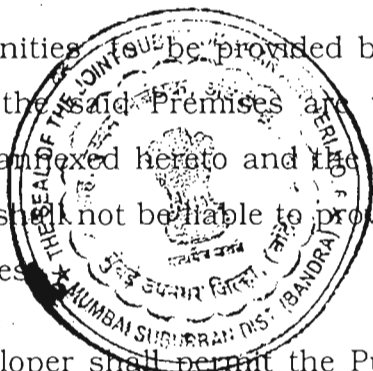
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11. The relevant copies of the Extracts from the City Survey Office are annexed as **Annexure 'C'** and the Purchaser confirms the inspection of original records and also the documents of title in respect of the said property prior to the execution of these presents and the copies annexed are the copies of the original records inspected by the Purchaser.

12. The Purchaser has made inquiries and is satisfied that the title of the Developer to the said property described in the First Schedule hereunder written is marketable and free from encumbrances. The Purchaser has inspected the original title certificate issued by Vinod Mistry & Co. The Purchaser undertakes not to raise any objection to the title of the Developer to the said property.

13. The amenities to be provided by the Developer in the said building and the said Premises are those that are set out in **Annexure 'E'** annexed hereto and the Purchaser confirms that the Developer shall not be liable to provide any other amenities in the said Premises.

14. The Developer shall permit the Purchaser to enter upon and occupy the said Premises within 36 months from the grant by the MCGM of further Commencement Certificate (after the completion of the sanction for utilization and consuming the Transfer of Development Rights FSI available under the Development Control Regulation 1992 for construction on the said property, whichever is later) provided that the Purchaser has paid all amounts due and payable under and by virtue of these presents, PROVIDED that the Developer shall be entitled to reasonable extension of time for permitting the Purchaser to enter upon the said Premises on the



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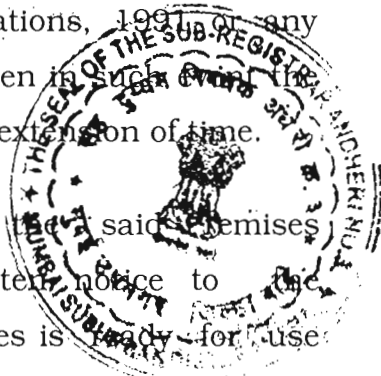
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aforesaid date, if the completion of the building in which the said Premises is to be situated is delay on account of :

- i) Non-availability of steel, cement, other building material, water or electric supply;
- ii) War, Civil Commotion, flood, earth quake, fire, irresistible force of nature, strike or any other Act of God or account of force major conditions;
- iii) Any notice, order, Rule, Legal proceedings, Notification of the Government and/or other public or other competent Authority.
- iv) Delay or non-payment of installment.
- v) Delay in obtaining the necessary permission from the MCGM or other concerned authorities for utilization and consuming TDR on the said property or buildings to be constructed thereon, the Transfer of Development Rights FSI available under the Development Control Regulations, 1991 or any modification or amendments thereto, then in such event the Developer shall be entitled to reasonable extension of time.

15. The Purchaser shall occupy the said Premises immediately on the Developer giving written notice to the Purchaser intimating that the said Premises is ready for use and occupation. It is the express intention of the parties that irrespective of the fact whether the Purchaser takes possession of the said Premises or not, the Purchaser shall without any dispute or objection pay and discharge his/her share of outgoings including all taxes levied by the MCGM, maintenance and other charges and taxes as may be applicable from the date of occupation certificate

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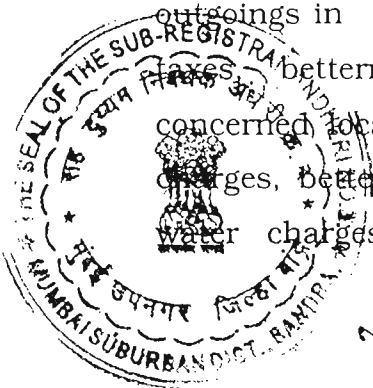
and the decision of the Developer as regard the time, period and the proportion of the amount demanded shall be conclusive, final and binding upon the Purchaser.

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It is expressly agreed that the Purchaser shall be entitled to the common areas and facilities appurtenant with the said Premises and the nature, extent and description of such common areas and facilities is set out in the Fourth Schedule hereunder written. It is hereby agreed that the Developer has the exclusive right of allotment of parking spaces in stacked car park system, basement, and compound, and to terraces and other spaces and open spaces within the said building and property to one or more person/s of its choice. It is hereby agreed that the areas mentioned in the Second Schedule written hereunder under the heading Common Areas and Facilities only shall be common facilities and the Developer shall be entitled to declare all other areas as restricted or reserved areas and facilities including those mentioned in the Fifth Schedule hereunder written and alienate and dispose off the same in such manner as the Developer think fit and proper.

17. Commencing a week after intimation or notice in writing is given by the Developer to the Purchaser that the said Premises is ready to be occupied (whether serviced individually or put up at some prominent place in the building) the Purchaser shall be liable to bear and pay to the Developer the proportionate share (i.e. in proportion to the floor area of the said Premises) of

outgoings in respect of the said land and building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, Developments charges, betterment charges, service charges/taxes (as applicable) water charges, insurance, common lights, salaries of clerks,

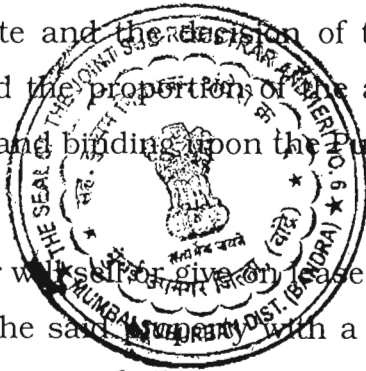


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bill collectors, chowkidars, sweepers, charges for maintenance and repair of lift and water pumps and all other expenses necessary and incidental to the management and maintenance of the said property and building. Until the Society is formed and the said property and building transferred to it, the Purchaser shall pay to the Developer such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is determined the Purchaser shall pay to the Developer provisional monthly contribution towards the outgoings. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withhold the same for any reason whatsoever. The amount so paid shall not carry any interest. It is the express intention of the parties that irrespective of the fact whether the Purchaser takes possession of the said Premises or not, the Purchaser shall without any dispute or objection pay and discharge his/her share of outgoings including all taxes levied by the MCGM, maintenance and other charges and taxes as may be applicable from the date of occupation certificate and the decision of the Developer as regard the time, period and the proportion of the amount demanded shall be conclusive, final and binding upon the Purchaser.

18. The Developer will sell or give on lease all Premises intended to be constructed on the said land with a view that ultimately the purchasers and acquirers of all the Premises in the said building/s should form themselves into a Co-operative Society or Limited Company or other Association of persons (hereinafter referred to as "the said organization").



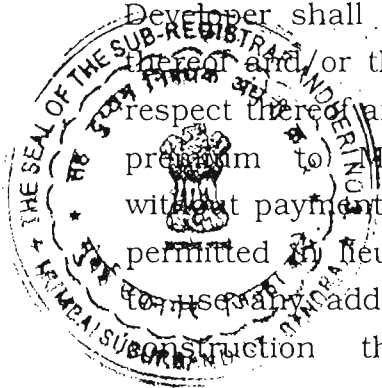
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19. On the completion of entire development of the said property including utilizing the FSI and TDR FSI available in respect thereof and additional/further FSI by making payments of premium to MCGM and/or other concerned authorities or without payment of premium and on receipt by the Developer of the full payment of all the consideration moneys and other amounts due and payable to it by all the holders of all the Premises including the Purchaser herein, the Developer shall form register or incorporate a co-operative society or limited company or an association as the case may be, and such organization shall be subject to the rights of the Developer. When the organization being the co-operative society or limited company or association is registered or incorporated as the case may be and all the consideration money and other amounts due and payable to the Developer in respect of all the premises in the said building being paid in full as aforesaid such organization being the co-operative society, limited company or association as the case may be shall obtain from the Developer a Conveyance of the said property in favour of such organization being the Co-operative Society, Limited Company or Association as the case may be, subject to the exceptions and reservations if any as provided herein.

20. The Developer shall have the right to make additions, and/or alterations and raise or put up additional structures and additional storeys above the proposed said building as may be permitted by Municipal Corporation and other Competent Authorities. If any portion of the said lands and/or the said property is acquired or notified to be acquired by the Government, Municipal Corporation of Greater Mumbai or any other Public body or Authority, the Developer shall be entitled to receive all the benefits in respect thereof and/or the compensatory F.S.I. or TDR F.S.I. available in respect thereof and additional / further FSI by making payments of premium to MCGM and/or other concerned authorities or without payment of premium and all other benefits which may be permitted in lieu thereof. The Developer shall also be entitled to use any additional F.S.I. or TDR F.S.I. for the additional construction that may be permitted by the Municipal



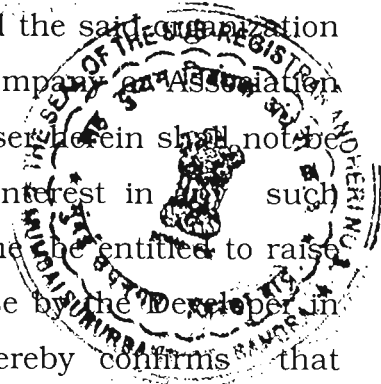
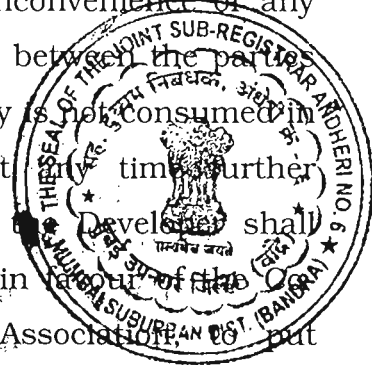
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Corporation of Greater Mumbai or any other local Body or concerned authority on the proposed buildings and said lands and/or the said property for any reason whatsoever including F.S.I. in respect of any adjoining or neighbouring property. Such additional structures and storeys will be the sole property of the Developer who will be entitled to dispose it off in any way he may choose and the Purchaser hereby irrevocably consents to the same. Under the circumstances aforesaid, the Purchaser shall not be entitled to raise any objection or to any abatement in the price of the said Premises 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 is not consumed in the said building to be put up and/or at any time further construction on the said property is allowed the Developer shall always have the right, even after conveyance in favour of the Co-operative Society or Limited Company or Association, to put additional construction and storeys and/or consume the balance floor space index and/or additional floor space index of any other property in any other manner whatsoever and the said Corporation being the Co-operative Society or Limited Company or Association and/or the purchaser/s and/or the Purchaser herein shall not be entitled to claim any share, right, title or interest in any such additional F.S.I. as aforesaid nor shall he/she be entitled to raise any objection whatsoever in respect of its use by the Developer in any manner it chooses. The Purchaser hereby confirms that he/she/they has/have no objection to the amendment of the plans for such additional construction work and his/her/their consent is hereby granted and deemed to be granted under the provisions of Section 7 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act



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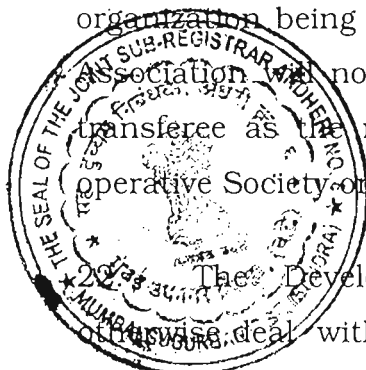
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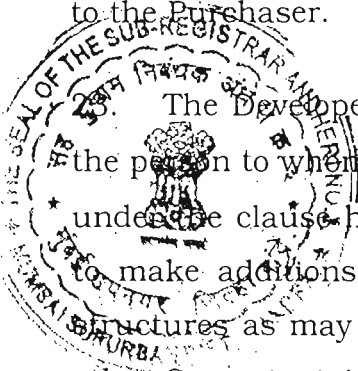
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1963, to such additional structure or structures being constructed or to such alterations additions or modifications being carried out by the Developer in the plans or the said property.

21. The Developer shall if necessary, become a member of the said organization being the Co-operative Society or Limited Company or Association in respect of its rights and benefits. If the Developer assign and dispose off such rights and benefits at any time to anybody, the assignees, transferees and/or the purchaser/s thereof shall become the member of the said organization being the Co-operative Society or Limited Company or Association in respect of the said rights and benefits. The Purchaser and the said organization being the Co-operative Society or Limited Company or Association will not have any objection to admit such assignee or transferee as the member of the said organization being the Co-operative Society or Limited Company or Association.



22. The Developer shall be at liberty to sell or mortgage or otherwise deal with or dispose off its right, title and interest or part thereof in the said property to any person or person as it may deem fit and in such manner it deem fit, subject to the right of the Purchaser in respect of the said Developer hereby agreed to be sold to the Purchaser.



The Developer or any person nominated by the Developer or the person to whom the Developers' rights and benefits are conferred under the clause hereinbefore mentioned shall have absolute right to make additions, alterations, raise storeys or put up additional structures as may be permitted by the Municipal Corporation and other Competent Authorities. Such additions, alterations, structure and storeys will be the sole property of the Developer or its nominees or assignees as the case may be who will be entitled to dispose off

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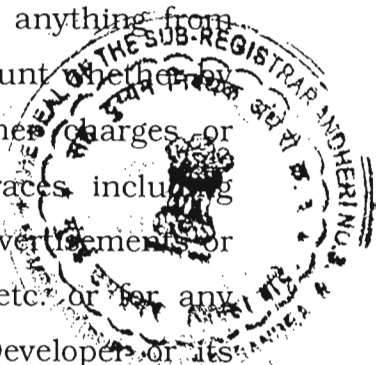
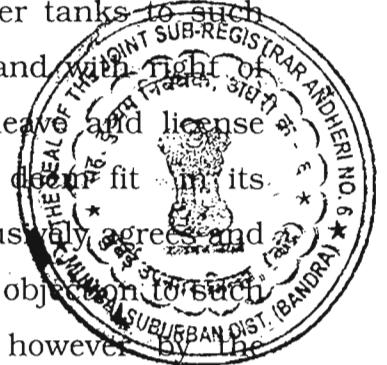
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the same in any way it choose and the Purchaser hereby consents to the same.

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24. The terraces of the building or part or parts thereof till the same are/is allotted and/or agreed to be sold as well as the parapet walls, shall be the property of the Developer or its nominees or assignees. It is expressly agreed between the Developer and the Purchaser that the Developer shall be entitled to give, allot, sell, assign, lease, give on leave and license basis, allow or otherwise transfer open terrace and/or part terraces on any floor of the said building/s, basement/stack/stilt car parks/open car park spaces in compound of building, open compound area in front of the ground floor units, open spaces, terraces, additional water tanks to such person/s as it may deem fit for consideration and with right of Ownership/or occupancy and/or lease and/or leave and license and/or such other basis as the Developer may deem fit in its absolute discretion and the Purchaser hereby exclusively agrees and declares and confirms not to raise any dispute or objection to such sale, lease, assignment, transfer or otherwise however by the Purchasers of such open terrace /open/basement/stack/stilt/car parking/compound area, extra water tanks as the case may be. The Purchaser agrees that he/she along with other purchasers of premises or the proposed Society/s will not charge anything from the Developer or its nominees or assignees any amount whether by way of monthly maintenance charges or any other charges or outgoings or any other amounts for use of terraces including parapet wall, compound walls etc., for display or advertisements or hoarding or putting up cellular station, antenna etc. or for any purposes mentioned herein or otherwise. The Developer or its nominees or assignees or such person/s shall also be entitled to display advertisements or put up hoardings in or over the walls of



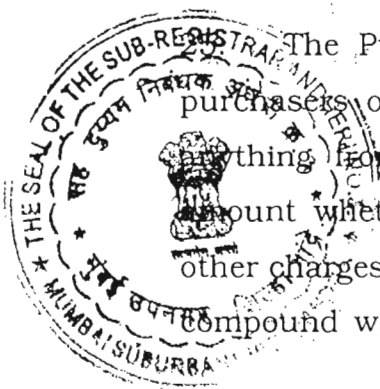
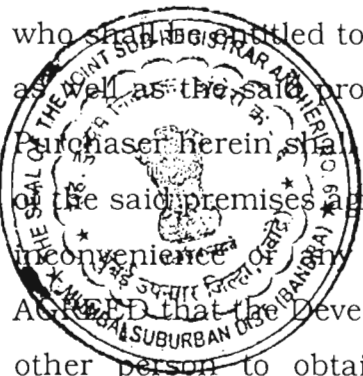
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the terrace as well as on any portion of the said property including the compound thereof and on the walls of such compound and shall be exclusively entitled to the income that may be derived by display of such advertisement at any time hereafter. The Developer or such transferee or assignee of the Developer shall be entitled absolutely and forever to put up a cellular station with the necessary structures therefore or cause to put up a cellular station or otherwise on the terraces or part or parts thereof and to receive the income thereof for its exclusive use and benefit to the exclusion of the Purchaser herein or the said organization being the Co-operative Society or Limited Company or Association or its members. The agreement with the Purchaser herein and all other purchasers and acquirers of units/premises in the said building shall be subject to the aforesaid rights of the Developer or its nominees or assignees who shall be entitled to use the said terraces or part or parts thereof as well as the said property in such manner they deem fit and the Purchaser herein shall not be entitled to any abatement in the price of the said premises agreed to acquired by him/her on the ground of inconvenience or any other ground whatsoever IT IS HEREBY AGREED that the Developer shall be entitled either to nominate any other person to obtain the benefits of the rights and interest conferred by this clause or to assign such benefits, rights, and interest in favour of any other person.



The Purchaser agrees that he/she/they along with other purchasers of premises or the said organization will not charge anything from the Developer or its nominees or assignees any amount whether by way of monthly maintenance charges or any other charges or outgoings or any other amounts for use of terraces, compound walls etc., for display or advertisements or hoarding or

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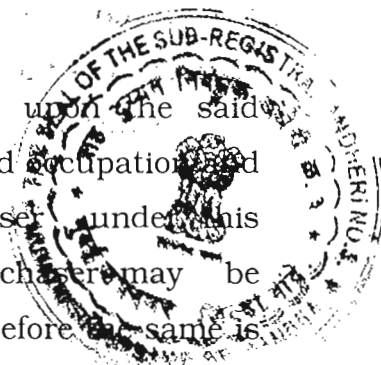
putting up cellular station, etc. or for any purposes mentioned herein or otherwise.

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26. The Developer shall even after execution hereof be entitled to borrow funds, create mortgage and/or encumbrances on the said property at its own risk and costs subject to the right of the Purchaser in the said premises hereby agreed to be sold to the Purchaser. The Purchaser shall in no manner take any objection to the same and gives his/her irrevocable consent for the same.

27. As soon as the Developer notify that the said Premises is ready for occupation, the Purchaser shall pay his/her arrears of price together with accrued interest if any thereon and all the amounts payable hereunder within seven days of such notice whether serviced individually or put up at some prominent place in the building. If the Purchaser fails to pay the said arrears and interest and other amounts as aforesaid, the Developer shall be entitled to terminate the Agreement herein and the Purchaser shall lose all rights in the said Premises as well as all the rights and benefits under this agreement.

28. The Purchaser shall be entitled to enter upon the said Premises only after the building is ready for use and occupation and only after all the amounts due by the Purchaser under this agreement are paid to the Developer. The Purchaser may be permitted to enter upon the said Premises earlier before the same is ready for use and occupation to enable the Purchaser to decorate the same internally provided however that the Purchaser has paid full consideration herein mentioned and all other amounts payable hereunder to the Developer and the Purchaser commences payment of the municipal taxes, maintenance charges and other outgoings, provided further that, he/she/they shall not be entitled to use and



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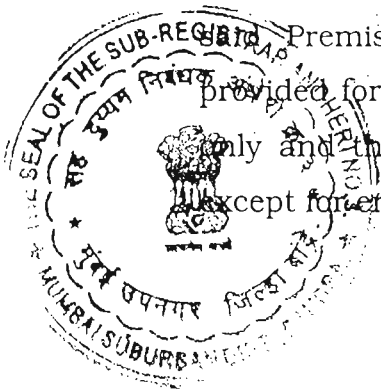
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occupy the said Premises till the Occupation Certificate and/or Part Occupation Certificate and/or Completion Certificate from the Municipal Corporation of Greater Mumbai and/or other necessary consents from other concerned authorities are obtained.

29. Upon the Purchaser being permitted to occupy the said Premises he/she/they shall have no claim or grievance against the Developer in respect of any items of work or quality of work or the materials used for construction of the building or in the said Premises which may be alleged not to have been carried out and/or completed and/or being defective and/or being not in accordance with the plans and/or specifications and/or this agreement, and/or otherwise howsoever in relation thereto.

30. The Purchaser hereby agrees to pay all the amounts payable under the terms of this Agreement as and when they become due and payable including interest at the rate of 30% per annum, time in this respect being the essence of the contract whether formally demanded or not. Further the Developer is not bound to give notice requiring such payment and the failure thereof shall not be pleaded as an excuse for non-payment of any amount or amounts on their respective due dates.

31. The Purchaser shall use the said Premises or permit the same to be used for the office /commercial purpose only. The Purchaser shall not create any nuisance and/or use or permit to be used the Premises for any illegal or unlawful purpose. The space provided for the entrance of the building shall be used as entrance only and the Purchaser shall not use the same in any other way except for entering the building.



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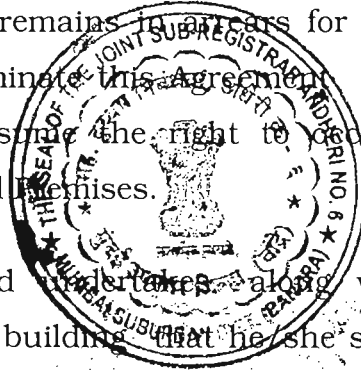
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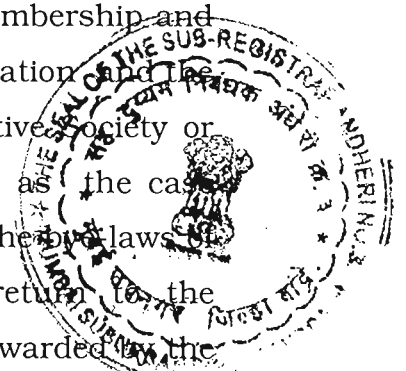
32. The Owner has represented to the Purchaser that the building/s to be constructed on the said property is building without beams and is a Flat Slab Pre Stress Structure. Hence the Purchaser hereby agrees and undertakes not to carry any structural alteration of any nature whatsoever in the said Premises or any part of the building/s in any event.

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33. Without prejudice to the rights of the Developer under the said Act the Developer will be entitled to take action against the Purchaser if the Purchaser does not pay regularly his/her/their proportionate share of outgoings referred to in the clause 43 of the Agreement every month and if he/she remains in arrears for two months or more the Developer will terminate this Agreement and enter upon the said Premises and resume the right to occupy and/or the right of possession of the said Premises.



34. The Purchaser hereby agrees and undertakes along with other purchasers of premises in the building that he/she shall become a member and shall join in forming and registering the Society to be known as 'MORJA BLUEMOON' CO-OPERATIVE SOCIETY' or any other name as can be reserved with the Registrar of Societies and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the organization being the Co-operative Society or Limited Company or other Association of individuals as the case may be and for becoming a member including the by-laws of the proposed organization and duly fill in, sign and return to the Developer within 15 days of the same being forwarded by the Developer to the Purchaser, so as to enable the Developer to register the organization of purchasers under Section 10 of the



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said Act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964. No Objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws of the Memorandum and/or Articles of Association, or if required by the Registrar of Company / Societies, as the case may be or any other Competent Authority.

35. Only upon the completion of the development of the entire project of development on the said property described in the First Schedule hereunder written the Developer shall register one or as many such organizations being the Co-operative Society/Societies or Limited Company/Companies or other Association of individuals as may be deemed convenient and profitable to the Developer and only thereupon shall the Developer transfer to the organization being the Co-operative Society or Limited Company or other Association of individuals the said property more particularly described in the First Schedule hereunder written together with the said building thereon by obtaining or executing one or as many Conveyances as the Developer deem fit in favour of such organization being the Co-operative Society or Limited Company or other Association of individuals as the case may be. Such Conveyance shall be in keeping with the terms and provisions of the Agreement herein.

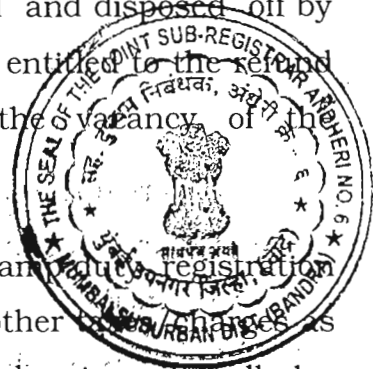
The Purchaser shall on being permitted to enter upon the said Premises pay to the Developer a sum of **Rs. 32,76,00/-** 1- (Rupees Three Lakhs Twenty Seven Thousand And Six Hundred Only. Only), (non refundable), as mentioned in clause 43 herein as and towards two year provisional maintenance charges, taxes and outgoings in

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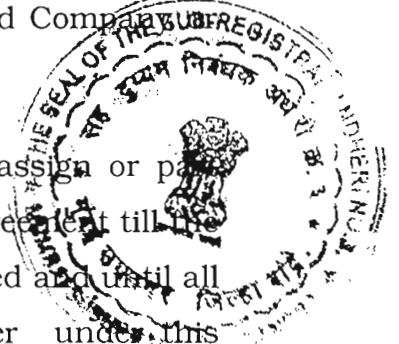
respect of the said Premises and the Premises shall be entitled to utilize moneys there from towards payment of Municipal Taxes and other outgoings. In event there is any shortfall in the said provisional outgoings, then the Purchaser shall forthwith pay the difference to the Owner.

बदर-९/	
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37. The Purchaser along with the other premises holders will not require the Developer to contribute a proportionate share of the maintenance charges of such unit/basement/stack/open parking/ open Terrace etc. which are not sold and disposed off by the Developer. The Developer will also be entitled to the refund of the Municipal taxes on account of the vacancy of the premises/units in the proposed building.



38. The Purchaser shall bear and pay the Stamp duty, registration charges, VAT, service tax/ charges and any other charges as may be applicable in respect of the Agreement herein and shall also pay the proportionate stamp duty and registration charges on the Conveyance or any document or instrument of transfer in respect of the said property and the building/s to be executed in favour of the organization being the Co-operative Society or Limited Company or other Association of individuals as the case may be.



39. The Purchaser shall not let, sublet, transfer, assign or part with the Purchaser's interest or benefit under this Agreement till the proposed Organization/Society is formed and registered and until all the dues payable by the Purchaser to the Developer under this Agreement are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until he/she/ they obtain/s previous consent in writing of the Developer to such transfer or assignment of the Purchaser's interest.

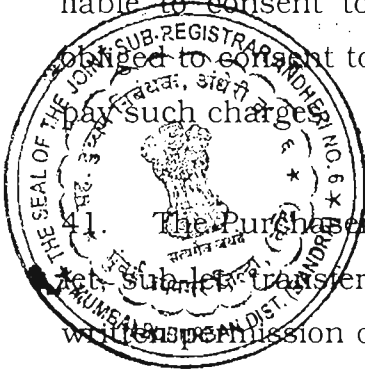
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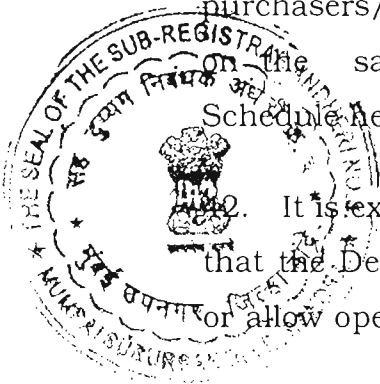
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40. If the Purchaser desires to sell or transfer his/her/their interest in the said Premises or desires to transfer or give the benefit of this Agreement to anyone else, and if the Developer agree to give such consent then and in such event, simultaneously with the Developer granting to the Purchaser the consent as herein contemplated the Purchaser and all subsequent third parties who have purchased the said premises or who have become the owners of the said premises, as the case may be, shall pay to the Developer such sum as the Developer may in its absolute discretion determine by way of transfer charges and administrative and other costs, charges and expenses of and pertaining to the same. It is clearly understood and agreed that unless such amount is paid to the Developer by the Purchaser the Developer shall not be bound or liable to consent to such transfer and that the Developer is not obliged to consent to transfer even if the Purchaser is/are willing to pay such charges.



41. The Purchaser and the persons, to whom the said Premises is let, sub-let, transferred, assigned or given possession of (after prior written permission of the Developer) shall from time to time, sign all applications, papers and documents and do all acts, deeds and things as the Developer of the Co-operative Housing Society/organization may require for safeguarding the interest of the Developer and/or the Purchaser and/or the other purchasers/acquirers in the building/s proposed to be constructed on the said property more particularly described in the First Schedule hereunder written.



42. It is expressly agreed between the Developer and the Purchaser that the Developer shall be entitled to give, allot, sell, assign, lease or allow open terrace and/or part terraces on any floor and also the

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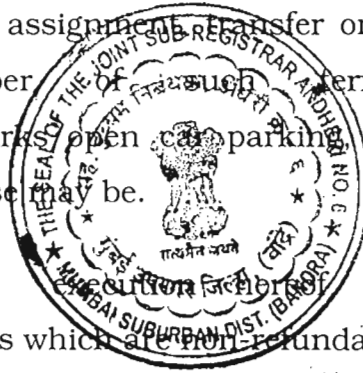
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terrace on the top floor of the said building, basement/stack car parks, open car parks in compound of building, ~~open compound~~ area in front of the ground floor units, open spaces, terraces, additional water tanks constructed in basement for consideration and with right of ownership and/or occupancy and/or lease and/or leave and license and/or such other basis as the Developer may deem fit in his absolute discretion and the Purchaser hereby expressly agrees and declares and confirms not to raise any dispute or objection to such sale, lease, assignment, ~~transfer~~ or otherwise however by the Developer of such terraces/open terraces/basement/stack car parks, open car parking compound area, extra water tanks as the case may be.



43. The Purchaser shall on ~~completion of the sale~~ pay to the Developer the following amounts which are non-refundable:-

(i) Rs. 100/- /- (Rupees One Hundred Only. only)

or such amount as applicable at the time of giving possession of the Premises as membership fee (non-refundable);

(ii) Rs. 2,500/- /- (Rupees Two Thousand And Five Hundred Only. only)

or such amount as applicable at the time of giving possession of the Premises as Share Money;

(iii) Rs. 7,500/- /- (Rupees Seven Thousand And Five Hundred Only. only)



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or such amount as applicable at the time of giving possession of the Premises towards Society formation and registration charges (non-refundable);

(iv) Rs. 22,750/-

(Rupees Twenty Two Thousand Seven Hundred Fifty Only only)

for installation of electric meters, electric cable, cost of sub station, cables and other expenses concerning to electrical connection and cost of getting water connection, deposits and other expenses towards water connection etc. (non-refundable),



(v) Rs. 18,200/-

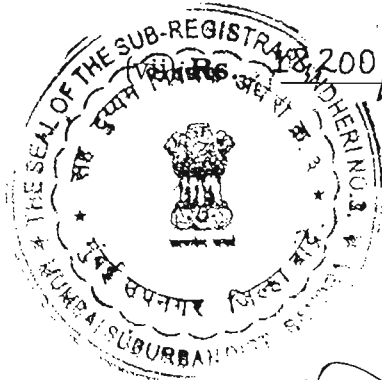
(Rupees Eighteen Thousand And Two Hundred Only only)

for legal costs and agreement (non-refundable);

(vi) Rs. 36,400/-

(Rupees Thirty Six Thousand And Four Hundred Only only)

towards non-refundable proportionate share for Development charges payable to MCGM and betterment charges (non-refundable);



(Rupees Eighteen Thousand And Two Hundred Only only)

towards non-refundable proportionate

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share of expenses for installation of Fire Fighting Equipment required to be installed by the Chief Fire Officer (non-refundable);

(viii Rs. 327,600/- 1/-

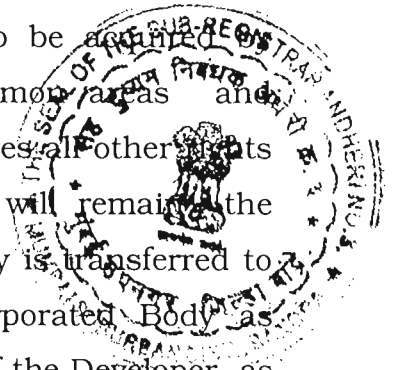
(Rupees Three Lakhs Twenty Seven Thousand Six Hundred Only)

as deposit for two year provisional outgoings for Municipal taxes, water bill, common electric bill and building maintenance charges (non-refundable).



The Purchaser agrees and understands that the aforesaid amount does not include service charges/tax and VAT. The Purchaser agrees and understands that account will not be given by the Developer for the aforesaid amounts amounts or taken under aforesaid item numbers (iii) to (viii). If there is any shortfall in any of the aforesaid heads, the Purchaser shall forthwith on demand pay the shortfall to the Developer and the purchaser shall not at any time demand any accounts of the amounts so paid to the Developer.

44. The Purchaser shall have no claim save and except in respect of the said Premises hereby agreed to be assigned to him/her/them. All open spaces, lobbies, common areas and facilities and limited common areas and facilities and other parts and areas including terraces, compound, etc. will remain the property of the Developer until the whole property is transferred to the proposed Co-operative Society or an incorporated Body as hereinabove mentioned but subject to the rights of the Developer as mentioned herein. It is hereby agreed that the Developer shall be



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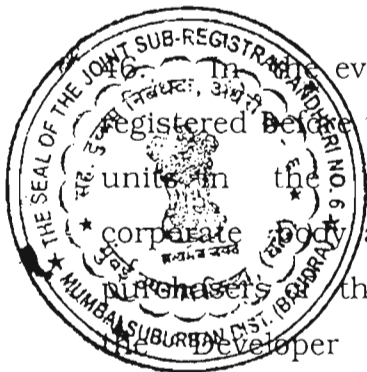
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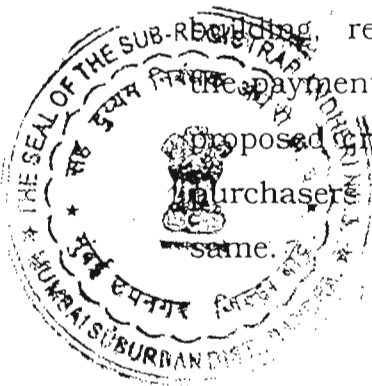
entitled to sell any units/premises in the said building for the purpose of using the same as restaurants, dispensaries, nursing homes and/or maternity homes, coaching classes, banks and for any other business purposes and the Purchaser shall not object to the user of such units for the aforesaid purpose by the acquirer thereof.

45. The name of the building to be constructed on the said property shall be 'MORYA BLUE MOON' or such other name as the Developer deem fit and shall not be changed without the written permission of the Developer.



In the event of any corporate body being formed and registered before the sale and disposal by the Developer of all the units in the said building, the power and authority of the corporate body as formed or of the Purchaser and the other purchasers of the units shall be subject to the overall control of the Developer in respect of any matters concerning the said building, the construction and completion thereto and all amenities pertaining to the same, in particular, the Developer shall have absolute authority and control as regards to the unsold units and the disposal thereof.

47. The Developer will also control the management of the building, realization of the outgoings and the disbursement of the payment to be made till the formation and registration of the proposed organization and the Purchaser along with other units and/or corporate body will have no objection to the same.



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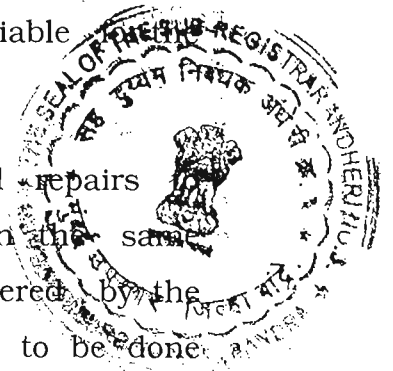
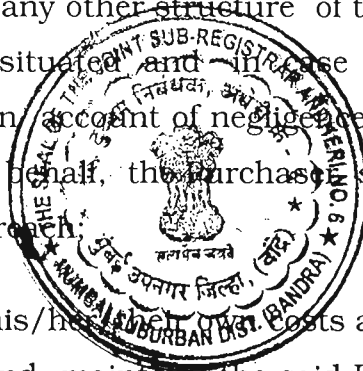
48. The Purchaser himself/herself/themselves with intention to bring all persons into whosoever hands the said Premises may come, doth hereby covenant with the Developer as follows:

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(a) to maintain the said Premises at Purchaser's own cost in good tenable repair and condition from the date he/she is permitted to enter upon the said Premises and shall not do or suffer to be done anything in or to the building in which the said Premises is situated, staircase or any passages which may be against the rules, regulations or bye-laws of concerned local or any other authority or change/alter or make addition in or to the building in which the said Premises is situated and the said Premises itself or any part thereof;

(b) Not to store in the said Premises any goods which are hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said Premises is situated and in case any damage is caused to the building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable consequence of the breach.

(c) To carry on at his/her own costs all internal repairs the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Developer to the Purchaser and shall not do or suffer to be done anything in or to the building or said Premises which may be in



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breach of the rules and regulations and bye-laws of the concerned local authority or other public authority and in the event of the Purchaser committing any act in contravention of the above provisions, he/she shall be responsible and liable for the consequences thereof to the concerned local authority and/or any other public authority;

(d) Not to demolish or cause to be demolished the said Premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof nor any alteration in which the elevation and outside colour scheme of the building in which the said Premises is situated and shall keep the portion, sewers, drains, pipes in the said Premises and appurtenances thereto in good tenantable repair and condition and in particular so as to support, shelter and protect the other parts of the building and shall not chisel or in any other manner damage to columns, beams, joists or RCC parts or other structural members in the said Premises without the prior written permission of the Premises and/or the Managing Committee of the Society or organization;

(e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the said Premises is situated or any part thereof or whereby any increase in the 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 Premises in the compound or any portion of the said land and the building in which the said Premises is situated;



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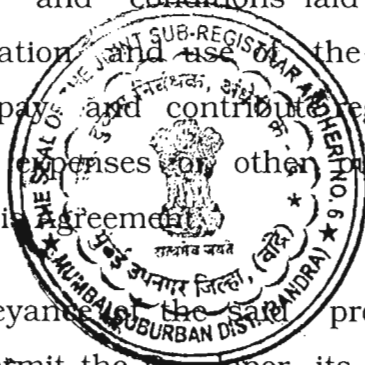
(g) Pay to the Developer within 10 days of demand his /her share of security deposit demanded by concerned local authority or government for giving water, electricity or ~~any other service~~ connection to the building in which the said Premises is situated;

बदर - १७/		
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water charges,		

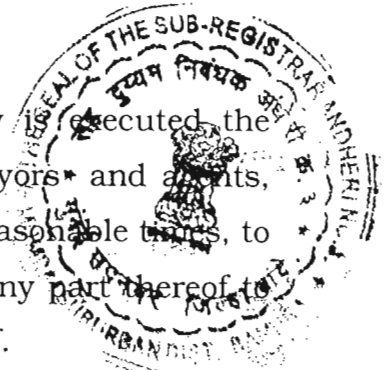
(h) To bear and pay increase in local taxes, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority;

*[Handwritten signature]*

(i) The Purchaser shall observe and perform all the rules and regulations which the Society or Limited Company or organization may make at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said Premises 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 Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said Premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms of this Agreement.



(j) Till a Conveyance of the said property is executed, the Purchaser shall permit the Developer, its surveyors and agents, with or without workmen and others, at all reasonable times, to enter upon the said property and building or any part thereof to view and examine the state and condition thereof.



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49. The Developer is and shall be entitled to sell and/or agree to	
2023 sell the unsold units and/or spaces and/or rights to any person or	

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persons who may not be a purchaser of units in the said building and body of purchasers shall be liable to enroll and admit the purchaser of such units as the member/s of the Society or organization and the Purchaser hereby agrees and undertakes not to raise any objection or requisition in that behalf and he/she hereby irrevocably consents to what is stated hereinabove.

50. After the Purchaser is permitted to enter upon the said Premises if any additions or alterations in or about or relating to the said Unit or building are thereafter required to be carried out by the Government, Municipal or any Statutory Authority, the same shall be carried out by the Purchaser in co-operation with the purchasers of the other units in the said building at his/her/their own costs and the Developer shall not be in any manner liable or responsible for the same or to contribute any amount for the purpose aforesaid.

Nothing contained in this Agreement is intended to be construed as a grant, demise or assignment in law of the said premises or of the said property and building or any part thereof. The Purchaser shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him/her and the Purchaser shall have no claim in respect of open terraces, lobbies, staircases, terrace, recreation spaces etc.

Any delay tolerated or indulgence shown by the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Developer shall not be construed as a waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of

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this Agreement nor shall the same in any manner prejudice the rights of the Developer.

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53. The Purchaser shall present this Agreement as well as the Conveyance at the proper registration office for registration within the time limit prescribed by the Registration Act and the Developer upon being duly notified will attend such office and admit execution thereof.

54. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by Registered Post A.D. or Under Certificate of Posting at his/her/their address specified below:

Residence / Business Address:-

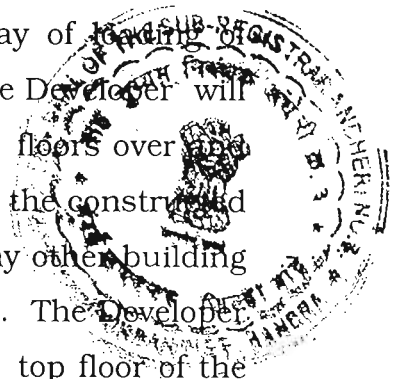
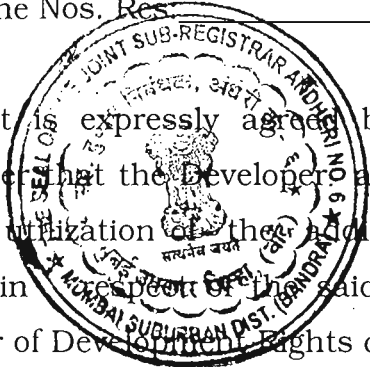
Name MR. ARVIND PGGARWAL

Address 605, BLDG, No: 14, INDRADARSHAN FACE-II,  
LOKHANDWALA COMPLEX, OFF: LINK ROAD,  
ANDHERI (WEST), MUMBAI: 400053.

PAN NO: \_\_\_\_\_

Telephone Nos. Res. \_\_\_\_\_ Business: \_\_\_\_\_

55. It is expressly agreed between the Developer and the Purchaser that the Developer alone shall be entitled to the benefit for and utilization of the additional F.S.I. that may be available either in respect of the said property or by way of Transfer of Development Rights or otherwise and the Developer will be at liberty to put up any number of additional floors over and above the proposed building or make additions to the constructed building and will also be entitled to construct any other building or buildings or other structures in the compound. The Developer shall also be entitled to said open terrace/s on the top floor of the



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said building/s to be known as 'MORYA BLUE MOON'. The Developer shall be at liberty to give, allot, sell, assign, lease for consideration the said terrace/s and shall also be entitled to use the terrace/s for putting additional floors on the proposed said building as the Developer may deem fit in its absolute discretion and the Purchaser hereby expressly agrees and declares and confirms not to raise any dispute or objection to such reservation of right in favour of the Developer.		

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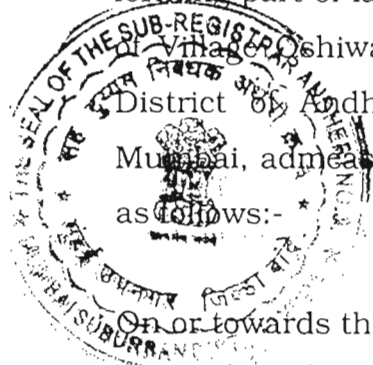
56. This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Maharashtra Act, No. XV of 1971) and the rules made thereunder.



WHEREOF the Parties hereto have set and subscribed their respective hands and seals to these presents the day and year first hereinabove written.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece or parcel of land or ground situate at New Link Road, Andheri (West), Mumbai 400 053, bearing Plot No.B-57 forming part of land bearing Survey No.41 and bearing CTS No.655 Village Pashiwara, Taluka Andheri within the Registration Sub-District of Andheri, District Mumbai Suburban, within Greater Mumbai, admeasuring 1595.5 sq.mtrs. or thereabouts and bounded as follows:-



On or towards the North:  
On or towards the South:

By 44 Feet Wide Road;  
By Block 'C' bearing partly CTS No.645 and partly CTS No.646;

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On or towards the West : By Plot No.B-55 bearing CTS  
No.654;

On or towards the East : By Plot No.B-58 bearing CTS  
No.668.

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**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**COMMON AREAS AND FACILITES**

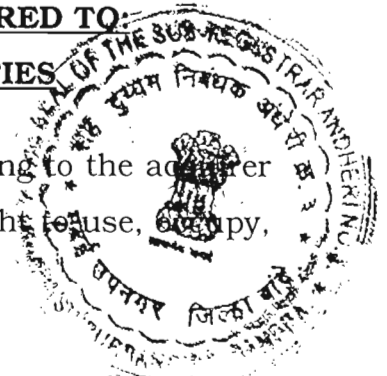
- (i) Entrance lobby and foyer of the building.
- (ii) Staircase of the building including main landing, for the purpose of ingress and egress but not for the purpose of storing or for recreation or for residence or for sleeping.
- (iii) The landing is limited for the use of the residents of the flats located on that particular floor and for visitors thereto but is subject to means of access for reaching the other floors, available to all residents and visitors.
- (iv) Electric meters and water meter/s connected to common lights, water connections, pump set etc.
- (v) One number of underground water tank of adequate capacity with water pumps connected with overhead tanks and overhead water tanks.



**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**RESTRICTED AREAS AND FACILITIES**

- (i) Terraces adjacent to the premises shall belong to the owner of such premises and they shall have exclusive right to use, occupy, enjoy and possess the same.
- (ii) All areas not covered under "common areas and facilities" including open spaces, terraces, parking spaces are restricted area



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and facilities and the Developers have absolute right to dispose off the same to any person/s in the manner they deem fit and proper.

SIGNED by the withinnamed

| FOR BEEJAY REALTORS PVT. LTD.

"THE DEVELOPER"

For BEEJAY REALTORS PVT. LTD.

BEEJAY REALTORS PVT. LTD.,

in the presence of .....

Director DIRECTOR

1.





2.



SIGNED AND DELIVERED by the

withinnamed "THE PURCHASER"

MR./MRS./MS. ARVIND

AGGARWAL

in the presence of .....



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RECEIVED OF and from the within named ]

"THE PURCHASER" the sum of - ]

Rs. 59,70,000/- /- (Rupees Fifty ]

Nine Lakhs And Seventy ]

Thousand Only. only) ]

Being the amount of earnest or deposit ]

money to be paid by him/her/them to us ]

as within mentioned by cheque dated ]

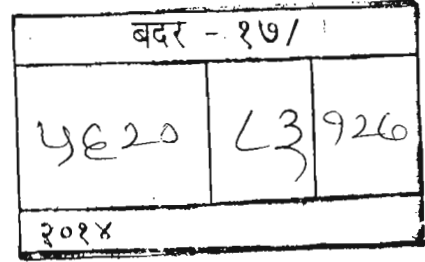
\_\_\_\_\_ bearing cheque ]

No. \_\_\_\_\_ ]

Drawn on \_\_\_\_\_ ]

Bank \_\_\_\_\_ ]

Branch. \_\_\_\_\_ ]



WITNESSES:

1. [Signature]

2. [Signature]

WE SAY RECEIVED:

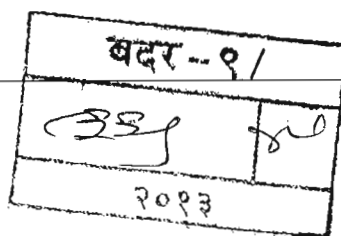
FOR BEEJAY REALTORS PVT. LTD.

For BEEJAY REALTORS PVT. LTD.



Director

Sr. No	Cheque No.	Cheque Date.	Name of the Bank & Branch	Amount
1.	375205	09.08.2010	HDFC BANK LTD., MUMBAI	10,00,000.00
2.	375204	09.08.2010	HDFC BANK LTD., MUMBAI	1,00,000.00
3.	375207	01.09.2010	HDFC BANK LTD., MUMBAI	4,00,000.00
4.	375208	10.09.2010	HDFC BANK LTD., MUMBAI	3,00,000.00
5.	375211	22.01.2011	HDFC BANK LTD., MUMBAI	2,00,000.00
6.	375212	27.01.2011	HDFC BANK LTD., MUMBAI	3,85,000.00
7.	375213	30.01.2011	HDFC BANK LTD., MUMBAI	4,00,000.00
8.	375214	03.02.2011	HDFC BANK LTD., MUMBAI	4,00,000.00
9.	375217	01.05.2011	HDFC BANK LTD., MUMBAI	5,00,000.00
10.	375218	25.05.2011	HDFC BANK LTD., MUMBAI	2,00,000.00
11.	375223	02.07.2011	HDFC BANK LTD., MUMBAI	4,00,000.00
12.	375229	16.08.2011	HDFC BANK LTD., MUMBAI	1,50,000.00
13.	739637	03.11.2011	HDFC BANK LTD., MUMBAI	4,00,000.00
14.	739638	09.11.2011	HDFC BANK LTD., MUMBAI	1,70,000.00
15.	739644	13.01.2012	HDFC BANK LTD., MUMBAI	4,75,000.00
16.	739650	18.04.2012	HDFC BANK LTD., MUMBAI	2,53,000.00
17.	092139	05.06.2013	HDFC BANK LTD., MUMBAI	2,37,000.00
TOTAL RS.				59,70,000.00

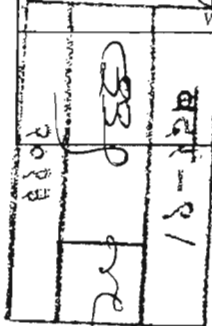


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*[Handwritten signature]*



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बदर - १/	
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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ARVIND P AGGARWAL  
PURAN PRAKASH AGGARWAL

03/11/1968  
Permanent Account Number  
ABQPA0755K

Signature

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२०१४		

Specimen Signature/Thumb Impression  
of the Holder of the licence

FORM 6  
(See Rule 16(1))  
Driving Licence

MH-01-2000/5757  
Date of issue 21 DEC 2000

Name of the Licence Holder  
S. Bhamushah M.  
Soh/wife/daughter of  
Makend



भारत निर्वाचन आयोग  
अवलोकन पत्र  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
ROL0252247

मतदाराचे नांव : नगिन गिरीश मेहता  
Elector's Name : Nagin Girish Mehta  
वडिलांचे नांव : गिरीश मेहता  
Father's Name : Girish Mehta  
लिंग / Sex : पुरुष / MALE  
जन्म तारीख / Date of Birth : 06/03/1956



बदर - १/	
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बदर - १/	
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This I.O.D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1971.

ANNEXTURE "A"

EC-48

346  
Form -----  
88

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

CE: Engineer Sdg. Proposal [W.B.]  
H and K - Wards  
Municipal Office, R. A. Narkar Marg,  
Sandra (West), Mumbai-400 052

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

No. E.B./CE/9354 / WS / AIS/A

of 200-200

25 JUN 2008

Municipal Office,

Mumbai .....200

## MEMORANDUM

Mr. UTTAM JAVAR [AS PER COURT CONSENT],  
DIRECTOR - M/s. BLUE MOON ESTATE PVT. LTD.

With reference to your Notice, letter No. 337 dated 25/4/2008 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Plot bearing CTS No.655, Plot No.B-57, village Oshivara, Andheri [West] to me under your letter, dated 200, I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval thereof reasons.

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

- 1) That the commencement certificate under section 44/69 (EX(a)) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
- 3) That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the specifications for layout / D.P. / or access roads / development of setback land will not be obtained from E.E.R.C.(W.S.) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. from E.E.R.C.(W.S.) / E.E.S.W.D. of W.S. before submitting B.C.C.
- 5) That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix)) will not be submitted by him.
- 6) That the structural design and calculations for the proposed work will not be submitted before C.C.

TRUE COPY

For  
S P ASSOCIATES

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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 24th day of June 2009, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

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

25/6/08  
Executive Engineer, Building Proposals,  
Zone, K. West Wards.

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### SPECIAL INSTRUCTIONS

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

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

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

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

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

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 3 feet (160 cms.) of such building.

"(c) Not less than 92 ft. ( ) meters above Town Hall Datum.

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

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

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

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

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

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

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25 JUN 2008

No: CE / 9354 / WS / AK

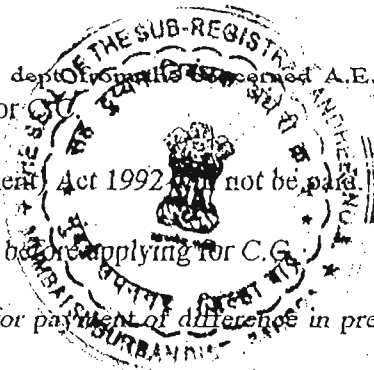
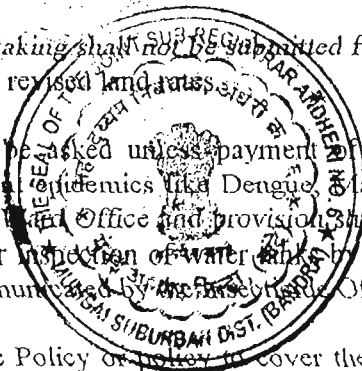
En: Engineer Etdg. Proposal [W.B.]

H and K - Wards

Municipal Office. H. R. Patkar Marg  
Vandra (West), Mumbai-400 850

- 7) That the regular / sanctioned / proposed lines and reservations, C.R.Z. marking will not be got demarcated at site through A.E.[Survey] / E.E. [T&C] / E.E.[D.P.] / D.I.L.R. before applying for C.C.
- 8) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
- 9) That the agreement with the existing tenant alongwith the list will not be submitted before demolition of existing structure.
- 10) That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before demolition of existing structure.
- 11) That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 12) That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 13) That the requirements of N.O.C. of (i) Reliance Energy, (ii) S.G. (iii) P.C.O., (iv) A.A. & C. [K/West], (v) S.P. (vi) S.W.D., (vii) M.T.N.L., (viii) H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.
- 14) That the basement will not comply with basement rules and regulations and registered undertaking for not misusing the basement will not be submitted before C.C.
- 15) That the conditions mentioned in the release letter of E.E.D.P. under No.ChE/634/DPWS/HK dated 17/07/2007 will not be complied with.
- 16) That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
- 17) That "All Dues Clearance Certificate" related to H.E.'s dept. of water supply concerned A.E.W.W. [K/West ward] shall not be submitted before applying for C.C.
- 18) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 19) That the requisite premium as intimated will not be paid before applying for C.C.
- 20) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 21) That the C.C. shall not be asked unless payment in advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
- 22) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
- 23) That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.

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25 JUN 2008  
No: CE/9354/WS/AK

Ex: Engineer Bldg. Proposal, [W, B, L]  
H and K - Wards  
Municipal Office, R. K. Parkar Marg,  
Bandra (West), Mumbai-400 050

24) That the soil investigation will not be done and report thereof will not be submitted with structural design.

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

26) That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.

27) That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

28) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.

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

30) That the phasewise programme for removal of debris shall not be submitted and got approved.

31) That the registered undertaking for water proofing of terrace and gully traps shall not be submitted.

32) That the Indemnity Bond for compliance of conditions shall not be submitted.

33) That the owner/developer shall not display a board marking the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.

34) That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37[2] of MR&T.P. Act, 1966 under No.TPB-4307/396/CR-124/2007/UD-11 dt.6/6/2007 shall not be submitted.

35) That the sheet piling along with diaphragm wall shall not be started taking all the precautionary measures under the strict supervision of registered Structural Engineer before actual work of basement is taken in hand.

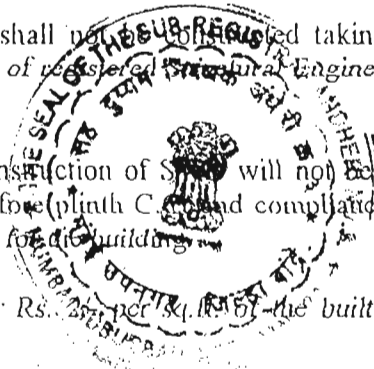
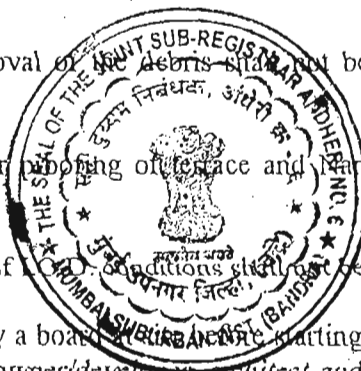
36) That the necessary remarks for training of nalla/construction of S.W.D. will not be obtained from Dy. Ch.Eng. (SWD) City and Central Cell before (plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building).

37) That the debris removal deposit of Rs. 45,000/- or Rs. 2500 per Sq. Ft. of the built up area, whichever is less will not be paid before further C.C.

38) That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Env.] and the conditions therein shall not be complied with.

39) That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.

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25 JUN 2008  
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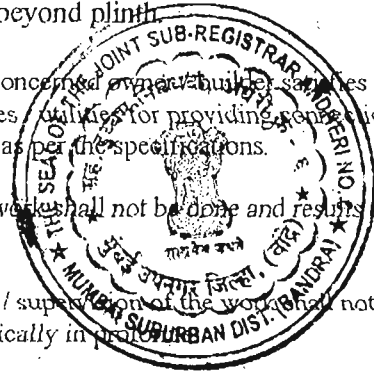
CE: Engineer Bldg. Premises [W.B.]  
H and K - Ward  
Municipal Office R. R. Parkar Marg  
Bandra (West), Mumbai-400 058

40) That remarks / specifications regarding formation level and construction of road from the office of Dy. Chief Engineer [Roads] W.S. shall not be obtained before applying for C.C.

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

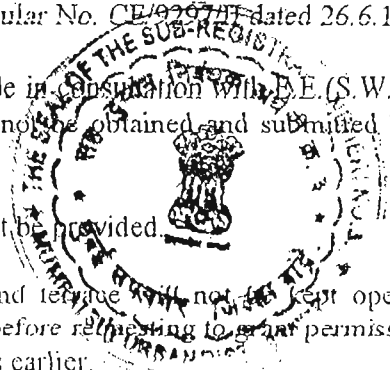
1. That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.
2. That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
3. That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.
4. That the N.O.C. from A.A. & C. [K'West] shall not be submitted.
5. That the plinth stability certificate from R.C.C. consultant shall not be submitted.
6. That the work-start notice shall not be submitted.
7. That the design of the road crust obtained from the Road Consultant of the office of Dy. Chief Engineer [Roads] W.S. to carry out the construction of road upto sub-base level as per the design shall not be complied with before asking for C.C. beyond plinth.
8. That C.C. shall not be granted beyond plinth level unless the concerned owner/builder satisfies the competent authority that he has moved the concerned authorities for providing connection in this regard & advance connection [not commissioned] is taken as per the specifications.
9. That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.
10. That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in progress.

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

- 1) That the dust bin will not be provided as per C.E.'s circular No. CE/9267/1 dated 26.6.1978.
- 2) That the surface drainage arrangement will not be made in consultation with B.E. (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 3) That the 10' wide paved pathway upto staircase will not be provided.
- 4) That the surrounding open spaces, parking spaces and terrace shall not be kept open and unbuild upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 5) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C. B.C.C.
- 6) That the carriage entrance will not be provided before starting the work.
- 7) That the parking spaces will not be provided as per D.C.R. No.36.



*[Handwritten signature]*

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25 JUN 2008  
No: CE / 9354 / WS / AKO 18

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EX: Engineer Bldg. Proposal (W.D.) H and K Wards		
Municipal Office, K. K. Jankar Marg, Bandra (West), Mumbai-400 053		

- 8) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation.
- 9) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 10) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
- 11) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 12) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 13) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.
- 14) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq.Mts. as per Govt. notification under Sec.37[2] of M.R.T.P. Act, 1966.
- 15) That the requisition from fire safety point of view as per D.C.R.91 shall not be complied with.
- 16) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 17) That the Drainage Completion Certificate shall not be submitted.
- 18) That the Lift Inspector's completion certificate shall not be submitted.
- 19) That the structural stability certificate shall not be submitted.
- 20) That the Site Supervisor's completion certificate shall not be submitted.
- 21) That the smoke test certificate shall not be submitted.
- 22) That the water proofing certificate shall not be submitted.
- 23) That the P.R. Card for plots in the name of applicant shall not be submitted.
- 24) That the N.A. order shall not be submitted.
- 25) That the final completion certificate from C.F.O. shall not be submitted.
- 26) That the N.O.C. from A.A. & C. [K/West] shall not be submitted.
- 27) That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.
- 30) That the construction of road including S.W.Drain and footpath, providing central dividers, lane marking and providing street furniture and obtain completion certificate from E.E. [Roads] W.S. shall not be submitted before applying for occupation.
- 31) That the payment towards the difference in pro-rata cost of C.C. road and asphalt road for road width of 18.30 mtrs. and above shall not be made to the office of Dy.Chief Engineer [Roads] before applying for occupation.



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

1. That the certificate under Sec.270-A of the B.M.C. Act will be obtained from H.E.'s department regarding adequacy of water supply.

AC

*[Handwritten signature]*

EX: ENGR BLDG PROPOSAL  
(W.S.) K/EAST, WEST WARDS,  
25/6/08

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3

No. EB/CE/ 9354/103/AR.

NOTES 25 JUN 2008

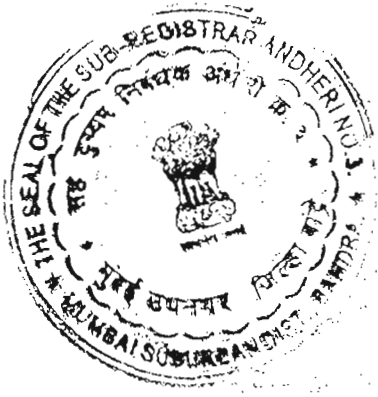
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- (1) The work should not be started unless objections A are complied with 1 to 40
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flusing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. \_\_\_\_\_ of \_\_\_\_\_ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The acces road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained and protected.
- (17) The surrounding open spaces around the building should be consolidated concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from abjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

A

बदर - ९/	
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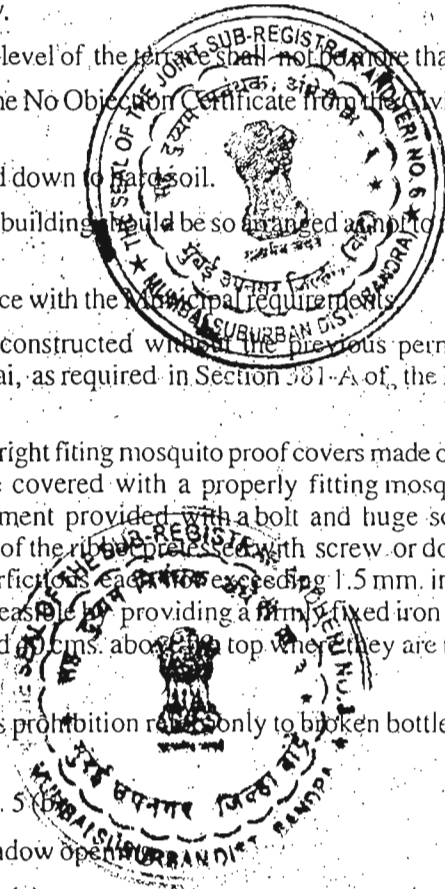
बंदर - १७/		
५६२०	१०४	१२६
२०१४		



बंदर - ९/	
२३९	६६
२०१३	

- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
- Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
  - Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on lightly serving the purpose of a lock and the warning pipes of the roof be protected with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasle by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 60 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition relate only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b)  
 (b) Lintels or Arches should be provided over Door and Window opening.  
 (c) The drains should be laid as require under Section 234-1 (a).  
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

4620	704926
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COPY TO ARCHITECT OWNER  
**TRUE COPY**

For  
**S P ASSOCIATES**  
 ARCHITETS ENGINEERS

*[Handwritten signature]*

For *[Handwritten signature]*  
 Executive Engineer, Building Proposals  
 Zones *K. West* Wards.

बदर-९/	
C389	EE
२०१३	

बंदर - १७१		
५६२०	१०६	१२६
२०१४		



बंदर - ९१	
८३९	८००
२०१३	

# ANNEXURE "A-I"

BMPP-1649-2002-10,000 Forms.

Plan L.O.D./C.O. is issued subject to the provision of Urban Land

C-3 zoning and Regulation Act, 1971

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE 9354 BSII/WS/AH/AK of COMMENCEMENT CERTIFICATE

Ex: Engineer Bldg. Proposal [W, H and K - Ward] Municipal Office, R. K. Patkar Marg, Bandra (West), Mumbai-400 051

To Mr. Uttam Javar Director of M/S Blue Moon Estate Pvt Ltd.

15 DEC 2008

Sir,

With reference to your application No. 2284 dated 25/4/2008 for Development Permission and grant of Commencement Certificate under Section 44 & 60 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Proposed Building CTS No. 655 at premises at Street — village Oshiwara No. B-57 situated at Andheri (W) Ward K-West.

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

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

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. N.S. Lalaji

Ex Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 4 DEC 2009

This Commencement certificate is for carrying out the work upto/For top of basement only

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

TRUE COPY

For S P ASSOCIATES ARCHITECTS ENGINEERS

Ex Assistant Eng. Building Proposals (Western Subs.) H & K/West' K/East & P/Wards'

FOR MUNICIPAL CORPORATION OF GREATER MUMBAI

बदर-९/	
CS38	69
२०२३	

बंदर - १७१		
५६२०	७०८	१२८
२०१४		



बंदर - ९१	
३३९	६२
२०१३	

बदर - १७/		
५६२०	१०६	१२६०
१०१४		

Valid up to 14/12/09

26 AUG 2009

CE/ 9354 /BSII/WS/AK of

Further C. C. is now extended to endorsement upto top of  
for/upto height, basement as per approved plan

26/8/09

dr-20/08/09

E.E.B.P. (WS) K Ward

Valid up to 14/12/10

7 DEC 2010

CE/ 9354 /BSII/WS/AK of

Further C. C. is now extended upto top of 11m 4. (CPH)  
for/upto ie. 67.50m height, +MRT+OHT as per approved plan

21/12/10

dr-20/08/09

E.E.B.P. (WS) K Ward

TRUE COPY

For  
S P ASSOCIATES  
ARCHITETS ENGINEERS



बदर - १/	
३३९	१०३
२०१३	

बंदर - १७१		
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२०१४		



बंदर - ११	
133	१०६
२०२२	



मालमत्ता पत्रक

ANNEXTURE "C"

गा/मोजे -- ओशिवरा

तालुका/न.भू.मा.का. -- न.भू.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

भुमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराची किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

६५५

१५१५.५

कर

धाधिकार

हाचा मुळ धारक  
१९६६

[मेसर्स बयरामजी जिजीभाय खाजगी मर्यादीत]

तर

भार

शेरे

[न्यु स्वस्तिक लंडस डेक्लपमेट]  
[कोपरेशन]

बंदर - १७/		
५६२०	९९९	९२६
२०१४		

क्र	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०४/११/१९८८	मा. जि. नि. भू. अ. तथा न. क्र. अ. ४ जोगेश्वरी यांचा आदेश क्र ओशीवरा न. भू. ६५५/८८ दि ४/११/८८ व कोर्ट कन्सेंट डिक्री प्रमाणे नाव दाखल		(H) १) श्रीमती एन एन जसानी २) श्री आर बी जसानी ३) मे. एन्. आर जसानी ४) श्री ए. आर. जसानी	सही - २८/११/१९८८ जि. नि. भू. अ. तथा न. भू. अ. क्र. ४ मुंबई

गासणीकरणाच्या बाबतीत धारक।

... खरी मुक्कल

बंदर - १७/

न.भू.अ.अंधेरी

मुंबई उपनगर जिल्हा

पट्टेदार बंदर - १७/

नवधर बंदर - १७/

नवधर धिक्की बंदर - १७/

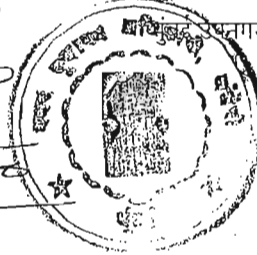
नवधर बंदर - १७/

नवधर बंदर - १७/

नवधर बंदर - १७/

नवधर बंदर - १७/

नवधर बंदर - १७/



बंदर - १७/	
५६२०	९९९
२०१३	

बदर - १७/		
५६२०	११२	१२६
२०१४		



बदर - १/	
३३९	२०१
२०१३	

# ANNEXURE "B"

## VINOD MISTRY & CO.

ADVOCATES, SOLICITORS & NOTARY



VINOD B. MISTRY  
ADVOCATE, SOLICITOR & NOTARY  
RES. : 2660 9536

SONAL R. AWASTHI  
ADVOCATE HIGH COURT  
MOB.: 98334 79742

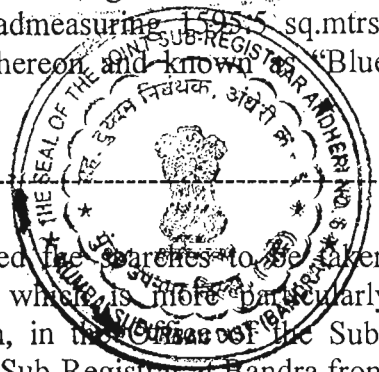
RAJA BAHADUR MANSION, 2ND FLOOR,  
20 AMBALAL DOSHI MARG, (HAMAM STREET),  
FORT, MUMBAI - 400 023.  
☎ : 2267 6736 / 6654  
FAX : 2267 6824  
E-Mail : mistry.vinod@rediffmail.com  
mistryvinod@hotmail.com

बदर - १७/		
५६२०	११३	१२६
२०१४		

A-2103/2010

### REPORT ON TITLE

Sub: Plot No.B/57 of Survey No.41, at Village Oshiwara, Taluka Andheri bearing CTS No.655 admeasuring 1505.5 sq.mtrs. along with Building standing thereon and known as "Blue Moon"  
Blue Moon Estate Pvt. Ltd.,



This is to certify that we have caused the searches to be taken concerning the above mentioned property, which is more particularly described in the Schedule hereunder written, in the Office of the Sub-Registrar at Mumbai from 1951 onwards; and Sub-Registrar at Bandra from 1965 onwards.

M/s. Blue Moon Estate Pvt. Ltd., is a Company registered under the Companies Act, 1956 (bearing Registration No.11-48999 of 1988) and registered on 29.09.1988 (hereinafter called "the said Company").

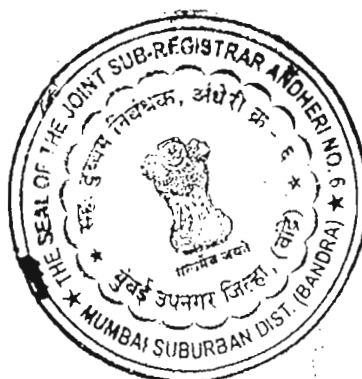
The said Company filed a suit in the High Court at Mumbai being Suit No.948 of 1992 against M/s. N.R. Jasani and Others inter alia for a Declaration that the writings dated 31.11.1988 and 22.11.1988 constitute valid and subsisting Agreement and binding on the Defendants and also for an order and decree to specifically perform the said Writings and for other reliefs.

On 10.04.1992 a Consent Decree has been passed in the said Suit before His Lordship Mr. Justice D.R. Dhanuka inter alia to operate as a Conveyance in respect of the said property, which is more particularly described in the Schedule hereunder written. The said Consent Decree is stamped under the provisions of Bombay Stamp Act, 1958 and is registered under Serial No.BBJ-2551/1994.

The said Company executed a Development Agreement dated 29.04.2008 in favour of M/s. Beejay Realtors Pvt. Ltd., also a Company registered under the Companies Act, 1956 and having its place of business at 2, Home Stead, 16<sup>th</sup> Dattatray Road, Santacruz (W), Mumbai 400 054 and granted the rights of development of the said property on the terms and conditions recorded therein. The said Development Agreement is duly registered with the Sub-Registrar at Andheri-IV, MSD (Bandra), under Sr. No.BDR-15-12221-2009 dated 24.12.2009. So far, in the Property Register Card the name of the said M/s. Blue Moon Estate Pvt. Ltd., has not been recorded/entered.

बदर - १/	
८३१	७७
२०१३	

बदर - १७१		
५६२०	९९८	९२६
२०१४		



बदर - ९१	
८३३९	७६
२०१३	

बदर - १७/		
५६२०	९९५	९२८०
२०१४		

In view of the aforesaid and subject to the name of the said M/s. Blue Moon Estate Pvt. Ltd., being recorded in the Revenue Record in the Property Register Card, the title to the said property belonging to the said M/s. Blue Moon Estate Pvt. Ltd., is clear and marketable.

The said M/s. Beejay Realtors Pvt. Ltd., by virtue the said Registered Development Agreement, are entitled to develop the said property as per the Building Plans duly sanctioned by the Corporation.

**THE SCHEDULE OF PROPERTY ABOVE REFERRED TO:**

ALL THAT piece or parcel of land or ground admeasuring 1907 square yards i.e. 1595.50 sq.mtrs, situate, lying and being at Village Oshiwara, Andheri (West), in Greater Bombay and forming part of Survey No.41, being Plot No.B-57 and bearing C.T.S.No.655 and bounded as follows :

On or towards the West	:	By Plot No.B-55 bearing C.T.S.No.654
On or towards the East	:	By Plot No.B-58 and bearing CTS No.668,
On or towards the North	:	By 44' feet Wide Road
On or towards the South	:	By Block 'C' bearing CTS No. partly 645 and partly CTS No.646.

Dated this 14<sup>th</sup> day of January, 2010.

For Vinod Mistry & Co.,

(Advocates & Solicitors)  
High Court, Bombay



बदर - १/	
३३९	९८
२०१४	

बदर - १७/		
५६२०	९९६	९२६
२०१४		



बदर - १/	
८३३९	८०
२०१३	

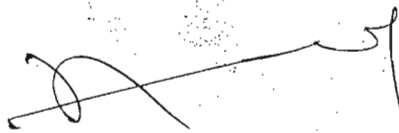
Annexure - "E"

LIST OF AMENITIES

बदर - १७/		
५६२०	९९६	९२६०
२०१४		

1. R.C.C framework.
2. External finish with Glass Panel and Aluminium composite panel.
3. Internal finish with POP.
4. Main entrance panel door.
5. Aluminium adjustable lowered windows for toilet.
6. Good quality electric switches.
7. Adequate light points.
8. Concealed wiring.
9. Good quality plumbing fittings & fixtures in bathroom.
10. Staircase, lobby and fire escape finishing with kotah stone.
11. concealed plumbings.





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बदर - ९/	
८३९	८९
२०१३	

बदर - १७१		
५६२०	९९८	९२६
२०१४		



बदर - ११	
८३५	(८)
२०१३	





गुरुवार, 14 नोव्हेंबर 2013 11:44 म.पू.

दस्त गोषवारा भाग-1

वदर9

दस्त क्रमांक: 8339/2013

दस्त क्रमांक: वदर9 /8339/2013

बाजार मूल्य: रु. 1,13,41,770/- मोबदला: रु. 63,70,000/-

भरलेले मुद्रांक शुल्क: रु.5,67,500/-

दु. नि. सह. दु. नि. वदर9 यांचे कार्यालयात

पावती:9722

पावती दिनांक: 14/11/2013

अ. क्र. 8339 वर दि.14-11-2013

सादरकरणाराचे नाव: अरविंद . अगरवाल

रोजी 11:40 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1720.00

पृष्ठांची संख्या: 86

दस्त हजर करणाऱ्याची सही:

बदर - १७/		
4620	99e	9260
२०१४		

एकुण: 31720.00

सह. दु. नि. अंधेरी 3  
सह. दुय्यम निबंधक अंधेरी क्र. ३,

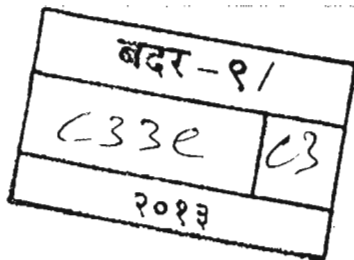
सह. दु. नि. अंधेरी 3  
सह. दुय्यम निबंधक अंधेरी क्र. ३,

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 14 / 11 / 2013 11 : 40 : 13 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 14 / 11 / 2013 11 : 41 : 02 AM ची वेळ: (फी)



वदर - १७/		
५६२०	१२०	१२६
९०१४		



Summary-2( दस्त गोषवारा भाग - २ )



14/11/2013 11 48:05 AM

दस्त क्रमांक : वदर9/8339/2013

दस्ताचा प्रकार :- करारनामा

दस्त गोषवारा भाग-2

वदर9

दस्त क्रमांक:8339/2013

बदर - १७/

4628 929 926

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:बीजे रेअल्टॉर्स प्रा ली चे संचालक

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

वय :-47

पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: होमस्टेड,

स्वाक्षरी:-

ब्लॉक नं: सांताक्रूज वॅस्ट, रोड नं: दत्तात्रय, ,

पॅन नंबर:AAACN2315G

2 नाव:अरविंद . अगरवाल

लिहून घेणार

पत्ता:प्लॉट नं: 605, माळा नं: , इमारतीचे नाव: 14

वय :-45

ईन्द्रदर्शन फेस 2, ब्लॉक नं: लोखंडवाला, रोड नं: ऑफ

स्वाक्षरी:-

लिक रोड, महाराष्ट्र, मुंबई.

पॅन नंबर:ABQPA0755K

वरील दस्तऐवज करून घेणारे व त्याकडून स्विकारून घेतलेला दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ: 14/11/2013 11:42:00 AM

ओळख:-

खालील इसम असे मिळविते करतात की ते दस्तऐवज करून घेणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव

छायाचित्र

अंगठ्याचा ठसा

1 नाव:नगीन . मेहता

वय:57

पत्ता:94/बी,व्ही पी रोड शांताक्रूज वॅस्ट मुंबई

पिन कोड:400054

स्वाक्षरी

2 नाव:श्रद्धा - भानूशाली

वय:45

पत्ता:मुंदर

पिन कोड:400054

स्वाक्षरी

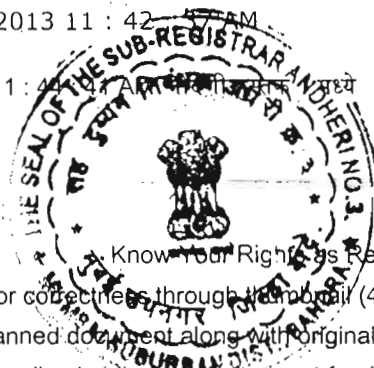
पत्ता:मुंदर
वदर १८/
पिन कोड:400054
८३३९८४
२०१३

शिक्का क्र.4 ची वेळ: 14 / 11 / 2013 11 : 42 : 47 AM

शिक्का क्र.5 ची वेळ: 14 / 11 / 2013 11 : 44 : 47 AM

सह. दु. नि. अंधेरी ३

सह. दुय्यम निबंधक अंधेरी क्र. ३,



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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करणेत येते की, या

दस्तामध्ये एकूण.....पाने आहेत.

पुस्तक क्र. १/बदर-९/क्रमांक ८३३९/२०१३

वर नोंदला दिनांक : 14 NOV 2013

सह. दुय्यम निबंधक अंधेरी क्र. ३,  
मुंबई उपनगर जिल्हा ११/2013

बदर - १७/		
५६२०	१२२	१२६
२०१४		



12.22



14 November, 2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3

दस्त क्रमांक : 8339/2013

नोदणी 63

Regn. 63m

गावाचे नाव : ओशिवरा

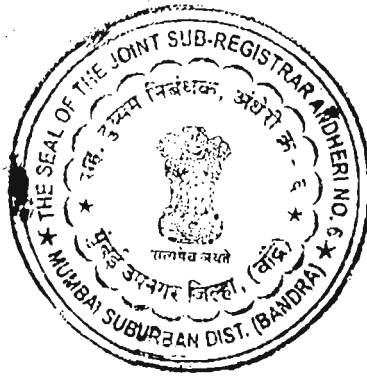
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.6,370,000/-
(3) वाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.11,341,770/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	655,B/57, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: युनिट (ऑफिस)नं 805,8वा मज्जा,"मोर्या ब्लू मून"आंधेरी लिंक रोड आंधेरी वेस्ट ओशिवरा मुंबई 400 053.एरिया ५३६.३० चो फु कार्पेट
(5) क्षेत्रफळ	59.81 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- वीजे रेअल्टोर्स प्रा ली चे संचालक गोपाळ सोमानी . . ;वय: 47; पत्ता :-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: होमस्टेड, ब्लॉक नं: सांताक्रूज वॅस्ट, रोड नं: दत्तात्रय, ., पिन कोड:- 400054 पॅन नंबर: AAACN2315G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- अरविंद . अगरवाल ; वय:45; पत्ता:-प्लॉट नं: 605, माळा नं: ., इमारतीचे नाव: 14 ईन्द्रदर्शन फेस 2, ब्लॉक नं: लोखंडवाला, रोड नं: ऑफ लिंक : महाराष्ट्र, मुंबई.; पिन कोड:- 400053; पॅन नं:- ABQPA0755K;
(9) दस्तऐवज करून दिल्याचा दिनांक	12/11/2013
(10) दस्त नोंदणी केल्याचा दिनांक	14/11/2013
(11) अनुक्रमांक,खंड व पृष्ठ	8339/2013
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	रु.567,500/-
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	

बदर - १७/		
५६२०	१२३	१२६
१०१४		

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



बदर - १७/		
<del>१७/१७</del>	<del>१७/१७</del>	<del>१७/१७</del>
२०१४		

**Data of ESBTR for GRN MH001536373201415S**  
**Bank - PUNJAB NATIONAL BANK**

Bank/Branch : PNB House  
Pmt Txn id : 010714M468351  
Pmt DtTime : 01/07/2014 01:11:41  
ChallanIdNo : 03031322014070150189  
District : 7101 / MUMBAI

Stationary No : 13016428484584  
Print DtTime : 01/07/2014 13:42:51  
GRN : MH001536373201415S  
Office Name : JGR553(TF) JGR554(BDR17)  
DATE : 04/07/2014 (IS)-513-5620 JGR554(BDR17)  
DATE : 04/07/2014 (IS)-513-5620 JGR554(BDR17)

StDuty Schm : 0030045501-75/ Stamp Duty (portal)  
StDuty Amt : 0000980643201415 (Rs Thirty Thousand Five Hundred Rupees Only)  
RgnFee Schm : 1  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

**DEFACED FOR RS:63500.00**

Deface Number : 0000980643201415  
AMOUNT : 30000.00  
DATE : 04/07/2014 (IS)-513-5620 JGR554(BDR17)

RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

**Only for verification-not to be printed and used**

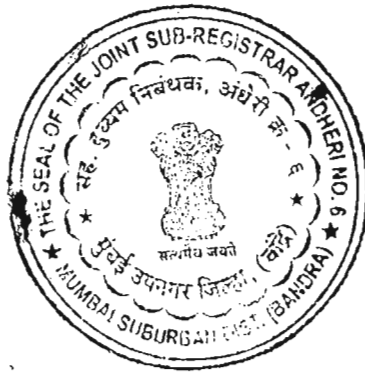
Article : B25  
Prop Mvblty : Immovable  
Prop Descr : OFFICE UNIT 805,8TH FLOOR,MORYA BLUE MOON,- , NEW LINK ROAD  
ANDHERI WEST,MUMBAI,Maharashtra  
400053

Consideration : 1,20,00,000.00/-

Duty Payer : PAN-AANFR1293D MS RUIA COMMODITIES  
Other Party : PAN-ABQPA0755K ARVIND AGGARWAL

Bank Scroll No : 1  
Bank Scroll Date : 02/07/2014  
RBI Credit Date : 02/07/2014  
Mobile Number : 0000000000

बदर - १७/		
4620	928	926
२०१४		









शुक्रवार, 04 जुलै 2014 3:14 म.नं.

दस्त गोपवारा भाग-1

बदर 17

दस्त क्रमांक: 5620/2014

दस्त क्रमांक: बदर 17 /5620/2014

बाजार मूल्य: रु. 1,19,13,500/- मोवदला: रु. 1,20,00,000/-

भरलेले मुद्रांक शुल्क: रु.33,500/-

बदर - १७/		
५६२०	९२५	९२६
२०१४		

द. नि. सह. दु. नि. बदर 17 यांचे कार्यालयात

पावती: 5811

पावती दिनांक: 04/07/2014

अ. क्र. 5620 वर दि. 04-07-2014

सादरकरणाचे नाव: मे रुईया कमोडीटीज चे भागीदार  
अनिश प्रकाश रुईया

रोजी 3.12 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2540.00

पुटांची संख्या: 127

*[Signature]*

दस्त हजर करणाऱ्याची मनी:

एकुण: 32540.00

*[Signature]*

मह. दु. नि. का. अंधेरी 6

मह. दु. नि. का. अंधेरी 6

मह. दु. नि. का. अंधेरी 6

दस्ताचा प्रकार: करारनामा

*[Signature]*

मह. दु. नि. का. अंधेरी 6

मह. दु. नि. का. अंधेरी 6

मह. दु. नि. का. अंधेरी 6

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 04 / 07 / 2014 03 : 11 : 19 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 04 / 07 / 2014 03 : 12 : 06 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखला केलेला आहे. दस्तातील मगकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांचे सत्यता तपासली आहे. दस्ताची सत्यता वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक जे संपूर्णपणे जबाबदार राहतील.

*[Signature]*

लिहून देणारे (दिनांकासहीत स्वाक्षरी)

*[Signature]*

लिहून घेणारे (दिनांकासहीत स्वाक्षरी)





Summary-2( दस्त गोषवारा भाग - २ )



04/07/2014 3 15:56 PM

दस्त क्रमांक :बदर17/5620/2014

दस्ताचा प्रकार :-करारनामा

दस्त गोषवारा भाग-२	बदर 17
4620 925 926	दस्त क्रमांक:5620/2014
२०१४	

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अरविंद - अगरवाल पत्ता:प्लॉट नं: युनिट नं 805 , माळा नं: 8 वा मजला , इमारतीचे नाव: मोर्या ब्ल्यू मून , ब्लॉक नं: अंधेरी प मुंबई , रोड नं: अंधेरी लिंक रोड , , , पॅन नंबर:ABQPA0755K	लिहून देणार वय :-45 स्वाक्षरी:-		
2	नाव:मे रुईया कमोडीटीज चे भागीदार अनिश प्रकाश रुईया पत्ता:प्लॉट नं: सदनिका नं 92 , माळा नं: 9 वा मजला , इमारतीचे नाव: विंडरमेअर 2 ए को ऑप हौ सो ली , ब्लॉक नं: अंधेरी प मुंबई , रोड नं: ओशिवरा ऑफ न्यू लिंक रोड , , , पॅन नंबर:AANFR1293D	लिहून घेणार वय :-23 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:04 / 07 / 2014 03 : 12 : 53 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मनीष - सैनानी वय:40 पत्ता:शांतीवन 762 ओशिवरा अंधेरी प मुंबई पिन कोड:400053		
2	नाव:रोहन . मटकर वय:26 पत्ता:768 आदर्श नगर अंधेरी प मू पिन कोड:400053		

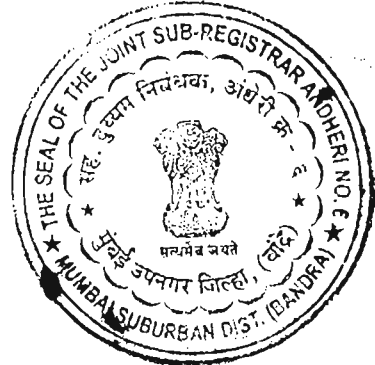
शिक्षा क्र.4 ची वेळ:04 / 07 / 2014 03 : 13 : 42 PM

*Signature*

सह. दु. नि. का. अंधेरी 6

सह. दु. नि. का. अंधेरी 6

मुंबई उपनगर जिल्हा, वा. EPayment Details.



sr. Epayment Number

Defacement Number

iSarita v1.3.0



DATED THIS DAY OF 20

BETWEEN

**BEEJAY REALTORS PVT. LTD.**

..... **DEVELOPERS**

AND

MR./MRS./MS. MR. ARVIND AGGARWAL

..... **PURCHASER**

**AGREEMENT FOR SALE**

OF UNIT NO. 805

ON THE EIGHTH FLOOR

IN BUILDING KNOWN AS

**MORYA  
BLUE MOON**

Scan  
7-07-2014  
4:44

## SHARE CERTIFICATE

Certificate No. : 038

Members Reg. No. : 38

### MORYA BLUE MOON PREMISES CO-OPERATIVE SOCIETY LIMITED

( Registered under Maharashtra Co-operative Societies Act, 1960 )

Registration No. MUM/WKW/GNL/0/2626/2016-17 YEAR 2016

B-57, CTS No. 655, Near Monginis Cake factory, Oshiwara Link Road, Mumbai - 400 053.

Authorised Share Capital Rs 1,00,000/-; Divided into 2000 Shares of Rs. 50/- each

This is to Certify that Shri / Smt. / M/s. ARVIND AGGARWAL

of Shop / Office No. 805 on 8<sup>th</sup> Floor is / are Registered Holder of 10 Fully paid up  
Shares of Rs 50/- (Fifty) each, From 371 to 380 (both inclusive) in Morya Blue Moon Premises  
Co-operative Society Limited., Subject to the Bye - Laws of the said Society.

GIVEN under the Common Seal of the said Society on 27 day of AUGUST 2019

Prakash Rana

Hon. Chairman

Sanjay Kumar

Hon. Secretary

H. P. D.

Committee Member

Scanned 16/11/2019

# Memorandum of the Transfer of the within Mentioned Shares

Sr. No.	Date of Transfer	Reason for Transfer	To whom Transferred	Reg. No. of Transferee	Chairman	Secretary	M. C. Member
1		RESOLUTION MUM. VNO/VGNL/O/ 2628/2016-17 YEAR 2016	M/S RUIA COMMODITIES MR. ANEES PRAKASH RUIA	61	<i>Bakash Rini</i>		<i>[Signature]</i>
1	27/08/2019	1	M/s. RUIA COMMODITIES		<i>Bakash Rini</i>	<i>Singh Kumar</i>	<i>[Signature]</i>