

336/5307

पावती

Original/Duplicate

Friday, November 21, 2014

नोंदणी क्र. :39म

5:30 PM

Regn.:39M

पावती क्र.: 12600 दिनांक: 21/11/2014

गावाचे नाव: सानपाडा

दस्तऐवजाचा अनुक्रमांक: टनन6-5307-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मे.सेलोजन फार्मा प्रा लि चे डायरेक्टर श्री विजयकुमार - नायर

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1500.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 75

एकूण: रु. 31520.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 5:41 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 6

बाजार मूल्य: रु.10804500/-

मोबदला: रु.10000000/-

भरलेले मुद्रांक शुल्क : रु. 648300/-

1) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004017131201415E दिनांक: 21/11/2014

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 1520/-

मुख्य दस्तऐवज पदात घेता

मुख्य दस्तऐवज पदात घेता
मुख्य दस्तऐवज पदात घेता

पदात घेता



21/11/2014

गावाचे नाव : 1) सानपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोंवदला	10000000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10804500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: ऑफीस क्र-604 साहावा मजला ऐलोरा कियेस्टा प्लॉट नंबर-8 सेक्टर-11 सानपाडा नवी मुंबई क्षेत्र-83.333 चौ मी कारपेट((Plot Number : 8 ; SECTOR NUMBER : 11 ;))
(5) क्षेत्रफळ	1) 83.333 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:-मेसर्स भुमि कंट्रक्शन प्रोजेक्टस चे भागीदार अमृत कानजी निसार यांचे कु.मु म्हणून हिंमत - भानुशाली वय:-28; पत्ता:-प्लॉट नं: 8, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर-11 सानपाडा नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AAHFB9734D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे.सेलोजन फार्मा प्रा लि चे डायरेक्टर श्री विजयकुमार - नायर वय:-51; पत्ता:-प्लॉट नं: एक्स4/1 व एक्स4/2, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऑफिस नंबर--वी-106 टेक्नोसिटी, रोड नं: एमआयडीसी म्हापे नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400710 पॅन नं:-AABCL1038M
(9) दस्तऐवज करून दिल्याचा दिनांक	21/11/2014
(10)दस्त नोंदणी केल्याचा दिनांक	21/11/2014
(11)अनुक्रमांक,खंड व पृष्ठ	5307/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	648300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक ठाणे-६
(वर्ग - २)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

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





CHALLAN
MYR Form Number-6

GRN	MH003929963201415M	BARCODE		Date	18/11/2014-10:11:33	25 2
Department	Inspector: General Of Registration			Payer Details		
Type of Payment	Non-Judicial Customer-Direct Payment					
	Sale of Non Judicial Stamps IGR Rest of Maha			PAN No. (if Applicable)		
Office Name	THN6_THANE NO 6 JOINT SUB REGISTRA		Full Name	CELOGEN FARMA PVT LTD		
Location	THANE					
Year	2014-2015 One Time		Flat/Block No.	OFFICE NO.604 ELLORA F.ESTA PLOT NO		
Account Head Details		Amount In Rs.	Premises/Building	.8 SEC - 11		
0030046401	Sale of NonJudicial Stamp	646300.00	Road/Street	83.3 13		
			Area/Locality	SANPADA NAVI MUMBAI		
			Town/City/District			
			PIN	4 0 0 7 0 3		
			Amount In	Six Lakh Forty Eight Thousand Three Hundred Rupees		
Total		646300.00	Words	Only		
Payment Details			FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA			Bank CIN	REF No.	02300042014111887051 206368603	
Cheque/DD Details			Date	18/11/2014-14:51:30		
Cheque/DD No			Bank-Branch	BANK OF MAHARASHTRA		
Name of Bank			Scroll No. , Date	Not Verified with Scroll		
Name of Branch						

Mobile No. . Not Available

FOR CELOGEN PHARMA PVT LTD

DIRECTOR

ट. न. न. ६

५३०५	२०१४
९	७५



CHALLAN
MTR Form Number-6

GRN	MH004017131201415E	BARCODE		Date	21/11/2014-14:12:11	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Registration Fees					
	Ordinary Collections IGR		PAN No. (If Applicable)			
Office Name	THN6_THANE NO 6 JOINT SUB REGISTRA		Full Name	CELOGEN FARMA PVT LTD		
Location	THANE					
Year	2014-2015 One Time		Flat/Block No.	OFFICE NO.604 ELLORA FIESTA PL-8 S		
Account Head Details	Amount In Rs.	Premises/Building	EC-11			
0030063301	Amount of Tax	30000.00	Road/Street	83.333		
			Area/Locality	SANPADA NAVI-MUMBAI		
			Town/City/District			
			PIN	4	0	0
				7	0	3
			 PAN2--PN--GHOMI CONSTRUCTION PRIVEC TS-CA-1990000			
			Amount In	Thirty Thousand Rupees Only		
Total		30000.00	Words			
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	REF No.	02300042014112196087	207237682
Cheque/DD No			Date	21/11/2014-14:14:44		
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch			Scroll No. , Date	Not Verified with Scroll		

Mobile No. : Not Available

CELOGEN FARMA PVT LTD

DIRECTOR

4300		2014	
3		24	



		र. न. न. ६
	२०१४	

AGREEMENT FOR SALE & TRANSFER OF UNIT

THIS AGREEMENT made at Navi Mumbai this 21st day of November, in the Christian Year of Two Thousand And Fourteen between - -

M/S. BHOOMI CONSTRUCTION PROJECTS, bearing Pan No AAHFB 9734D a partnership firm registered under the Indian Partnership Act, 1932 having their office at Plot No.8, Sector-11, opp. Juinagar Station, Sanpada, Navi Mumbai - 400 706 hereinafter referred to as the '**PROMOTERS**' (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners for the time being of the said firm of M/s. Bhoomi Construction Projects, their survivors or survivor and the heirs, executors and administrators of such last survivor) of the One Part

and

M/S. CELOGEN PHARMA PVT.LTD. through its Director **MR. VIJAYKUMAR NAIR** bearing PAN No: AABCL1038M, Office at B-106, Technocity, Plot No.X4/1 & X4/2, TTC Industrial Area, MIDC, Mahape, Navi Mumbai - 400710. hereinafter referred to as the '**PREMISES PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof mean and include Their heirs, executors, administrators and permitted assigns/their respective heirs, executors, administrators and permitted assigns/the partners for the time being of the said firm/company, their survivors or survivor and the heirs, executors and administrators of such last survivor/it's successors and assigns) of the Other Part.

र. न. न. ६	
५३००	२०१४
५३००	६५

[Handwritten signature]

For CELOGEN PHARMA PVT. LTD

[Handwritten signature]
DIRECTOR

WHEREAS:

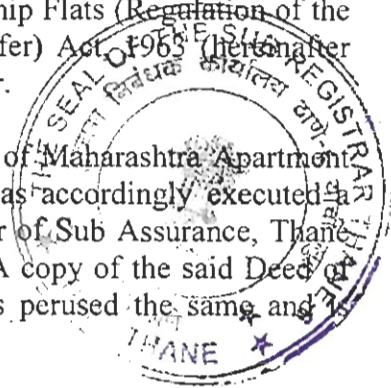
- (a) The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. is a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "the Corporation") having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provision of sub Sec.(3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.XXXVIII of 1966) (hereinafter referred to as "the said Act").
- (b) The Government has acquired land within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Sec.113 of the said Act.
- (c) By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it/or vested into it in accordance with the proposal approved by the State Government under the said Act.
- (d) In the circumstances the City and Industrial Development Corporation of Maharashtra Ltd. i.e. the Corporation is the owner of interalia the plot of land bearing Plot No.8 admeasuring 4905.19sq.mtrs. situated at Sector 11, Sanpada, Navi Mumbai and delineated on the plan hereto annexed and marked **Annexure: A** and thereon shown surrounded by red colour boundary lines and more particularly described in **the First Schedule** hereunder written and hereinafter referred to as the 'said Property'.
- (e) By an Agreement To Lease dated 21st May, 2007 registered with the Sub-Registrar at Thane under No. TNN 6 - 3349 of 2007 made between the CIDCO (therein also referred to as 'the Corporation') of the One Part and the Promoters (therein referred to as the Licensee) of the Other Part, the Corporation has agreed to grant the lease of the said Property to the Promoters for the term of 60 years commencing from the date of execution of Agreement To Lease i.e. 21st May, 2007 for the premium, lease rent and upon the terms and conditions mentioned therein. Simultaneously with the execution of the said Agreement To Lease dated 21st May, 2007 the Corporation granted to the Promoters the licence to enter upon the said Property.
- (f) The building plans, elevations, sections, specifications and details of commercial building constructed on the said Property has been sanctioned by the Navi Mumbai Municipal Corporation on 29/09/2007 under No.7336/3229 and the Navi Mumbai Municipal Corporation issued the Construction Permission bearing No.7336/3229/07 dated 29/09/2007 for construction of building on the said Property. The Navi Mumbai Municipal Corporation also issued the Commencement Certificate bearing No. NMMC/ TPD/ BP/ Case No. A- 7336/3229/07 dated 29/09/2007 for the construction of commercial building having Ground and 13 upper floors constructed on the said Property.
- (g) Title in respect of the said Property and the rights of the Promoters to develop the said Property has been certified by Himanshu Bheda & Co., by his Certificate of Title dated 21/12/2007, a xerox copy whereof is annexed hereto and marked as **Annexure: 'B.'**
- (h) In the premises above recited the Promoters alone were entitled to develop the said Property and have the sole and exclusive rights to sell the offices in the building to be constructed by the Promoters on the said Property and to receive the sale price in respect thereof.

ट. न. न.	
4300	2007
EA	04

CELLOGEN PHARMA PVT LTD

DIRECTOR

- (i) The promoters submitted to the Navi Mumbai Municipal Corporation the amended building plans for its approval. The Navi Mumbai Municipal Corporation approved the said amended building plans and issued Amended Commencement Certificate bearing no NMMC/ TPD/ BP/ Case No. A- 9757/1528/09 dated 28/04/2009 for the construction of the commercial building having ground and 13 upper floors to be constructed on the said property. And now in pursuance of the approved amended building plans and the amended commencement certificate, the promoters have completed the construction on the said property of a commercial building having ground and 13 upper floors to be known as "ELLORA FIESTA". The photo copy of the said Commencement Certificate dated 28/04/2009 is annexed hereto and marked as **Annexure: C**. The completion cum occupancy certificate has been received by the Promoter on 16/02/2013 a copy of which is annexed hereto and is marked as "**Annexure "D"**".
- (j) The Premises Purchaser demanded from the Promoters and the Promoters have given to the Premises Purchaser inspection of all the documents of title relating to the said Property including the said Agreement To Lease dated 21st May, 2007, the said sanctioned plans, designs and specifications, Occupancy Certificate and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made there under.
- (k) The Promoter has submitted the Project to the provisions of Maharashtra Apartment Ownership Act, 1970 ("MAOA, 1970 hereinafter) and has accordingly executed a Deed of Declaration which is registered with the Registrar of Sub Assurance, Thane vide Registration No.TNN6-1998-2014 dated 29/4/2014, A copy of the said Deed of Declaration has been provided to the Purchaser who has perused the same and is satisfied with the same.
- (l) The Premises Purchaser has satisfied themselves about the title of the said Property and the right of Promoters to develop the said Property and has accepted the Title Certificate dated 21/12/2007 issued by Himanshu Bheda & Co. and the Premises Purchaser hereby confirms that they shall not be entitled to raise any requisition or objection or have any dispute in that behalf.
- (m) The Premises Purchaser is desirous of purchasing Office space being Unit No. 604 on 6th floor in the building to be known as 'ELLORA FIESTA' (hereinafter referred to as the 'said Building' to constructed by the promoters on the sale property and shown on the typical floor plan annexed hereto and marked **Annexure: 'E'** and thereon shown surrounded by red colour boundary lines and more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the 'the said premises').
- (n) Relying upon the said application and agreement the promoters have agreed to sell the said premises to the premises purchaser on ownership basis at the price and upon the terms and conditions hereinafter appearing.
- On or before the execution of these presents the premises purchaser has paid to the promoters a sum of **Rs. 5,00,000/- (Rupees Five Lakh Only)**, (the payment and receipt whereof the promoters do hereby admit and acknowledge) leaving **Rs.95,00,000/-(Rupees Ninety Five Lakh Only.)** (being the balance sale price) to be paid in the manner hereinafter appearing.
- (o) In this Agreement the term 'premises' shall include office space any other premises or rights hereby agreed to be sold and the terms 'premises purchaser' shall include Purchaser of any other premises or rights hereby agreed to be sold and also include the plural and the feminine gender of the Premises Purchaser.
- (p) Under section 4 of the Maharashtra Ownership Flats (Regulation of Construction, Sale, Management and Transfer), Act, 1963, the Promoters are required to execute



43	1/1	2014
604	U4	

Handwritten signature

CELOGEN PHARMA PVT. LTD

Handwritten signature

DIRECTOR

written agreement for sale of the said premises to the Premises Purchaser, being in fact these presents and upon this agreement lodged for registration under the Registration Act, 1908 with the Sub-Registrar concerned by the Premises Purchaser and the Promoters being informed in writing about the same, the Promoters are required to admit the execution thereof before the Sub-Registrar concerned.

- (q) A separate transferable and inheritable right of Purchaser in the said premises shall be created upon execution and registration of Deed of Apartment upon full payment of consideration as herein mentioned and as provided in the MAOA Act, 1970.
- (r) The parties hereto are desirous of recording the terms and conditions agreed between them as hereinafter appearing.

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

1. That the Promoters have completed construction a commercial building to be known as 'ELLORA FIESTA' having Ground and 13 upper floors on the plot of land bearing Plot No.8 admeasuring 4905.19 Square Meters situated at Sector 11, Sanpada, Navi Mumbai and delineated on the plan marked as **Annexure: A** and thereon shown surrounded by red colour boundary lines and more particularly described in the **First Schedule** hereunder written and hereinafter as above recited referred to as the 'said Property' in accordance with the plans, designs, specifications etc. approved by the Navi Mumbai Municipal Corporation, CIDCO and other Authorities concerned which had been seen and approved by the Premises Purchaser. The Premises Purchaser hereby confirms that he has taken full, free and complete inspection of all the documents pertaining to the title and development rights including Agreement to Lease dated 21st May, 2007, Sanctioned Plans, Designs, Amended Plans, Models, Specifications and all other documents as required under the Maharashtra Ownership Flats Act and has accepted the Title Certificate dated 21/12/2007 issued by Hiranish Chheda & Co. and he/ she/ they have no objection to the same and hereby admits and agree not to raise any objection of whatsoever nature during the development project and thereafter. Moreover, the premises purchaser has physically examined the said premises and is fully satisfied with measurement, layout and quality.



That Accordingly the Premises Purchaser has agreed to purchase from the Promoters and the Promoters have agreed to sell to the Premises Purchaser Office space being **Unit No. 604** admeasuring **83.333 sq. mtr.** Carpet area on the **6th** Floor in the Building **ELLORA FIESTA** (hereinafter referred to as the 'said Building') constructed by the Promoters on the said Property and shown on the typical floor plan annexed hereto and marked **Annexure: C** and thereon shown surrounded by red colour boundary lines and more particularly described in the **SECOND SCHEDULE** hereunder written (hereinafter referred to as 'the said Premises') for the price of **Rs.1,00,00,000/- (Rupees One Crore Only)**. The Premises Purchaser hereby agrees to pay to the Promoters the said price of **Rs.1,00,00,000/- (Rupees One Crore Only)** in the following manner.

ट. न. न.	
५३०५	२०१५
०	५५

- a. **Rs. 4,00,000/- (Rupees Four Lakh Only)** paid vide RTGS Dated: 15/11/2014 as stated hereinabove which the Promoters have accepted and acknowledged.
- b. **Rs. 1,00,000/- (Rupees One Lakh Only)** vide TDS Certificate Dated: 15/11/2014 as stated hereinabove which the Promoters have accepted and acknowledged.
- c. **Balance of Rs.95,00,000/- (Rupees Ninety Five Lakh Only)** shall be paid through Demand Draft/cheque on or before the execution of the agreement by the purchaser to the Promoters.

[Handwritten signature]

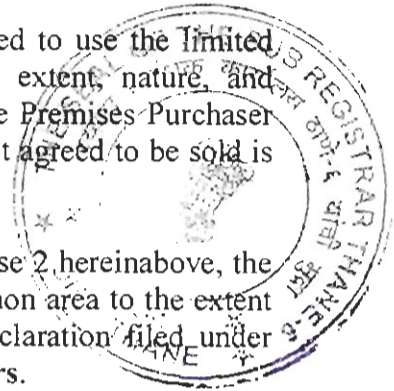
CELOGEN PHARMA PVT LTD

[Handwritten signature]
DIRECTOR

Total Rs.1,00,00,000/- (Rupees One Crore Only)

The Premises Purchaser hereby confirms that the said price of **Total Rs.1,00,00,000/-** is inclusive of Development Charges but exclusive of any amounts payable by him as specifically provided in this Agreement. The Premises Purchaser has paid the amounts as aforesaid.

3. It is agreed that the Premises Purchaser shall be entitled to the common areas and facilities along with the said Premises and the extent, nature, and description of such common areas and facilities appurtenant to the said Premises agreed to be sold is set out in the Deed of Declaration filed under MAOA Act, 1970.
4. It is expressly agreed that the Premises Purchaser shall be entitled to use the limited common areas and facilities along with the said unit and the extent, nature, and description of such limited common areas and facilities which the Premises Purchaser will enjoy in the limited common areas appurtenant to the said unit agreed to be sold is set out in the Deed of Declaration filed under MAOA Act, 1970.
5. In addition to the carpet area of the said premises as stated in clause 2 hereinabove, the Purchaser is also entitled to, at no extra cost, use of limited common area to the extent of **16.667 sq. mtrs** as per the details contained in Deed of Declaration filed under MAOA, 1970 thereby Gross Unit Area of the Unit is **100.00 sq mtrs**.
6. The Promoters hereby declare that they have developed the said Property in accordance with the sanctioned plans and the Floor Space Index available and permitted for use on the said Property. It is hereby specifically agreed that the Promoters are absolutely entitled to own and use the rights over FSI, additional FSI, FAR, Global FSI and TDRs and the Premises Purchaser shall have no right whatsoever in respect of the aforesaid rights of the Promoters. The Premises Purchaser further agrees to give full consent in respect of the rights and usage of FSIs and TDRs by the Promoters.
7. It is expressly agreed that the said Building and the said premises shall contain (saved and except car parking space, area covered under stilt) specifications, fixtures, fittings and amenities as set out in the Deed of Declaration filed under MAOA Act, 1970 and the Premises Purchaser confirms that the Promoters shall not be liable to provide any other specifications, fixtures and amenities in the said Premises.
8. The Premises Purchaser shall use the said Premises or any part thereof or permit the same to be used only for the purpose of specified herein or for such other purpose that may be permitted by the concerned local authority. The Premises Purchaser shall use the stilt parking space, if any, allotted to him along with the said premises for the purpose of keeping or parking his own vehicle. The Premises Purchaser shall ~~not use~~ the said premises for any such purpose which may or is likely to cause nuisance or annoyance to the occupiers of the neighboring premises nor for any illegal or immoral purpose. The Premises Purchaser agrees not to change the user of the said premises without obtaining prior consent of the Promoters in writing.
9. The Promoters shall be entitled to sell, transfer or retain a portion of the said property or premises in the said building 'ELLORA FIESTA' for the purpose of using the same as banquet hall, restaurant, bank, office, consulting rooms, coaching classes, homes or for any other purpose as permissible by the Navi Mumbai Municipal Corporation and CIDCO. The Premises Purchaser is well aware of such fact and give full consent to the same and hereby agree not to object (either in individual capacity or as member of



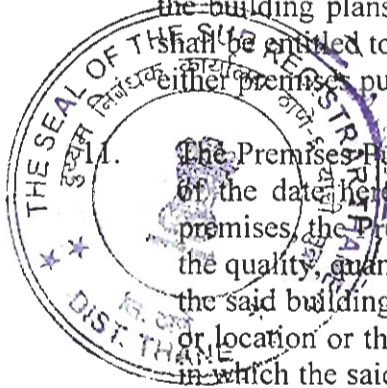
4300	2018
e	uy

CELLOGEN PHARMA PVT LTD

Handwritten signature

society, limited Company or Condominium) to the said sale / transfer / retention for aforesaid purpose by the Promoters.

10. The Promoters have already formed a Condominium of Apartment Owners under the MAOA Act, 1970 for the building constructed on the said Property then until execution of such Lease Deed or Deed of Assignment of the said Property and Conveyance of the said Buildings the Promoters shall have a right, if so permitted by the CIDCO, Navi Mumbai Municipal Corporation and/or other concerned authorities, to construct or make additions to the said buildings and to put up additional storeys or structures on the said buildings or on the said property or any part thereof by utilizing the permitted FSI and/ or additional FSI as the case may be; and such additional storeys/ structures shall be the property of the Promoters. The Promoters shall be entitled to dispose off the premises in such additional storeys/ structures in such manner as they may deem fit. It is specifically agreed that the right of the Premises Purchaser herein shall be confined only in respect of the said premises. It is expressly agreed and confirmed by the Premises Purchaser that the right of the Promoters to construct the additional Wings / structures on the said Property or to put up additional floors on the Wings of the said buildings now under construction or which may be constructed hereinafter is an integral part of this contract for the sale of the said premises to the Premises Purchaser and the Premises Purchaser hereby expressly agrees that he/ she/ they will not in any manner object to the Promoters constructing such additional structures or carrying out any additional construction work on the wings of the said building/s or to the Promoters carrying any additional construction work on the said Property or on any portion or portions thereof. The Premises Purchaser hereby gives his irrevocable consent to the Promoters carrying out construction of additional storeys and additional structures as aforesaid. All such additional construction shall be carried out in accordance with and in conformity with the building plans as may be approved by the concerned authorities and the promoter shall be entitled to deal with such additional structure in any manner without recourse to either premises purchaser or the condominium.



ट. न. न.	
५३०८	२०२१
१०	०५

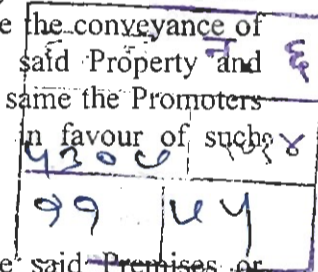
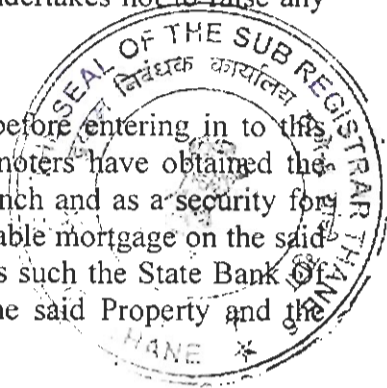
11. The Premises Purchaser shall take possession of the said premises within fifteen days of the date hereof and upon the Premises Purchaser taking possession of the said premises, the Premises Purchaser shall have no claim against the Promoters as regards the quality, quantity of building materials used for construction of the said premises or the said building / s in which the said premises is located or the nature of construction or location or the designed or specifications of the said premises or the said building in which the said premises is located. Provided that if within a period of 3 years from the date of handing over the possession of the said premises to the premises purchaser, the Premises Purchaser brings to the notice of the Promoters any defect in the of the said premises or of the said building in which the said premises is situated or the material used therein or any unauthorized change in the construction of the said building, then wherever possible such defect or unauthorized change shall be rectified by the Promoters at their own cost. Provided always that the Promoters shall not be held responsible or called to pay compensation or damages in respect of any damage caused to the said premises or to the said building in which the said premises is situated by the natural calamity or by act of God or use of the said premises and/or the said building or normal wear and tear or for the reasons beyond control of the Promoters. It is specifically agreed by the Premises Purchaser that the Promoters shall not be responsible or called upon to pay compensation or damage in respect of the work or carried out or caused to be carried out by the Premises Purchaser within or out of the said premises and/or the building premises or any portion thereof.

12. The Promoters shall deliver the possession as aforesaid provided all the amounts due under this Agreement and otherwise at Law are paid by the Premises Purchaser to the Promoters and all necessary papers for possession or to be given to various authorities or as are required by the Promoters are duly filled in, signed, executed and delivered by the Premises Purchaser on or before taking possession.

Akshay

[Signature]
DIRECTOR

13. The Premises Purchaser shall check up all the fixtures and fittings in the said premises before taking possession of the said premises. Thereafter the Premises Purchasers shall have no claim against the Promoters in respect of any item or work in the said premises or in the said building or in the said Property which may be alleged not to have been carried out and/or completed and/or being not in accordance with the plans, specifications and/or this agreement and/or otherwise howsoever in relation thereto.
14. The Promoter has already submitted the said project to the provisions of MAOA Act, 1970 and has accordingly formed a Condominium of Apartment Owners. The Purchaser declares that he has verified the Deed of Declaration filed by the Promoter along with the By Laws of the said Condominium. The Purchaser further undertakes to abide by the By Laws and all other terms and conditions contained in Deed of Declaration and any valid amendment thereto and further undertakes not to raise any objection thereto either in present or in future.
15. The Premises Purchaser hereby specifically confirms that before entering in to this Agreement the Promoters have informed him that the Promoters have obtained the loan from the State Bank Of India Goregaon (Mumbai) Branch and as a security for repayment of the said Loan the Promoters have created equitable mortgage on the said Property with the building under construction thereon and as such the State Bank Of India Goregaon (Mumbai) Branch has a first charge on the said Property and the building under construction thereon.
16. The Promoters have made full and true disclosure of the nature of their rights to the said Property as well as encumbrances, if any, including any right, title or interest or claim of any party in or over the said Property. The Promoters shall as aforesaid cause the Corporation to execute the Deed of Lease of the said Property in favour of the Condominium of Apartment Owners as the case may be and execute the conveyance of the buildings thereon. Upon execution of the lease deed of the said Property and conveyance of the said Buildings or other documents to transfer the same the Promoters shall transfer the clear and marketable title to the said Property in favour of such Condominium of Apartment Owners as the case may be.
17. From the date the Premises Purchaser is allowed to occupy the said Premises or commencing a week after notice in writing is given by the Promoters to the Premises Purchaser that the said Premises is ready for use and occupation whichever is earlier the Premises Purchaser shall be irrespective of the fact as to whether he actually took possession or not liable to bear and pay to the Promoters his proportionate share (i.e. in proportion to the floor area of the said Premises) of all outgoings in respect of the said Premises, the said building and the said Property including local taxes, N.A. taxes, cesses, betterment charges or such other taxes levied by the concerned local authority and/or Government, water charges, (including that for supply by water tankers and/or by boring) insurance charges, common lights, repairs, salaries of clerks, bill collectors, chowkidars, sweepers, accounting charges and all other expenses, necessary and incidental to the administration, management and maintenance of the said Property and the said building/s. Until the Condominium of Apartment Owners is formed and registered and the said building and the said Property is transferred to such Condominium of Apartment Owners as the case may be, the Premises Purchaser shall pay to the Promoters his proportionate share of the outgoings as may be determined by the Promoters. The Premises Purchaser agrees that till the Premises Purchaser's share is so determined the Premises Purchaser shall pay to the Promoters the provisional monthly contribution towards such outgoings and taxes as required to be paid by the Premises Purchaser to the Promoters. The Premises Purchaser shall also deposit with the Promoters the necessary amount as required by the Promoters as security deposit for payment of proportionate share of taxes and outgoings. The amounts so paid by the Premises Purchaser to the Promoters shall not carry any interest and remain with the Promoters until the lease deed and conveyance or



AKM

[Signature]
DIRECTOR

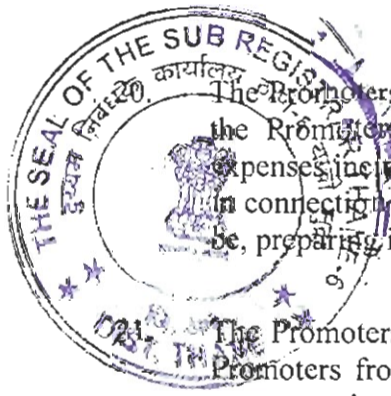
other necessary documents of transfer are executed in favour of the Condominium of Apartment Owners as aforesaid. Subject to the provisions of section 6 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 on such lease deed, conveyance or other necessary documents of transfer being executed the aforesaid deposits (less deductions provided for in this agreement) shall be paid over by the Promoters to such Condominium of Apartment Owners as the case may be and if any shortfall arises then Premises Purchaser and/or such organisation shall be individually and collectively liable to pay to the Promoters such amount as may be determined by the Promoters at their sole discretion. The Premises Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings and charges regularly on or before the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

18. The Promoters shall not be liable to share the outgoings as aforesaid in any way in respect of the unsold flats or other premises.

19. The Premises Purchaser shall on or before taking possession of the said unit from the Promoters deposit and keep deposited with the Promoters the following amounts:-

- (i) Rs. 10,000/- for legal charges.
- (ii) Rs. 350/- for share money, application and entrance fee for the condominium.
- (iii) Rs. 3,500/- for formation and registration of the condominium of apartment owners.

Total: Rs. 13,850/- (Rupees Thirteen Thousand Eight Hundred Fifty only)



The Promoters shall utilise the sum of Rs. 13,500/- paid by the Premises Purchaser to the Promoters for meeting all legal costs, charges and expenses, out of pocket expenses including professional costs of the Advocates and Solicitors of the Promoters in connection with formation of Condominium of Apartment Owners as the case may be, preparing its rules, regulations and bye-laws.

The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Premises Purchaser under clause 22 (ii) as advance or deposit, sums received on account of the share capital for the formation of the said organization or towards the outgoings and shall utilize the amounts only for the purposes for which they have been received. However, Promoters reserve their right to adjust surplus or balance or to utilize money from any of the Account to make up deficit of any other account and the Premises Purchaser shall not object to the same.

The amounts mentioned in clause 22 (i) and 22 (iii) above are not refundable. The Promoters shall give the account in respect of the aforesaid amounts/ deposits to the organization of the Premises Purchasers after registration thereof. The Premises Purchaser hereby confirms that the Promoters shall not be liable to give the account in respect of the aforesaid amounts/deposits to the Premises Purchaser individually.

ट. न. नं.	
4300	22
9200	

Any amount by way of premium or security deposits payable to Corporation or to the State Government or any other authority or betterment charges or development charges/ tax, security deposit for the purpose of giving water connection, drainage connection, electricity connection or any other taxes or payments of a similar nature including I.O.D. deposit, maintenance deposit, electric deposit, occupation deposit or any other deposit already paid or that may hereafter be paid by the Promoters before the Premises Purchaser taking possession of the said Premises shall be reimbursed by the Premises Purchaser to the Promoters in proportion to the area of the said Premises

Handwritten signature in blue ink.

Handwritten signature in blue ink.
DIRECTOR

and in determining such amounts decision of the Promoters shall be conclusive and binding upon the Premises Purchaser. It is agreed that the betterment charges referred hereinabove shall mean and include pro-rata charges which the Premises Purchaser may be called upon to pay by the Promoters in respect of installation of water line, water mains, sewerage line, sewerage mains, electric cables (if any), making and maintaining of internal road and access to the said Property, drainage etc. from time to time till the charge of the said Property is handed over to the Condominium of Apartment Owners as the case may be. The Promoters shall not be responsible for the forfeiture of the Construction/ Development Permission deposit or any other penalty or fine imposed by the concerned local authority or the Government on account of unauthorised alteration or addition that may be made by the Premises Purchaser or by the purchasers of any other premises contained in the buildings on the said Property. To secure the Promoters to reimburse the deposit paid or that may hereafter be paid by them as referred to in this paragraph as well as to reimburse the deposit and charges payable to M.S.E.B. for electric meter and deposit and charges payable to Navi Mumbai Municipal Corporation/ Corporation for water meter and other incidental expenses.

23. The Promoters shall be entitled to put up an electric sub-station on the said Property if the same is required to be put by the Promoters as per the conditions of the Maharashtra State Electricity Board or other concerned authority. It is further agreed by and between the parties hereto that in the event if the electric sub-station is required to be put up on the said Property the Premises Purchaser shall proportionately bear the cost of such electric sub-station and shall pay the same to the Promoters within (seven) days of demand by the Promoters or at the time of taking possession whichever is earlier.

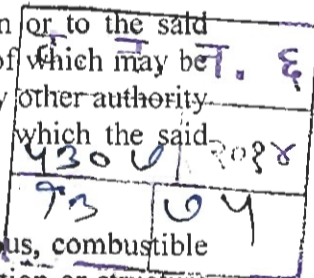
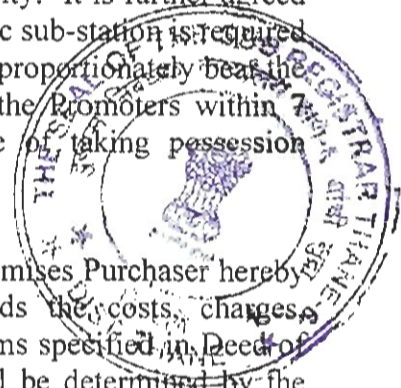
24. Notwithstanding anything contained in this Agreement the Premises Purchaser hereby agrees to contribute to pay his proportionate share towards the costs, charges, expenses, municipal taxes and outgoings in respect of the items specified in Deed of Declaration filed under MAOA Act, 1970. Such share shall be determined by the Promoters having regard to the area of the said Premises.

25. The Premises Purchaser for himself with intention to bind all persons unto whosoever's hands the said unit may come doth hereby covenant with the Promoters as follows:

(a) To maintain the said Premises at the Premises Purchaser's own cost in good and tenable repair and conditions from the date on which possession of the said Premises is taken and shall not do or Cause to be done anything in or to the said building, its staircase or its passages or its premises or portion thereof which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change or alter or make addition in or to in the said 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 may be of hazardous, combustible or dangerous nature or which are so heavy as to damage the construction or structure of the said building or storing of which goods is objected by the concerned local or other authority and shall not carry or cause to be carried any heavy packages which may damage or is likely to damage the staircase, common passages or any other structures of the buildings including its entrances. In case any damage is caused to the said building or the said Premises on account of negligence or default of the Premises Purchaser in this behalf, the Premises Purchaser shall be liable for the consequences of the breaches.

(c) To carry out at their own costs all internal repairs to the said Premises and maintain the said Premises in the same conditions, state and order in which it was delivered by the Promoters to the Premises Purchaser and shall not do or suffer to be done anything

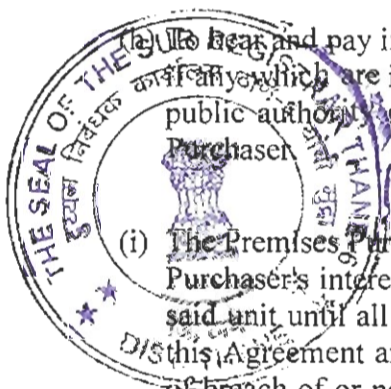


Handwritten signature/initials in blue ink.

Handwritten signature in blue ink.

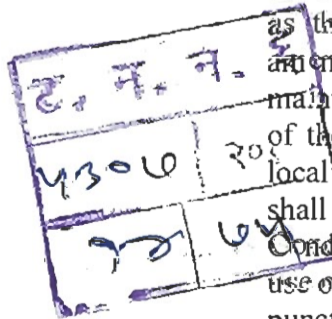
in or to the building or the said Premises which may contravene the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Premises Purchaser committing any act in contravention of the above provisions the Premises Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or 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 whatsoever nature in or to the said Premises or any part thereof nor any alteration in the elevation and outside colour scheme of the said building and shall keep the portion, sewers, drains, pipes of the said Premises and appurtenances thereto in good and tenantable repairs and conditions and in particular so as to support, shelter and protect the other parts of the said building and shall not chisel or in any other manner damage the columns, beams, walls, slabs or R.C.C. pardsis or other structural members of the said Premises without the prior written permission of the Promoters and/or the Condominium of Apartment Owners as the case may be.
- (e) Not to do or permit to be done any act or things which may render void or voidable any insurance of the said Property and the said building or any part thereof or whereby any increased premium become payable in respect of such insurance.
- (f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said unit in the compound or any portion of the said Property and the said building.
- (g) Pay to the Promoters within 7 days of demand by the Promoters, his share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the said buildings.



(h) To bear and pay increase in local taxes, water charges, insurance and such other levies, and any which are imposed by the concerned local authority and/or Government and/or public authority on account of change of user of the said Premises by the Premises Purchaser.

(i) The Premises Purchaser shall not let, sub-let, transfer, assign or part with the Premises Purchaser's interest or benefit under this Agreement or part with the possession of the said unit until all the dues payable by the Premises Purchaser to the Promoters under this Agreement are fully paid and only if the Premises Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Premises Purchaser has intimated in writing to the Promoters and has obtained the permission to that effect in writing from the Promoters.



(j) The Premises Purchaser shall observe and perform all the rules and regulations which the co-operative society or the limited company or condominium of apartment owners as the case may be may adopt at it's inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the buildings and flats therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Premises Purchaser shall also observe and perform all the stipulations and conditions laid down by the Condominium of Apartment Owners as the case may be regarding the occupation and use of the said Premises in the said building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

Handwritten signature

Handwritten signature
DIRECTOR

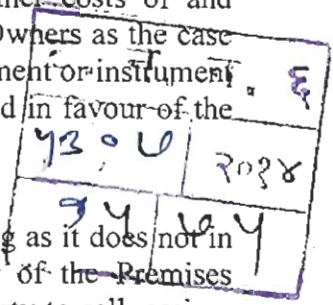
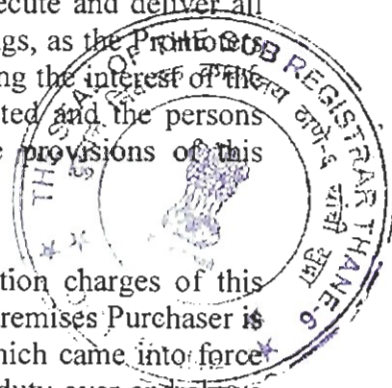
(k) Till the Lease Deed, conveyance or any other document of transfer of the said Property with the building thereon is executed in favour of the Condominium of Apartment Owners as the case may be the Premises Purchaser shall permit the Promoters and their surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the said Premises, the said building and the said Property or any part thereof to view and examine the state and conditions thereof as also for making, maintaining, repairing, improving, replacing, rebuilding, cleaning, lighting and keeping in order and good condition the infrastructural facilities as also services, drains, pipes, cables, water connections, electric connections, wires, part structures and other conveniences belonging to or serving the said Premises or the building in which said Premises is located and for the purpose of laying down, maintaining, repairing, testing, drainage lines, water pipes and electric wires and for similar purposes.

26. The Premises Purchaser hereby agree admit and declare to sign, execute and deliver all documents, deeds, writings, forms and papers and to do all other things, as the Promoters may require him to do from time to time in this behalf for safeguarding the interest of the said Property and the said building and other premises so constructed and the persons acquiring the other premises and for effectively carrying out the provisions of this Agreement.

27. All costs, charges and expenses including stamp duty and registration charges of this Agreement shall be borne and paid by the Premises Purchaser. The Premises Purchaser is fully aware of the provisions of the amended Bombay Stamp Act which came into force with effect from 10th December, 1985 and thereafter. If any stamp duty over and above the stamp duty already paid on this Agreement including the penalty, if any is required to be paid or is claimed by the Superintendent of Stamps, Mumbai, Sub-Registrar at Thane/ Panvel / Uran or any other concerned authority, the same shall be borne and paid by the Premises Purchaser alone. The Promoters shall not be liable to contribute anything towards the same nor shall the Premises Purchaser hold the Promoters liable and/or responsible towards such liability. The Premises Purchaser shall indemnify the Promoters against any claim from the stamp authorities or other concerned authorities in respect of the said stamp duty including penalty if any to the extent of the loss or damage that may be suffered by the Promoters. The Premises Purchaser shall also fully reimburse the expenses that may be incurred by the Promoters in consequences upon any legal proceedings that may be instituted by the authorities concerned against the Promoters or vice versa for non-payment and/or under payment of stamp duty by the Premises Purchaser.

28. Atleast 15 days prior to the time of registration of the lease deed, deed of assignment, conveyance or any other documents or instruments of transfer of the said Property and the buildings thereon, the Premises Purchaser shall pay to the Promoters the Premises Purchaser's share of stamp duty and registration charges and all other costs of and incidental thereto payable, if any, by the Condominium of Apartment Owners as the case may be on the lease deed, deed of assignment, conveyance or any document or instrument of transfer of the said Property and the buildings thereon to be executed in favour of the Condominium of Apartment Owners as the case may be.

29. IT IS HEREBY EXPRESSLY AGREED AND PROVIDED that so long as it does not in any way affect or prejudice the rights hereunder granted in favour of the Premises Purchaser in respect of the said Premises the Promoters shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, title or interest in the Premises, in the building and the said Property which comes to the share of the Promoters. The Promoters at their own option shall be free to construct additional structures like sub-station for electricity, one common office for Condominium of Apartment Owners of the Purchasers of premises covered and enclosed garages in open compound, underground and overhead tanks, structures, watchman cabin, toilet units for domestic servants, septic



Handwritten signature in blue ink.

FOR CELOGEN PHARMA PVT LTD

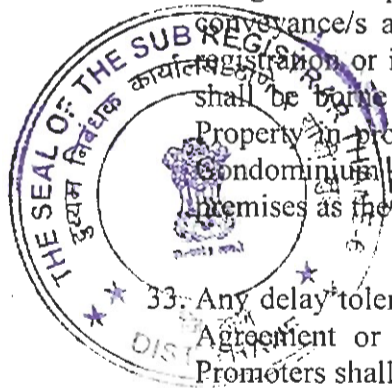
Handwritten signature in blue ink.
DIRECTOR

tank and soak pits the location of which are not particularly marked upon the ground floor Plans or lay out Plan of the said Property. The Premises Purchaser shall not interfere with the rights of Promoters by any disputes raised or Court Injunctions under Section 7 of the Maharashtra Ownership Flat Act, 1963 and/or under any other provision of any other applicable law. The Promoters shall always be entitled to sign undertakings, indemnities and all writings on behalf of the Premises Purchaser as required by any Authority of the State or Central Government or competent authorities under any law concerning construction of building for implementation of their scheme for development of the said Property and the premise purchaser hereby give his/ her/ their irrevocable consent thereto.

30. The Premises Purchaser and the person to whom the said Premises is permitted to be transferred shall from time to time, sign all applications, papers and documents and to do all acts, deeds and things as the Promoters or the Condominium of Apartment Owners (as the case may be) may require.

31. The Premises Purchaser and the persons to whom the said Premises is permitted to be transferred with the written consent of the Promoters shall observe and perform all the provisions of the bye-laws and/or the rules and regulations of the Condominium of Apartment Owners as the case may be as and when registered and the additions, alterations, or amendments thereof and shall also observe and carry out the building rules and regulations and the bye-laws for the time being of the Corporation and other local and/or public bodies. The Premises Purchaser and persons to whom the said Premises is allowed to be transferred shall observe and perform all the stipulations and conditions laid down by such Condominium of Apartment Owners as the case may be regarding the occupation and use of the said Premises and the said Property and shall pay and contribute regularly and punctually towards rates, cesses, taxes and/or expenses and all other outgoings.

32. The Advocates and Solicitors of the Promoters shall prepare and/or approve the lease deed or deed of assignment, conveyance and all other documents to be executed in pursuance of this Agreement as also the bye-laws in connection with the formation, registration and/or in Corporation of the Condominium of Apartment Owners as the case may be. All costs, charges and expenses in connection with the preparation and execution of the lease deed/s, conveyance/s and other documents in pursuance of this agreement and the formation, registration or incorporation of Condominium of Apartment Owners as the case may be, shall be borne and shared and paid by all the purchasers of the premises in the said Property in proportion to the respective area of their respective premises and/or by the Condominium of Apartment Owners comprising of the Purchasers of the flats and other premises as the members thereof.



33. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Premises Purchaser by the Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement by the Premises Purchaser nor shall the same in any manner prejudice the rights of the Promoters.

34. Nothing contained in these presents shall be construed to confer upon the Premises Purchaser any right, title or interest of any kind whatsoever into or over the said Property and the said building or any part thereof and such conference to take place only upon the execution of the lease deed/s and conveyance/s as provided hereinbefore in favour of Condominium of Apartment Owners to be formed of the purchasers of all the premises in the said building as herein mentioned.

ट. न. न. ५३००
७९

35. The Premises Purchaser shall have no claim save and except in respect of the particular Premises, common areas and facilities and limited common areas and facilities hereby agreed to be acquired i.e. all other areas including stilt, open spaces, lobbies, staircase,

Handwritten signature

Handwritten signature
DIRECTOR

terraces etc. and unutilized F.S.I. or the F.S.I. that may be granted by the Corporation or Municipal Authorities and the building contemplated to be built as aforesaid will remain the property of the Promoters until the whole of the said Property with the building thereon is transferred to the Condominium of Apartment Owners as herein provided subject to the rights of the Promoters as contained in this Agreement.

36. If the Floor Space Index available on the said Property is not fully consumed by the Promoters by construction of the building on the said Property in pursuance of the said sanctioned plans or if any additional Floor Space Index is available by virtue of any modifications or relaxation of any rules or regulations in that behalf, the Promoters alone will be entitled to consume such unused Floor Space Index for construction of the additional premises on the building or any other building at any time within 5 years from the date the said Property and the building are transferred to the Condominium of Apartment Owners as the case may be. If such unused F.S.I. or the additional F.S.I. is utilised by construction of additional premises on the said building or by construction of another building the Promoters shall be entitled to sell such premises in such additional construction or such another building on ownership basis by Agreement in the form similar or as near as possible to this Agreement and that the purchasers of such additional premises shall be entitled to become the members of Condominium of Apartment Owners as the case may be. The lease deed or deed of assignment, conveyance or any other documents of transfer of the said Property and the building thereon in favour of the Condominium of Apartment Owners shall contain a suitable covenant reserving the right of the Promoters as contemplated herein.

37. The Premises Purchaser shall at no time demand partition of his interest in the said Property. It is being hereby agreed and declared by the Premises Purchaser that their interest in the said Property is impartible.

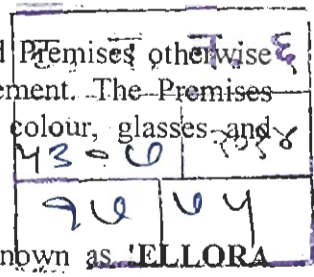
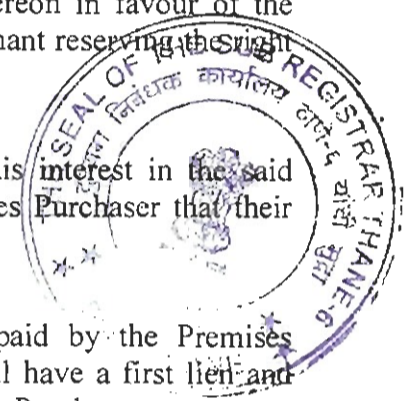
38. The Promoters shall in respect of any amount remaining unpaid by the Premises Purchaser under the terms and conditions of this Agreement shall have a first lien and charge on the said Premises agreed to be purchased by the Premises Purchaser.

39. It is expressly agreed that the Promoters shall be entitled to put a hoarding on the said Property or on the building on the said Property or any part thereof as may be permitted and such hoarding may be illuminated or comprising of neon sign and for that purpose the Promoters are fully authorised to allow temporary or permanent construction or execution in installation either on the exterior of the building or on the said Property as the case may be and the Premises Purchaser agrees not to object or dispute the same.

40. It is agreed that the Promoters shall be entitled without affecting the rights of the Premises Purchaser to the said Premises including the area thereof to revise the building plans in respect of the said building and to utilise the total F.S.I available in respect of the said Property as the Promoters may desire and the Premises Purchaser hereby irrevocably consent to the right of the Promoters to modify the building plans in respect of the said Property from time to time.

41. The Premises Purchaser shall not decorate the exterior of the said Premises otherwise than in a manner agreed to with the Promoters under this Agreement. The Premises Purchaser hereby specifically agrees not to change the outside colour, glasses and elevation of the said Building.

42. It is specifically agreed that the said building shall always be known as 'ELLORA FIESTA' and the name of the Condominium of Apartment Owners as the case may be to be formed shall bear such name as the Promoters in their absolute discretion may decide and the same shall not be changed without the written permission of the Promoters.



Handwritten signature in blue ink.

FOR CELOGEN PHARMA PVT LTD

Handwritten signature in blue ink.

DIRECTOR

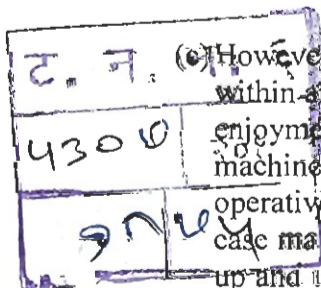
43. In the event of any Condominium of Apartment Owners being formed and registered before the sale and disposal by the Promoters of all the premises the power and the authority of such Condominium of Apartment Owners so formed of the Premises Purchaser and other purchasers of the premises in the buildings on the said Property shall be subject to over all authority and control of the Promoters in respect of all the matters concerning the said property and the building and in particular the Promoters shall have absolute authority and control as regards the unsold premises and the disposal thereof. PROVIDED ALWAYS and the Premises Purchaser hereby agrees and confirms that in the event of the Condominium of Apartment Owners as the case may be being formed earlier than the Promoters deal with or dispose of all the premises in the building on the said Property then in that event any allottee or purchaser of premises from the Promoters as the case may be shall be admitted to such co-operative society, limited company or condominium of apartment owners as the case may be on being called upon by the Promoters without payment of any premium or any additional charges save and except Rs.500/- as share money and Rs.100/- as entrance fees and such allottee/ purchaser or transferee thereof shall not be discriminated or treated prejudicially by such co-operative society, limited company or condominium of apartment owners as the case may be.

44. The Original hereof shall remain with the Premises Purchaser. The Premises Purchaser shall present the original of this Agreement at the proper registration office for registration thereof within the time limit prescribed by the Registration Act, 1908 and the Promoters will attend such Registration office and admit execution hereof upon intimation for the purpose being received from the Premises Purchaser.

(a) The Promoters shall also be entitled to develop and/or construct additional storey or storeys with or without terrace, alongwith one or more terraces and/or premises with or without open spaces attached thereto and shall be entitled to sell the exclusive use of the same and/or otherwise dispose of the same at the discretion of the Promoters. The Premises Purchaser shall not be entitled to raise any objection of whatsoever kind or nature in respect of the use of such terrace or open space by the purchasers of such terrace premises and the Premises Purchaser shall not be entitled to the use of the same. The Purchasers of such terrace premises shall be exclusively entitled to the use of the terrace or open space sold and/or allotted to them. The Premises Purchaser further agrees and undertakes not to object to such construction on the ground of light, ventilation, nuisance, annoyance, inconvenience and/or for any other reason whatsoever. The co-operative society or the limited company or the condominium of apartment owners as the case may be of the purchasers of the premises that may be formed by the Promoters shall accept the purchasers of the premises that may be constructed on the terrace as its members without any objection or conditions.

(b) The Promoters shall be entitled to transfer, assign, dispose of and/or sell in any manner they deem fit or proper, the terrace of the said building for such price and at such rate and on such terms and conditions as the Promoters deem fit and receive and appropriate the sale proceeds to their own use and benefit. The Premises Purchaser shall not raise or be entitled to raise any objection whatsoever to the same.

(c) However in the event the overhead water tank or lift machine room is constructed within any of the above mentioned terraces, terrace premises with the exclusive use or enjoyment of a terrace or that the path of access to the overhead water tank or lift machine room is through the abovementioned terrace premises etc. then the co-operative society or the limited company or condominium of apartment owners as the case may be shall be entitled to depute its representative to go to the terrace for check up and upkeep and for carrying out repairs to the overhead water tank or lift machine room at all reasonable time and/or during such time as may be usually agreed upon by the purchasers of such premises on the terrace and the co-operative society or the limited company or the condominium of apartment owners that may be formed by all the purchasers of the flats in the said building.



Handwritten signature in blue ink.

Handwritten signature in blue ink.
DIRECTOR

(d)The stilt portion if any, shall belong to the Promoters who alone have the right to deal with or dispose off the same. The person/s to whom the stilts portions may be sold or disposed off will be admitted as members to the co-operative society or the limited company or the condominium of apartment owners as the case may be and they will be entitled to use the same for shopping or commercial or for any other purposes and the Premises Purchaser confirms that he has no objection to and shall not dispute the same at any time hereafter.

45. The Premises Purchasers hereby specifically agrees and confirms that the Promoters in their sole discretion shall be entitled to amalgamate the said Property with any other plot and to consume and utilise the entire FSI including the increased FSI/additional FSI of such amalgamated plots for construction of the buildings on the said Property as well as other amalgamated plot in accordance with the plans that may be sanctioned by the authorities concerned without effecting the area of the said unit hereby agreed to be sold and the Premises Purchaser shall sign the necessary letters, writings, etc as may be required by the Promoters for such amalgamation without raising any objection in that respect.

46. The Premises Purchaser hereby specifically agrees and undertakes to pay his proportionate share of premium or transfer charge or such other amount that may be payable to the Corporation at the time of execution of Lease Deed or Deed of Assignment or Conveyance Deed of the said Property or any part thereof as provided in this Agreement in favour of the Condominium of Apartment Owners as the case may be. Prior to the execution of such Lease Deed the Premises Purchaser shall pay his proportionate share of such premium or transfer charges or such other amount to the Promoters within eight days from the receipt of the demand in that behalf from the Promoters to enable the Promoters to pay the same to the Corporation. The Premises Purchaser hereby further agrees and confirms that the Lease rent, service charges and other outgoings and charges payable to the Corporation from time to time in respect of the said Property and the building thereon shall be paid by the Premises Purchaser on proportionate basis depending upon the area of the said Premises.

47. If any Sales Tax/Works Contract Tax/ Service Tax in respect of this agreement and/or the said Premises is payable or any liability on that account arises in future, the same shall be paid and discharged by the Premises Purchaser alone and Promoters shall not be liable to contribute anything on that account. In the event of any such tax or liability in respect of this Agreement and/or the said Premises being paid by the Promoters, the Premises Purchaser shall reimburse the same to the Promoters within seven days of the written demand in that behalf being made by the Promoters.

48. The Promoters shall if necessary, become member of the Condominium of Apartment Owners as the case may be in respect of their rights and benefit conferred herein or otherwise. If the Promoters transfer assign and dispose off their rights and benefits at any time to anybody, the assignee, transferee and/or the purchaser thereof shall become the member of the Condominium of Apartment Owners as the case may be in respect of the said rights and benefits. The Premises Purchaser herein and the organization of the Premises Purchaser will not have any objection to admit such assignee or transferee as member of such organization.

49. It is expressly agreed that it will be the sole option of the Promoters to demise the said Property or part thereof and convey the building thereon without sub-division and on the basis of undivided share, right, title and interest as the Promoters may desire and neither the Purchasers herein nor any Condominium of Apartment Owners of the purchasers of the premises in the buildings on the said Property shall dispute, object or oppose the decision of the Promoters in that behalf.

For CELOGEN PHARMA PVT LTD

Handwritten signature

7. 5
2028
9244

Handwritten signature
DIRECTOR

50. The Premises Purchaser is aware that as per the present development rules FSI in respect of the staircase and lift well are not available for the development. If there is any change in the development rules and if the F.S.I. of the staircase and the lift well is available for development on the payment of premium or otherwise the Promoters shall be entitled to utilize the same either by constructing additional floors on the said building and/or by utilizing the same in the remaining building to be constructed by the Promoters on the said Property.
51. This agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules made thereunder.

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

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Schedule of the said Property)

ALL THAT piece or parcel of land or ground being Plot No.8 admeasuring 4905.19 sq.mtrs. Situated at Sector 11, Sanpada, Navi Mumbai and bounded as follows:-

- On or towards East: by 22 mtr. wide Road
 On or towards West: by Plot No.7
 On or towards North: by 22 mtr. wide Road
 On or towards South: by 6 mtr. wide Drain and 6 mtr. wide Corridor



THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

(SCHEDULE OF THE SAID PREMISIES)

Type Office being Unit No. 604 admeasuring 83.333 sq. mtr. Carpet area on 6th floor in building "Ellora Fiesta" to be constructed on Plot No.8 admeasuring 4905.19 Square Meters situated at Sector 11, Sanpada, Navi Mumbai, alongwith use of limited common area admeasuring 16.667 sq.mtrs.

On or towards the North is Office No. 603

On or towards the South is the building wall facing the 6 meter wide drain and the 6

meter wide corridor.

On or towards the East is the building wall facing the 22 mtr. wide road and 6 mtr.

wide drain.

On or towards the West is Office No. 605

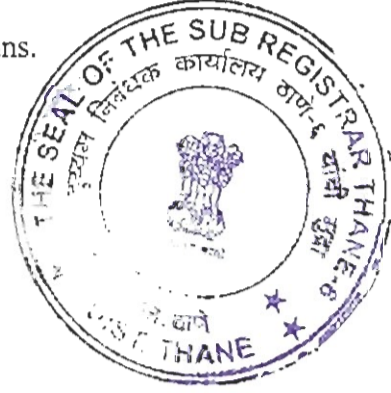
Its main door has access to the 6th floor lobby

It contains of the following other area

ट. न. न. ६	
५३०७	२०१४
२०	०५

An enclosed A.H.U as shown in the approved plans.

Two enclosed toilets designated as W.C in the approved plans.



SIGNED AND DELIVERED by the)
Within named '**PROMOTER**')



M/S. BHOOMI CONSTRUCTION)
PROJECTS)
through their partner)
Mr. Amrut Kanji Nishar)

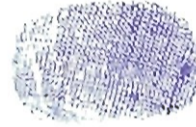
For M/S. BHOOMI CONSTRUCTION
PROJECTS


Partner



in the presence of)

1. Lowell Drouge 
- 2) Nitin B Kulaye 



SIGNED AND DELIVERED by the)
Within named **PREMISES PURCHASER**)



M/S. CELOGEN PHARMA PVT.LTD
through its Director
MR. VIJAYKUMAR NAIR)

CELOGEN PHARMA PVT LTD


DIRECTOR



The presence of)

1. Lowell Drouge 
- 2) Nitin B Kulaye 

ट. न. न. ६	
५३०७	२०१४
२९	०५

RECEIPT

RECEIVED of and from the within named Premises Purchaser **Rs.5,00,000/- (Rupees Five Lakh Only)**. towards **Office No. 604** on the **6th** Floor in the Building **ELLORA FIESTA** on Plot No.8, Sector-11, Sanpada, navi Mumbai in the following manner

Sr.	Cheque No.	Date	Amount
1	RTGS	15/11/2014	4,00,000/-
2	TDS Certificate	15/11/2014	1,00,000/-
		Total	Rs.5,00,000/-

Rs. 5,00,000/- (Rupees Five Lakh Only)

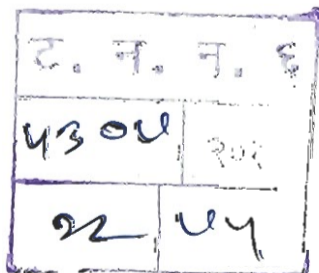
WE SAY RECEIVED
For **M/S. BHOOMI CONSTRUCTION PROJECTS**

Witnesses:

1.

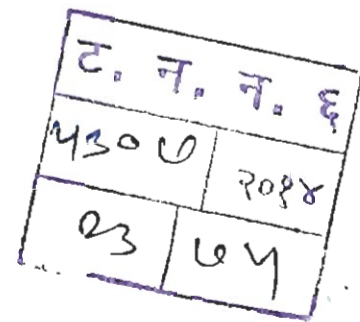

Partner

2.



ANNEXURES

1. ANNEXURE "A" - PLOT DEMARCATION
2. ANNEXURE "B" - TITLE CERTIFICATE
3. ANNEXURE "C" - COMMENCEMENT CERTIFICATE
4. ANNEXURE "D" - OCCUPANCY CERTIFICATE
5. ANNEXURE "E" - TYPICAL FLOOR PLAN



संमत सिमांकनाचा नकाशा

पुणे जिल्हा, तहसील...

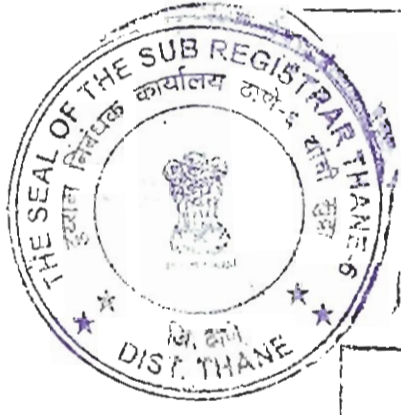
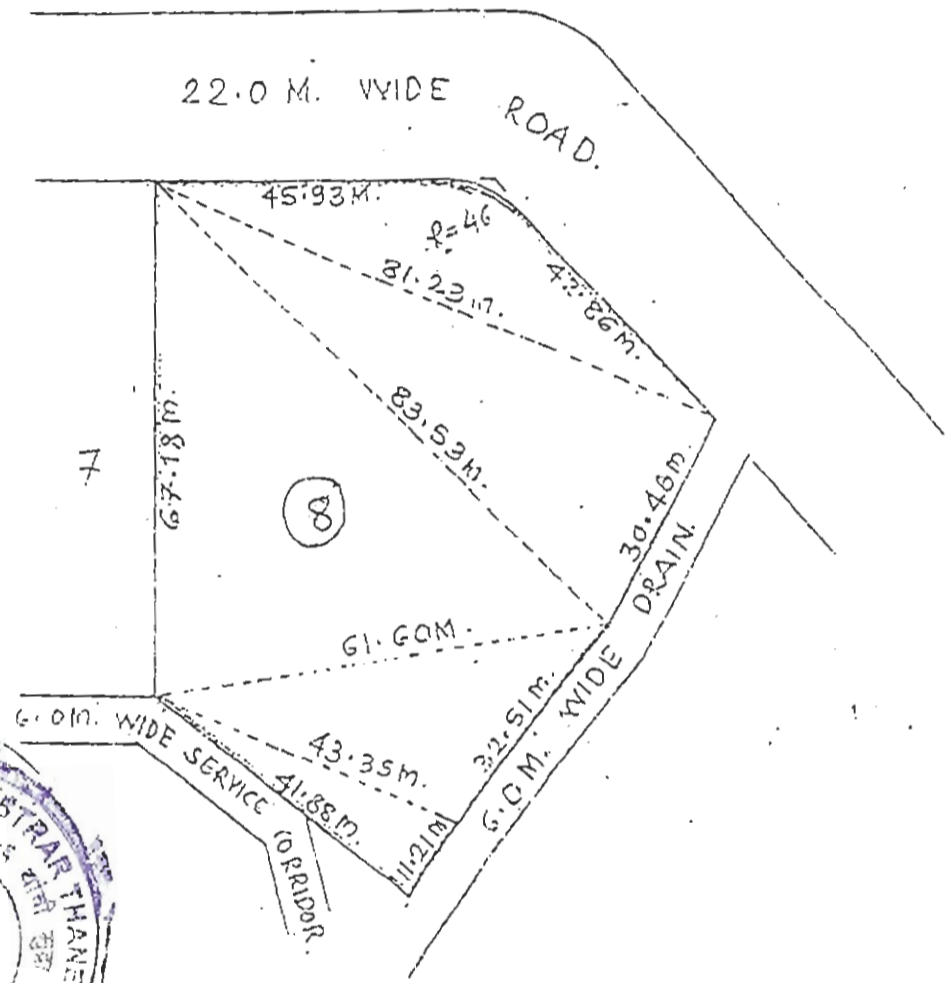
सोळापासह सोमपाडा नगराभोवती ड्रेन मार्गक ११

जांचा सिमांकनाचा नकाशा

वारेण्ड नियोजनकार (३) यांचे पत्र क्र. सिडको/एम्.जी. ७/-

दिनांक 11.01.05 च्या नुसार सिमांकनाचा नकाशा तयार केला.

क्षेत्रांक 4905-19



संमत सिमांकनाचा नकाशा
 मा. वारेण्ड नियोजनकार (३) यांचे
 पत्र क्र. सिडको/एम्.जी. ७/-
 दि. ११/०१/०५ नुसार
 सहा. भूभाग अधिकारी (II)
 सिडको न्यायदल

ट. न. न. ६	
५३०७	२०१२
२४	५५

संमत सिमांकनाचा नकाशा

सहा. भूभाग अधिकारी (II) सिडको न्यायदल

Himanshu Bheda & Co.

Advocate High Court, Mumbai

B-607/608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703.
TEL. : 2766 6120 / 2055 0038 - MOBILE : 93230 32144
Email : himanshu bheda@rediffmail.com

TO WHOMSOEVER IT MAY CONCERN:

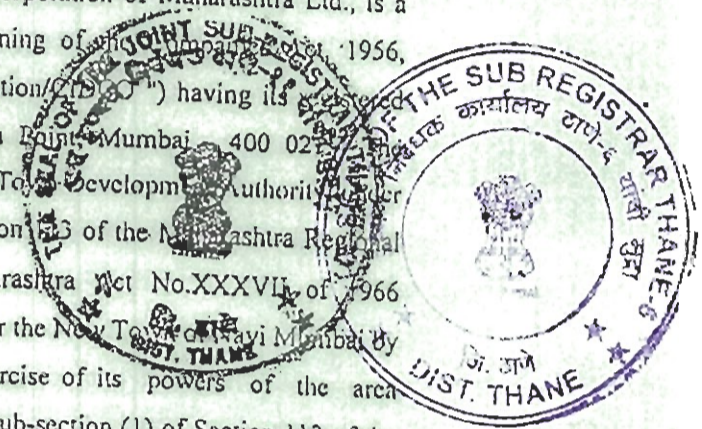
Sub:- Report on Title in respect of Plot no 8, Sector 11, Sanpada admeasuring 4905.190 sq Meters or thereabouts allotted by CIDCO to M/S. BHOOMI CONSTRUCTION PROJECT.

THIS IS TO CERTIFY that we have perused the documents relating to the title of M/S. BHOOMI CONSTRUCTION PROJECT to the above plot. (hereinafter referred to as the said Lessees). The same is narrated as under.

1. The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO") having its office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec. 113 of the said Act.
2. By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

ट. न. न. ११	
७५६२	२००८
३०	३६

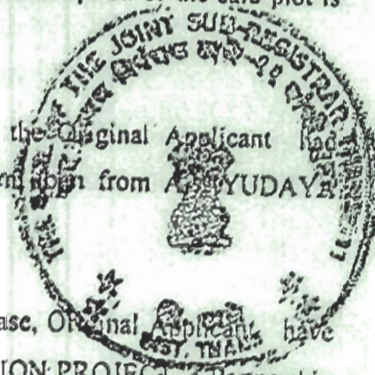
ट. न. न. ६	
५३००	२०१४
२५	०५



Himanshu Bheda & Co.
Advocate High Court, Mumbai

B-607/608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703.
TEL. : 2766 6120 / 2055 0038 • MOBILE : 93230 32144
Email : himanshu bheda@rediffmail.com

3. One M/S. KEN CONSTRUCTION PVT. LTD. a Pvt Ltd Company registered under the Companies Act, 1956 having its Registered Address at Office no F-7, D 2, Sector 10, Vashi, Navi Mumbai, (hereinafter referred to as the Original Applicant.) had by its application no 293 under scheme "MM-1/01/2006-07 submitted bid to CIDCO Ltd for allotment of Plot no 8, Sector 11, Sanpada admeasuring 4905.190 sq Metres.
4. CIDCO by its letter dated 29-08-2006 and addressed to the Original Applicant, has inter- alia offered to the Original Applicant Plot no 8, Sector 11, Sanpada admeasuring 4905.190 sq Metres having FSI 1.5 having Commercial plus Residential user for a lease premium @ Rs. 45,459/- per sq mtr plus Rs. 50/- per sq mtr towards Water Resource Development Charges. (Hereinafter referred to as the said plot). A more particular description of the said plot is made in the Schedule hereunder written.
5. By a Deed of Mortgage dated 04-12-2006 the Original Applicant had mortgaged the said plot and had obtained term loan from ANANDYUDAYA CO-OP. BANK LTD.
6. Pending the execution of the Agreement to Lease, Original Applicant have negotiated with M/S. BHOOMI CONSTRUCTION PROJECT, a Partnership Firm REPRESENTED BY (1) MR. VIJAY RAVJI GAJRA, (2) MR. AMRUT NISAR having its office at Shop No 8, Plot no 8, Sector 19, Vashi, Navi Mumbai Hereinafter referred to as the "Promoters" for sale, transfer, assignment of the said plot for such consideration and upon such terms and conditions as appearing hereinafter.



ट. न. न. ११	
१५६२	२००८
३२	३८

ट. न. न. ६	
५३००	२०१४
२६५५	

Himanshu Bheda & Co.
Advocate High Court, Mumbai

B-607/608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703 .
TEL. : 2766 6120 / 2055 0038 • MOBILE : 93230 32144
Email : himanshu bheda@rediffmail.com

7. CIDCO Ltd. by its letter dated 16th May, 2007 bearing ref no CIDCO/MM-1/PLT/SAN/2007/89 addressed to the ABHYUDAYA CO-OP. BANK LTD permitted the original applicant to transfer the term loan in favour of the promoters here in upon such terms and conditions as contained in the said letters.
8. CIDCO Ltd. by its letter dated 16th May, 2007 bearing ref no CIDCO/MM-1/PLT/SAN/2007/94, permitted M/s. Ken Construction Pvt. Ltd. to transfer the said plot to the Promoters upon such terms & conditions as contained therein.
9. By Agreement to Lease dated 21st May, 2007 executed between CIDCO and the Promoters, in respect of Plot no 8, Sector 11, Sannada admeasuring 4905.190 sq Metres or thereabouts in favour of the said Promoters inter alia granting the said Lessee lease of the said plot for a period of 60 years from the date of the said Agreement. (hereinafter referred to as the said Plot) CIDCO has also granted the Promoters, license to enter upon the said plot to carry out construction on the said plot after obtaining the necessary permissions from NMMC in that regard.
10. By Reconveyance deed 5th June 2007 executed between ABHYUDAYA CO-OP. BANK LTD and the original applicants, ABHYUDAYA CO-OP. BANK LTD reconveyed the said property in favour of the Original Applicants upon such terms and conditions as contained therein.
11. By a Deed of Mortgage dated 5TH June, 2007 the Promoters had Mortgaged the said plot and had obtained term loan from ABHYUDAYA CO-OP. BANK



3

ट. न. न. ११	
७५८	२००८
३३	३९

ट. न. न. ६	
५३००	२०१४
२०	४५

Himanshu Bheda & Co.

Advocate High Court, Mumbai

B-607/608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703
TEL. : 2766 6120 / 2055 0038 • MOBILE : 93230 32144
Email : himanshu.bheda@rediffmail.com

- LTD. The said Deed of Mortgage is registered with the Sub-Registrar of Assurances, Thane under no. 8/02751 dated 05/06/2007.
12. In the Circumstances, subject to the compliances of the terms & conditions as mentioned in the Agreement to Lease dated 21st May, 2007, and terms and conditions specified in the NOC issued by the CIDCO Ltd., and subject to the claim and the rights of ABHYUDAYA CO-OP. BANK LTD. by virtue of Deed of Mortgage dated 5th June, 2007. we certify that the title of M/S. BHOOMI CONSTRUCTION PROJECT to the said property is clear and marketable.

THE SCHEDULE ABOVE REFERRED TO
ALL THAT piece of Plot known as Plot no. 7 Himanshu Bheda & Co. Thane
admeasuring 4905.190 sq Meters or thereabouts and bounded as follows
that is to say:-

- On or towards the North by:- 22.0 MTRS Wide Road
On or towards the South by:- 6.0 MTRS Wide Drain and 6.0 MTRS.
Wide corridor
On or towards the East by:- 22.0 MTRS Wide Road and 6.0 MTRS
Wide Drain
On or towards the West by:- Plot No 7

DATED THIS 21st DAY OF DECEMBER, 2007
FOR HIMANSHU BHEDA & CO.,



ट. न. न. ११	
१४६२	२००६
३२	३६

ट. न. न. ६	
५३०८	२०१
२७	०५



नवी मुंबई महानगरपालिका

पहिला माळा, बेलपुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

Navi Mumbai Municipal Corporation

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नमुंमपा/नरवि/वा.प./प्र.क्र.ए- १७५७/५५२८/२००९
दिनांक :- २८/०४/२००९.

प्रति,
मे. भूमी कंस्ट्रक्शन प्रोजेक्ट
भूखंड क्र. ०८, सेक्टर क्र. ११, सातपाडा
नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र..१६८/२००९ प्रकरण क्र. ए - १७५७
विषय :- भूखंड क्र. ०८, सेक्टर क्र. ११, सातपाडा, नवी मुंबई या जागेत वाणिज्य व निवासी
कारणासाठी सुधारित बांधकाम परवानगी देणेबाबत.
संदर्भ :- आपले वास्तुविशारद यांचा दि. - ०९/०२/२००९ रोजीचा अर्ज

महोदय,

भूखंड क्र. ०८, सेक्टर क्र. ११, सातपाडा, नवी मुंबई या जागेत वाणिज्य व निवासी कारणासाठी सुधारित बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भांमधील पत्रान्वये प्राप्त झालेला आहे. संदर्भांमधील बांधकाम व निवासी उपयोगासाठी सुधारित बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार मंजूर करण्यात येईल. तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार मंजूर करण्यात येईल. बांधकाम प्रारंभ प्रमाणपत्र सोबत निदेशित बांधकामासाठी जोडित आहे. तसेच खाली नमूद फेरफार करण्यात येईल. बांधकाम प्रारंभ प्रमाणपत्र सोबत निदेशित बांधकामासाठी जोडित आहे. तसेच खाली नमूद फेरफार करण्यात येईल. बांधकाम प्रारंभ प्रमाणपत्र सोबत निदेशित बांधकामासाठी जोडित आहे. तसेच खाली नमूद फेरफार करण्यात येईल.

सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारोत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात येईल. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागात वळविणेत येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सध्या करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जिल्हामालिक / गुप्तधारक / गाळेधारक यांची राहिल. तसेच अर्थात बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कंपनी भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांचे कार्यदेशीर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

कु.सा.प

ट. न. न. ६	
५९०७	२०१४
२८	५५



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

इमारतीचे बांधकाम करणारे मजुरांचे निवासाकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शॅड्स टॉयलेट करण्यास परवानगी देणेत येत आहे. धावावत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोंगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सादर शॅड स्वखर्चाने काढून टाकणेत यावी.

बांधकाम सुरू करताना कामाचे नाव, बांधकाम परवानगीची नारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नांव, ठेकेदाराचे नाव, बांधकाम क्षेत्रा इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरुध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरू केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

- अट : १) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करित असताना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदूषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा समोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंगीक कायदातील तरतुदीचे काटेकोरपणे पालन/अंमलबजावणी करणे संबंधीत भूखंडधारक/ विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालु असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक/खाजगी मालमतेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक/विकासक हे सर्वस्वी जबाबदार राहतील.
- २) प्रस्तुत भूखंडावर भोंगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणाऱ्या सार्वजनिक स्वरुपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचली असल्यास सादर बाबी पूर्वेवत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची/विकासकाची राहिल अन्यथा भोंगवटा प्रमाणपत्रासाठी अर्ज विचारल घेतला जाणार नाही, याची नोंद घ्यावी.



- १) हितेन सेठी, वास्तुविशारद
मेहेर, तळमजला, प्लॉट नं. २६०, सेक्टर-२८, वाशी, नवी मुंबई.
- २) डॉ. वी. वेंकटेश्वर, नियोजनकार, सिडको लि.
- ३) विनायक आश्रमारी, नमुमपा, नुर्भ

आपला

(संजय शा. धागाडत)
सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका

ट. न. न. ६	
५३०७	२०१४
३०	७५

NAVI MUMBAI MUNICIPAL CORPORATION
AMENDED COMMENCEMENT CERTIFICATE

NO-NMMC/TPD/BP/Case No. A-9757/17528/09

DATE:- 28/04/2009

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Bhoomi Construction Projects on Plot No. 08, Sector No. 11, Sanpada, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = Comm.- 7236.402 M² + Resi. - 73.852 M² = 7310.254 M² (No of Units - Shop 12Nos., Office- 87Nos., Residential - 01 Nos.) Commercial + Residential, F.S.I. = 1.50

1) **The Certificate is liable to be revoked by the Corporation if:**

- a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of 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 Corporation is contravened.
- c) The Municipal Commissioner is satisfied that the same is obtained through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) **THE APPLICANT SHALL :**

- a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
- b) Give written notice to the Municipal Corporation regarding completion of work.
- c) Obtain an Occupancy Certificate from the Municipal Corporation.

3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate

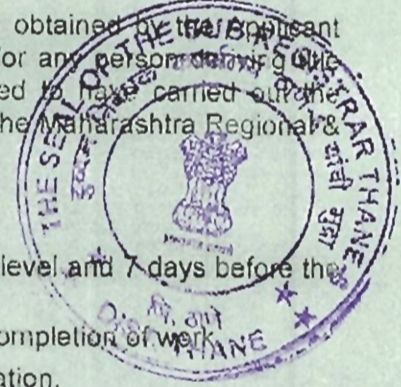
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. 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 be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act 1966

5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.

6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.

7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.



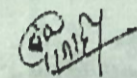
ट. न. न. ६	
५३०७	२०१४
३९	७५

- 8) The amount of S.D. Rs. 2,15,691/- S.D. Rs. 98,104/- for Mosquito Prevention's. Rs. 98,104/- for debris & S.D. Rs. 25,000/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 15M. height. Following additional conditions shall apply :-
- The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - Exit from lift lobby shall be through a self closing smoke stop door.
 - There shall be no other machinery in the lift machinery room.
 - For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
 - One of the lift(Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - Electrical cables etc. shall in separate ducts.
 - Alternate sources of electric supply or a diesel generator set shall be arranged.
 - Hazardous material shall not be stored.
 - Refuse stamps or storage places shall not be permitted in the staircase wall.
 - Fire fighting application shall be distributed over the building.
 - For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively.
For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.
- 13) Recreation ground or amenity open space be developed before submission of Building Completion Certificate
- 14) No work should be started unless the existing structures are to be demolished with utmost care.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the Construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of Highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 20) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.



ट. न. न. ६	
५३०७	२०१४
३२	७५

- 137
- 21) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorised use and necessary action as per law will be taken.
 - 22) This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.
 - 23) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
 - 24) The construction work shall be completed before dt.20/05/2012 as per conditions mentioned in CIDCO Agreement dt.21/05/2007 respectively and must be applied for O.C. with all concerned NOC.
 - 25) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
 - 26) The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
 - 27) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C.
 - 28) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of FIRE NOC issued vide NMMC/FIRE/H.O./VASHI/R-1/1044/2009 dated 09/04/2009 by Deputy Chief fire officer NMMC, Navi Mumbai.
 - 29) F.S.I. calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
 - 30) The area shown open to sky on the ground floor plan should not be so used, as it would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
 - 31) This approval supersedes the previous approval approved by NMMC. You are requested to return all the previous approved drawings for record & cancellation.
 - 32) As directed by the Urban Development, Department Government of Maharashtra, under section - 154 of MR&TP Act-1966 and vide provision No. TRB-432001/3433/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 sq. m. following additional condition of Rain Water Harvesting shall apply.
 - a) All the layout open spaces of Housing Society and new construction/reconstruction/additions on plots having area not less than 300.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed).
Provided that the authority may approve the Rain Water harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
 - b) The owner/ society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
 - c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as required under these byelaws.



(Sanjay S. Banait)
Assistant Director of Town Planning
Navi Mumbai Municipal Corporation.

ट. न. न. ६	
4300	2018
33	04

SCHEDULE
RAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rainwater falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

(i) Open well of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one-meter width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rainwater may be channelled to the refilled pit for recharging the bore well.

iii) An impervious surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rainwater may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.

iv) The surplus rainwater after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising following materials.

- a. 40 mm stone aggregate as bottom layer upto 50% of the depth,
- b. 20 mm stone aggregate as lower middle layer upto 20% of the depth,
- c. Coarse sand as upper middle layer upto 20% of the depth,
- d. A thin layer of fine sand as top layer;
- e. Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.



ट. न. न. ६	
५३०५	२०१
५०	५५

f. Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.

g. Perforated concrete slabs shall be provided on the pits/trenches.

v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rainwater into ground.

vi) In case of the plots where the water table is high i.e. 10 feet less, it is not mandatory to follow the above provisions.

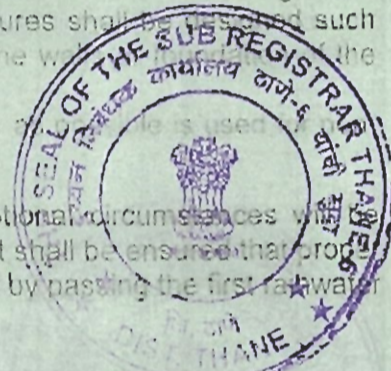
2. The terrace shall be connected to the open well/bore well/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchments, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rainwater, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 sq mt.

3. Rainwater harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be sited such that no dampness is caused in any part of the wall of the building or those of an adjacent building.

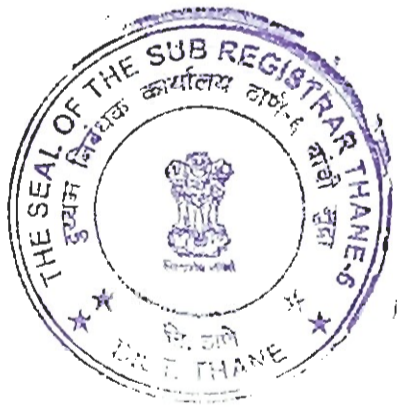
The water so collected/recharged shall as far as possible be used for drinking and non-cooking purpose.

Provided that when the rainwater in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rainwater has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.



ट. न. न. ६	
५३०७	२०१४
३५	७५



ट. न. न. ६	
५३०७	२०
३६	७५

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माळा, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी - ७०७७/९९९/२०१३
दिनांक :- १६/०२/२०१३

प्रति,
मे. भूमी कन्स्ट्रक्शन प्रोजेक्ट
भुखंड क्र. ०८, सेक्टर क्र. ११,
सानपाडा, नवी मुंबई.

नरती क्र.- नमुंमपा/वि.प्र.क्र.१६८/२००९, प्रकरण क्रमांक बी - ७०७७
विषय :- भुखंड क्र. ०८, सेक्टर क्र. ११, सानपाडा, नवी मुंबई बाबत भोगवटा प्रमाणपत्र
मिळणेबाबत.
संदर्भ :- आपले वास्तुविशारद यांचा दि. २७-०३-२०१२, २६-०६-२०१२ व २६-१२-२०१२ रोजीचा
प्राप्त अर्ज.

महोदय,

संदर्भाधिन अर्जाच्या अनुषंगाने भुखंड क्र. ०८, सेक्टर क्र. ११, सानपाडा, नवी मुंबई येथील
वाणिज्य व निवासी वापरासाठी भोगवटा प्रमाणपत्र (ऑक्युपन्सी सर्टिफिकेट) या पत्राबाबत जाईल.
सदर सुधारीत बांधकाम प्रारंभ प्रमाणपत्रातील अटीनुसार विनाशकारी मत्स्य नकाशात अंतर्गत
फेरबदल केलेले असल्यामुळे भरणा केलेली सुरक्षा अनामत रक्कम जप्त करण्यात आलेली आहे. यामुळे कृपया नोंद
घ्यावी.

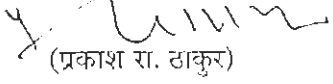
शासन परिपत्रक उद्योग, उर्जा व कामगार विभाग क्र. बीसीए २००९/प्र.क्र.७८/कामगार ७-अ.
दि. २६ ऑक्टोबर २००९ नुसार सदर प्रकरणात कामगार उपकर अदा केला असून त्यास कामगार कल्याण उपकर
युनिट क्र. २०१२०२००४०३ बी - ७०७७ ०१ देण्यात आला आहे.

अट - प्रस्तुत इमारतीचे हद्दीमध्ये मंजूर नकाशामध्ये दर्शविल्याप्रमाणे संपुर्ण वाहनतळ व्यवस्था दर्शविणारे शिमांकन
(Marking) कायमस्वरूपी व्यवस्थित राहणेबाबत योग्य ती खबरदारी घेणेबाबत नोंद घ्यावी.

प्रत : माहितीसाठी

- मे. हितें सेठी, वास्तुविशारद,
तळमजला, यथाती को. ऑ.हौ. सोसा., भू. क्र. ०९,
से. क्र. ५८ए, पामबीच रोड, नेरुळ, नवी मुंबई.
- उप आयुक्त (उपकर), कोपरखैरणे
- उप - आयुक्त, परिमडळ -१/२, नुंमपा.
- कर निर्धारक व संकलक, नुंमपा, तुर्भे
- मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको लि.
- विभाग अधिकारी, तुर्भे विभाग, नुंमपा,

आपला,


(प्रकाश रा. ठाकुर)

सहाय्यक संचालक, नगर रचना
नवी मुंबई महानगरपालिका

ट. न. न. ६	
५३०७	२०१४
३७	५५



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला पाळा, बेलापुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी - ७०७७/९९/२०१३
दिनांक :- १६/०२/२०१३

भोगवटा प्रमाणपत्र

- वाचले -
- १) नवी मुंबई महानगरपालिकेकडील सुधारीत बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/बांघ/ प्र.क्र. ए- २७५७/१५२८/२००९, दि. २८-०४-२००९
 - २) नवी मुंबई महानगरपालिकेचे दि. ३१-०७-२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचे परिपत्रक.
 - ३) वास्तुविशारद मे. हितेंन सेठी यांनी दि. २७-०३-२०१२, २६-०६-२०१२ व २६-१२-२०१२ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भुखंड क्र. ०८, सेक्टर क्र. ११, सानपाडा, नवी मुंबई या जागेचे मालक मे. भूमी कन्स्ट्रक्शन प्रोजेक्ट यांनी जागेवरील बांधकाम दि. ०५-०३-२०१२ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद. मे. हितेंन सेठी यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील सुधारीत बांधकाम प्रारंभ प्रमाणपत्र दि. २८-०४-२००९ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. ३१-०७-२००८ च्या अधिमूल्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क बसूली बाबतची कायदाही केलेली आहे. त्यामुळे सदर जागेत.



भुखंडाचे क्षेत्रफळ	:-	४९०५.१९ चौ.मी.
अनुज्ञेय चटई क्षेत्र निर्देशांक	:-	१.५०
निवासी वापराखालील बांधकाम क्षेत्र	:-	८५.०११ चौ.मी.
(निवासी वापराखालील एकूण सदतिका - ०१)		
वाणिज्य वापराखालील बांधकाम क्षेत्र	:-	७२७१.२२० चौ.मी.
(वाणिज्य वापराखालील एकूण दुकाने - ११ व ऑफीसेस - ८७)		
एकूण बांधकाम क्षेत्र (३ + ४)	:-	७३५६.२३१ चौ.मी.
५) वाल्कनी खालील बांधकाम क्षेत्र	:-	१३२२.६२९ चौ.मी.

ट. न. न. न. न.
५३०० २०१२
३५ ५५

यानुसार बांधकाम प्रमाणपत्र देण्यात येत आहे.

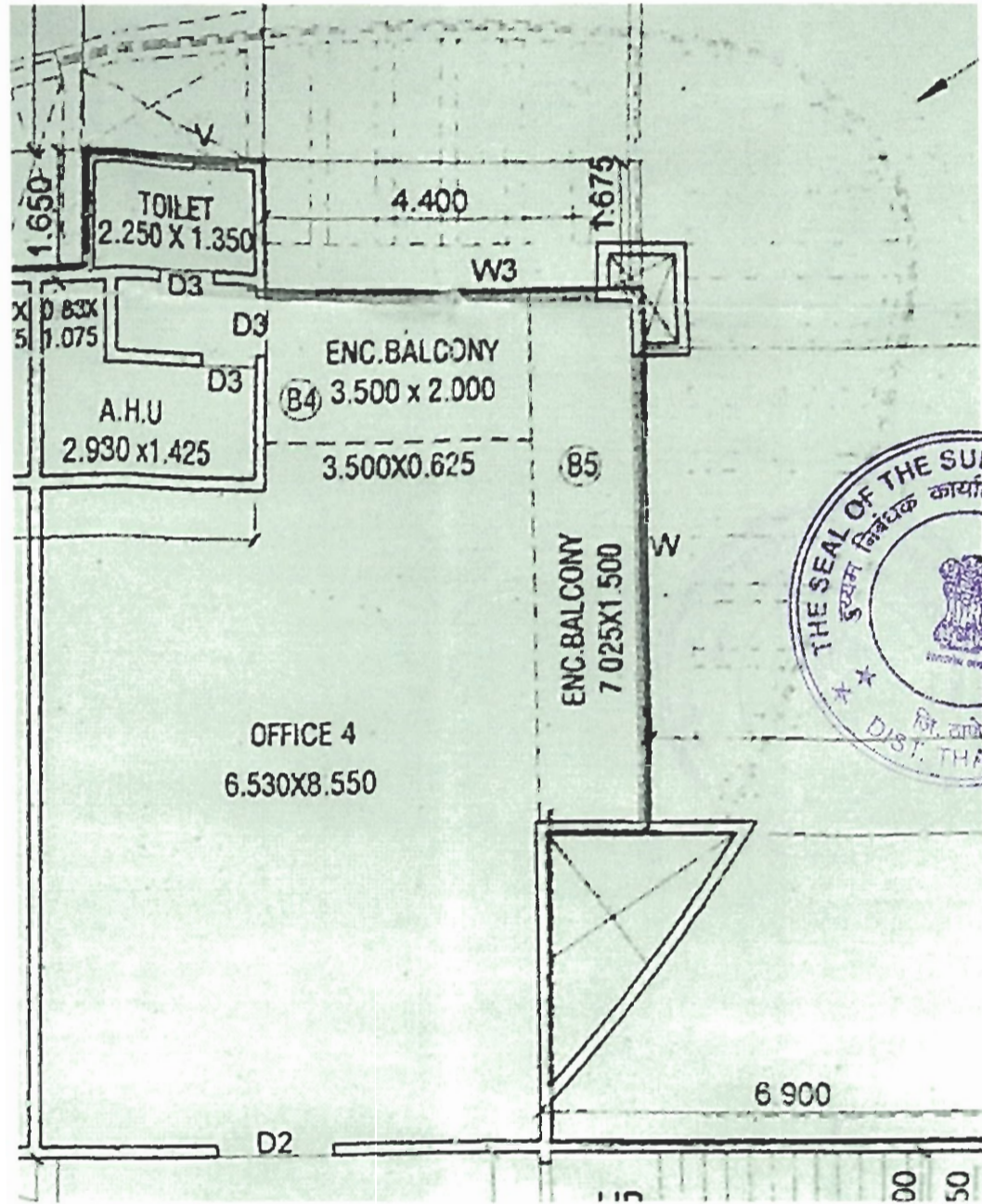
(प्रकाश रा. डाकुर)

सहाय्यक संचालक, नगर रचना

नवी मुंबई महानगरपालिका



“जन्म असो वा मरण आवश्यक नोंदणीकरण”



ट. न. न. ६	
५३००	२०१४
३८	०५



ट. न. न. ६	
५३०७	
००	५५

CERTIFIED TRUE COPY OF THE EXTRACT OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S.CELOGEN PHARMA PVT. LTD. AT THEIR MEETING HELD ON 16th SEPTEMBER 2014 AT 4.00 PM AT THE CORPORATE OFFICE OF THE COMPANY AT B-106, TECHNOCITY, X4/1 & X4/2, TTC INDL. AREA, MIDC MAHAPE, NAVI MUMBAI – 400 710.

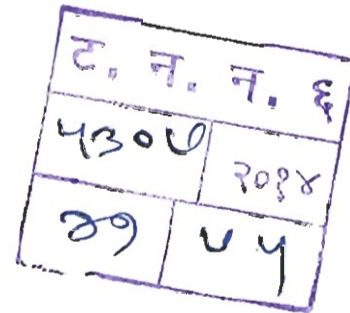
RESOLVED THAT the agreement for Sale in respect of office No 604, Ellora Fiesta, Plot No 8, Sector 11, Sanpada, Navi Mumbai – 400 706 shall be executed with M/s Bhoomi Construction Projects.

FURTHER RESOLVED THAT MR. VIJAYKUMAR NAIR director of the Company be and is authorised to sign and execute the Agreement for Sale and other documents in respect of the said Office and to appear before the concern Sub. Registrar of Assurance for registration of the said Agreement for Sale in respect of the said office.

CERTIFIED TRUE COPY
FOR CELOGEN PHARMA PVT. LTD.

For and on behalf of the
Board of Directors

DIRECTOR





ट. न. न. ६	
५३०५	२०२४
४२	५५

पावती क्र.: 11451 दिनांक: 17/09/2014

गावाचे नाव: सानपाडा

इस्तऐवजाचा अनुक्रमांक: टनन6-4331-2014

दस्तऐवजाचा प्रकार : पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: मेसर्स भूमी कन्स्ट्रक्शन प्राजेक्ट्स चे भागीदार श्री विजय रावजी गजरा --

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 440.00
डाटा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 22	

एकूण: रु. 560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 3:47 PM ह्या वेळेस मिळेल. *Shrey*
 सह दुय्यम/विबंधक, टाणे, व.स. ६
 मुळ दस्तऐवज परत मिळाला
 (वर्ग - २)

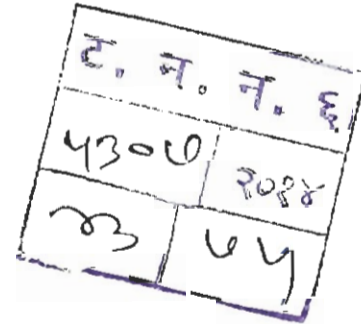
बाजार मूल्य: रु. 1/-

मोबदला: रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

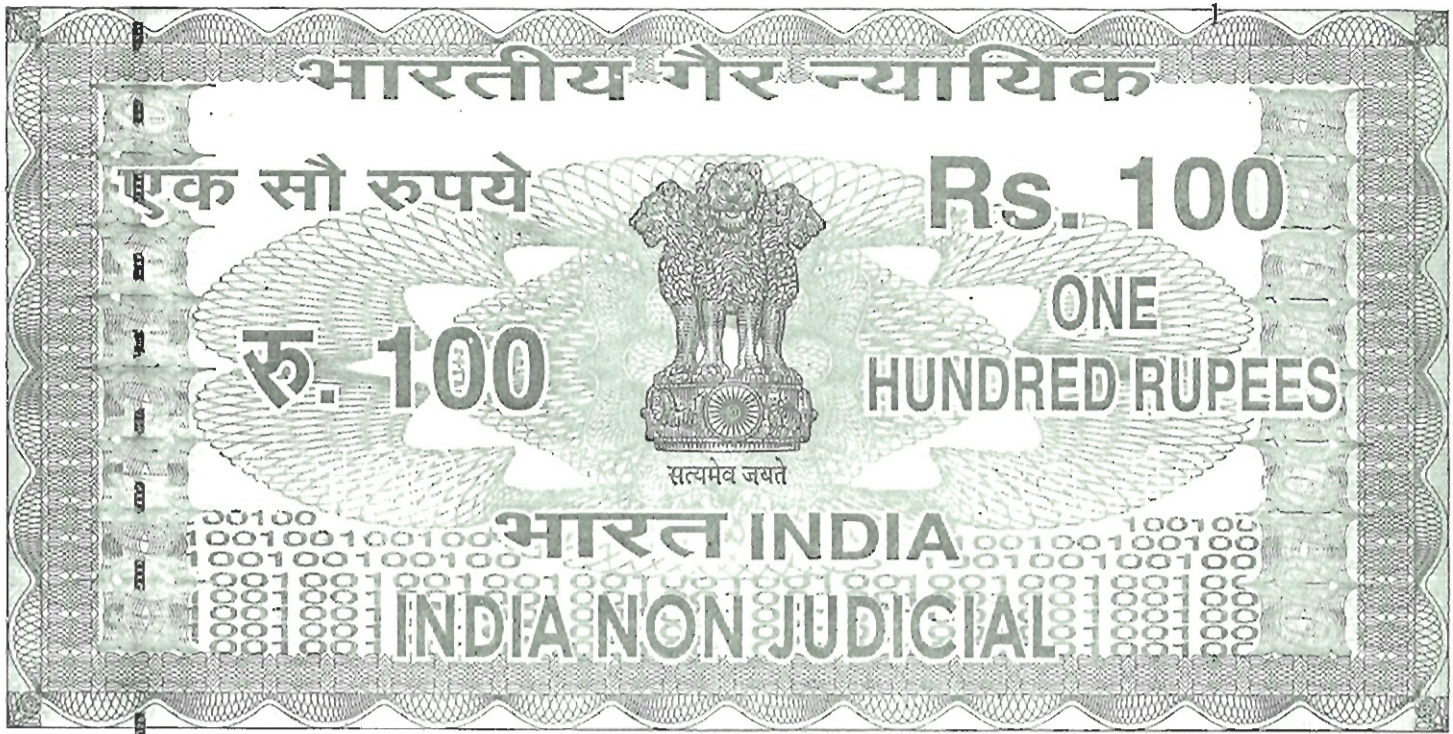
- 1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 460/-

शिरीक
 सह दुय्यम/विबंधक, टाणे, व.स. ६
 मुळ दस्तऐवज परत मिळाला
 पश्काराची सही





ट. न. न. ६	
५३०७	३
२४	५५



महाराष्ट्र MAHARASHTRA

2014

LG 784558

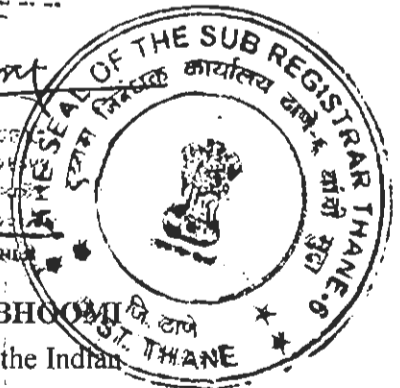
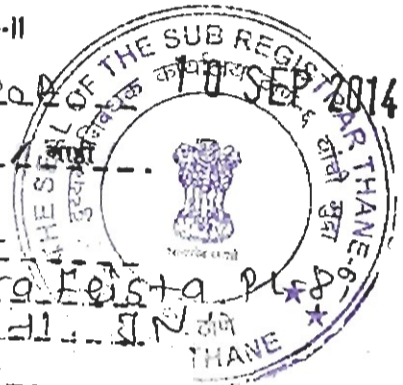


मिह्ला काषागर कार्यालय,
ठाणे
- 2 SEP 2014
मुद्रांक प्रमुख लिपीक / लिपीक
21/9/2014

ट. न. न. ६	
४३३९	२०१४
९	२२

जोडपत्र-२ / Annexure-II

दस्तावेज प्रकार / अनुच्छेद क्रमांक
(Name of document/Article No.) ----- २०१
दस्तावेज नोंदणी करणार आहेत का ?
(Whether it is to be Registered) ----- होय / नाही
नोंदणी शिवाय अदाव्यास दुय्यम
लिपिकार कार्यालये जांव
(ii Register able Name of S.R.O.) -----
मिह्ला काषागर कार्यालय
(Property Description in Brief) ----- Ellora Feista Phase
Sec-1, Thane
मोलबत रक्कम
Consideration Amount -----
मुद्रांक विप्रेत घेणान्याची नाव
Stamp Purchaser's Name ----- B C P. [Bhoomi] cons+Project
दुसऱ्या पक्षाच्या नाव
Name of the other Party ----- Himmat Bhanushali
हस्ते अदाव्यास करणारे नाव व पत्ता
(If through other person then Name & Address) ----- Rajdeep Shelar,
Kopri, Thane
मुद्रांक रक्कम
Serial Duty Amount ----- 100/-
मुद्रांक लिपिकारी नाव व दिनांक
Serial No. /Date ----- 33072 10-09-14
मुद्रांक घेणान्याची नाव व दिनांक
Stamp Purchaser's sign/Date ----- [Signature]



SPECIFIC POWER OF ATTORNEY

TO ALL to whom these presents shall come, we, M/S. BHOOMI CONSTRUCTION PROJECTS, a Partnership Firm registered under the Indian Partnership Act, 1932, represented by its partners SHRI. VIJAY RAVJI

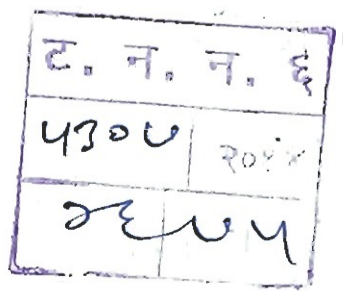
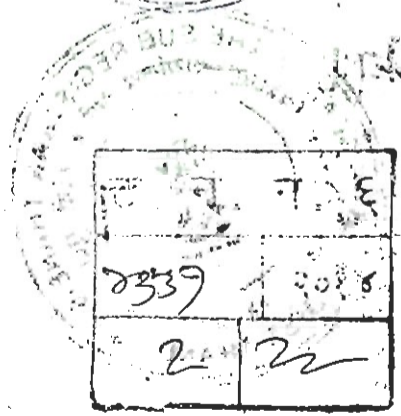
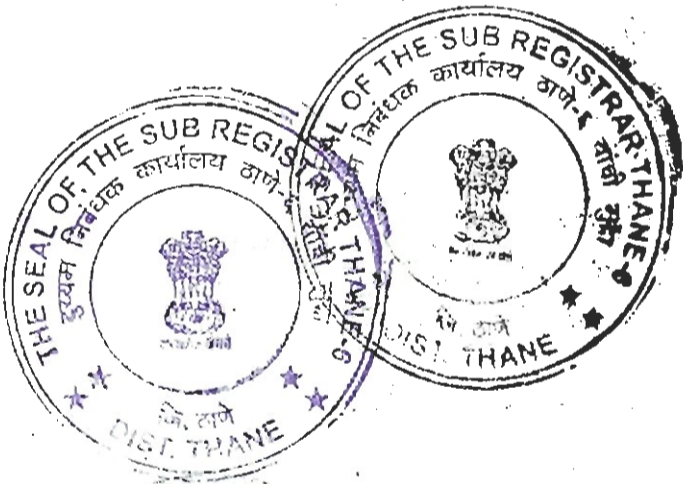
[Signatures]

Bhanushali

ट. न. न. ६	
५३००	२०१४
४५	०५

310.

पुणे जिल्हा न्याय क्षेत्रात
पुणे न्यायालय
पुणे न्यायालय
पुणे न्यायालय



GAJRA and SHRI. AMRUTLAL KANJI NISHAR having its registered office address at Plot No.08, Sector 11, Opp. Jui Nagar Rly. Stn., Sanpada, Navi Mumbai, **SEND GREETINGS:**

WHEREAS the said M/s. Bhoomi Construction Projects is carrying on the partnership business of Builders & Developers and during its normal course of business has acquired from City and Industrial Development Corporation of Maharashtra (CIDCO for short) a leasehold land being Plot No.8 admeasuring 4,905.19 Sq. Mtrs. or thereabouts situated at Sector 11, Sanpada in Navi Mumbai, within the registration district and sub district of Thane (hereinafter referred to as 'Said Land'). Pursuant to obtaining all the required permissions from the CIDCO, Navi Mumbai Municipal Corporation (NMMC) and other competent authorities, the said Firm has constructed a residential cum commercial building which is Ground plus 13 upper floors building known as "**ELLORA FIESTA**" on the said land in accordance with the building plans and other specifications as sanctioned by the Corporation. The said land together with the building, structures and other appurtenances attached to the said land is hereinafter collectively referred to as "**SAID PROPERTY.**" Thus, we became entitled to or otherwise seized and possessed of the said property along with the rights to sell, alienate and dispose of the flat, shops, offices and other areas constructed in the said property at such price consideration and on such terms and conditions as the Firm may think fit and proper.

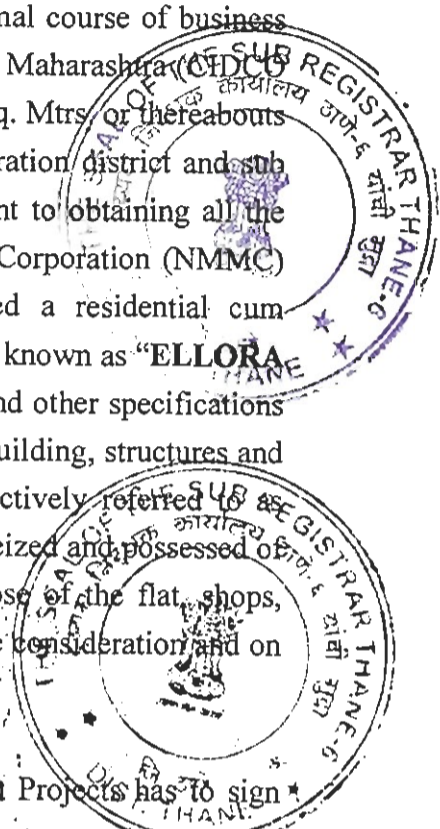
WHEREAS, from time to time, said Bhoomi Construction Projects has to sign and execute the necessary Sale Agreements, Sale Deeds, Apartment Agreements, Apartment Deeds or such agreements for sale as laid down by the provisions of the Maharashtra Ownership Flats (Regulation of Construction, Sale, Management and Transfer), Act, 1963 and the Rules thereto with the intended purchaser/s or licensee/s of the said constructed premises / areas in the said property.

AND WHEREAS all the aforesaid Deeds/Agreements so signed & executed by and/or through our firm or its partners with these intended purchasers/licensees are required to be lodged for the registration purpose before the concerned Registrar in the office of the Sub-Registrar at Thane/Navi Mumbai as the case may be.

ANDWHEREAS due to pre-occupations with other business activity, it is not possible for the representatives / partners of the said Firm to personally appear or visit to the said offices for the execution, admission and presentation for registration of the executed sale document/s and therefore the registration purpose gets delayed unnecessarily.

T. N. N. E	
4300	2088
22	64

T. N. E	
339	2088
3	2





ट. न. १. ६	
४३३७	२०१४
४	२

ट. न. न. ६	
५३००	२०१४
४००५	

We, therefore, the partners of M/s. Bhoomi Construction Projects, do hereby nominate, constitute and appoint MR. HIMAT JETHALAL BHANUSHALI, son of Mr. Jethalal Bhanushali, an Adult Indian Inhabitant of Navi Mumbai, residing at 101, Om Sai Building, Plot No.8, Sector 12D, Bonkode, Koparkhairane, Navi Mumbai - 400709, to be our true and lawful attorney for our Firm, in our names and on our behalf to do or cause to be done all or any of the following acts, deeds, matters and things that is to say:

1. **TO ACT, APPEAR** and represent for our firm or on our behalf before the Sub Registrar offices at Thane and/or Navi Mumbai at all the times and places as may be necessary to cause the said Sale Deeds/Agreements for Sale executed between our firm through its partners and the allottees/buyers in respect of the flats, shops, offices and other areas of the building project known as 'Ellora Fiesta' standing on the land bearing Plot no.8, at Sector -11, Sanpada, Navi Mumbai, Thane District to be duly lodged, presented, admitted and registered appropriately.

2. **TO SIGN AND EXECUTE** all the necessary registration applications, forms, receipts and other papers as will be required by the Registration Office for carrying out necessary compliances related to the valid and effective registration of the said deeds and agreements between our firm and allottees/buyers.

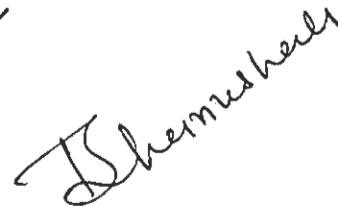
3. **TO DECLARE** the value of the property / premises before the concerned Registrar officers to determine appropriate valuation for purposes of registration of the said agreements/deeds.

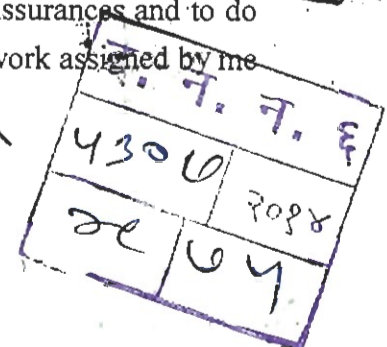
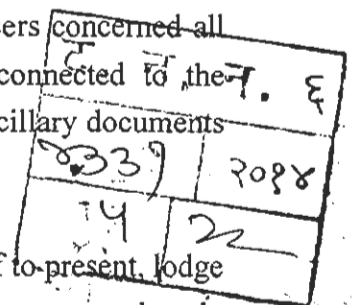
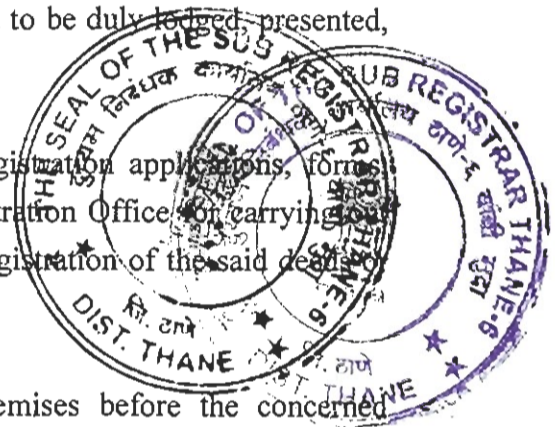
4. **TO PRESENT AND LODGE** the sale agreements/deeds and other collateral and ancillary documents connected thereto for effectively registering the same before the Office of the Registrar or Sub-Registrar or Joint Registrar of Assurances at Thane/Navi Mumbai and to admit the execution of these sale agreements/deeds and other collateral and ancillary instruments thereto.

5. **TO SIGN, ISSUE** and give valid receipts towards the amounts paid at the time of registration of these sale documents. Similarly to collect from the officers concerned all the necessary receipts, slips, acknowledgements and confirmations connected to the Registration of the said sale agreements / deeds / other collateral and ancillary documents thereto and to give valid discharge towards the same.

5. **TO ENGAGE** any authorized representatives to act on his behalf to present, lodge and admit the execution of the said deeds before Sub Registrars of Assurances and to do all other acts that may be necessary for the proper completion of the work assigned by me to my attorney under these presents.


Himat Jethalal Bhanushali


Himat Jethalal Bhanushali





ट. न. न. ६	
४३३१	२०१६
६	२२

ट. न. न. ६	
५३००	२०१४
५०	०५

6. **TO DO** all such acts and things as may be required by the Offices of Registrar for the purposes of lawful and effectively registration of the said sale deeds, sale agreements and other collateral and ancillary documents connected thereto in respect of the flats, shops, offices and other areas of the building 'Ellora Fiesta' situated at Plot No. 8, Sector-11, Sanpada, Navi Mumbai, Thane District

We do hereby declare and confirm that the powers and authorities herein granted to the said attorney holder namely MR. HIMAT JETHALAL BHANUSHALI are conferred by M/S.BHOOMI CONSTRUCTION PROJECTS which are specific and restricted to his appearing, presenting and admitting the documents before Registrar, Sub Registrar, Joint Registrar and other offices of Assurances at Navi Mumbai and Thane for effectively registering the sale documents and other instruments incidental thereto and to all such other and further ancillary acts, deeds and things that may be required by the Authority concerned for lawfully registering the said documents executed between our firm and allottees/buyers in the said property till completion of the registration thereof in all aspects effectively. We do hereby ratify and confirm that all the acts, deeds and things done by our said attorney viz. MR. HIMAT JETHALAL BHANUSHALI shall mean and shall deem to mean the acts, deeds and things done by our firm M/s.Bhoomi Construction Projects and their partners and we further undertake to ratify and confirm all and whatsoever that our said Attorney shall do or purport to do or cause to be done by virtue of these presents.



IN WITNESS WHEREOF, we have set and subscribed our hands this 17th day of SEP. 2014 at Navi Mumbai.

Signed and delivered by the within named)
M/s. Bhoomi Construction Projects)
Rep. through its partners namely)
MR. VIJAY RAVJI GAJRA)

MR. AMRUTLAL KANJI NISAR)

Handwritten notes in a box:
E. J. E.
24300
49
2028
64



I HEREBY CONFIRM TO THE AUTHORITIES GRANTED UNTO TO ME AND HEREBY CONSENT TO THE LIMITED POWERS HERETO.

Stamp with handwritten numbers:
2339 2028
6 22

(Attorney Holder **MR. HIMAT JETHALAL BHANUSHALI**)



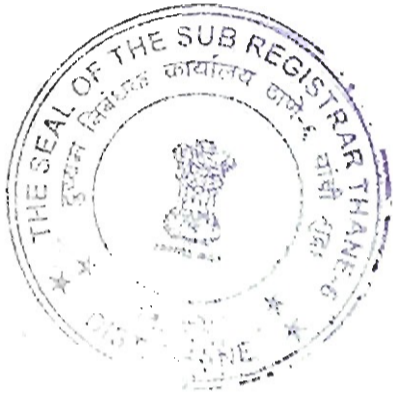
In presence of

Before me

1) Rajdeep R. Shelar *Rajdeep Shelar*
2) Mr. B. Nohare *Nohare*

Bhannushali





ट. न. न. ६	
४५३९	२०१४
८	२२

ट. न. न. ६	
५३००	२०१४
५२	५५



Maharashtra State Electricity Distribution Co. Ltd.

ELECTRICITY BILL FOR THE MONTH OF AUG 2014 BU 4752 GGN:20140837529432
 WASHI CIRCLE 565 NERUL OM DIVISION 405 NERUL OM DIVISION 752 V.2.3.32

Consumer No. **000294593764** M/S
 Consumer Name **M/S.BHOOMI CONSTRUCTIONS PROJECTS**
 Address **OFFICE NO 1,
 GROUND FLOOR PLOT NO 08, SECTOR 11,**

BILL DATE	30-08-2014
DUE DATE	0-00
IF PAID UPTO	0-00
IF PAID AFTER	27,420.00
Last Receipt No./Date :	0001573474 / 23-08-2014
Last Month Payment :	1,63,820.00
D.G. Set (KVA)	
Scale / Sector	
Activity	COMM-OTHER
Seasonal	N Load Shed Ind
Express Feeder Flag :-	
Feeder Voltage (KV) :-	PG-MR-ROUTE SE003-09-5000-4723

Village _____ Pin code **410206**
 Connected Load (KW) **49.00** Sanctioned Load (KW) **49.00**
 Contract Demand (KVA) **61.00** Sanctioned Demand (KVA) **61.00**
 50% of Con. Demand (KVA) **30.50** Meter No. **065 - 06260390**
 Date of Connection **09-12-2013** Tariff: **70 LT-II B**
 Supply at LT _____ Prev. Highest Bill Demand (KVA) **39** Elec. Duty **06**
 DTC: **4752525** GIS-Dtc / Pole: _____ PART B

Reading Date	KWH	KVAH	RKVAH (LAG)	KW (MD)	KVA (MD)
Current 21-08-2014	38869.770	45478.870	20455.000	32.800	36.280
Previous 20-07-2014	34137.000	40602.000	17654.000		
Difference	4732.770	5876.870	2801.000		
Applying Factor	1.0000	1.0000	1.0000	1.000	1.0000
Consumption	4732.770	5876.870	2801.000	32.800	36.280
Add If L.T. Metering	0.000	0.000	0.000	0.000	0.000
Adjustment	0.000	0.000	0.000	0.000	0.000
Assessed Consumption	0.000	0.000	0.000	0.000	0.000
Total Consumption	4733.000	5877.000	2801.000	33.000	36.000

Billed Demand (KVA)	@ Rs.	Amount
Assessed P.F.	Avg. P.F.	
Billed P.F.	L.F.	
Consumption Type	Rate	Charges
Industrial	0	0.00
Residential	0	0.00
Commercial		
E.D. on (Rs.)	Rate %	Amount Rs.
	15	.00
	17	7700.40
Zone	Units	Debit
A Zone	4,733	36.00
B Zone	0	0.00
C Zone	0	0.00
D Zone		
CREDIT : TWENTY - SEVEN THOUSAND FOUR HUNDRED TWENTY ONLY		
Security Deposit Held Rs.		0.00
Add: S.D. Demanded Rs.		49,000.00

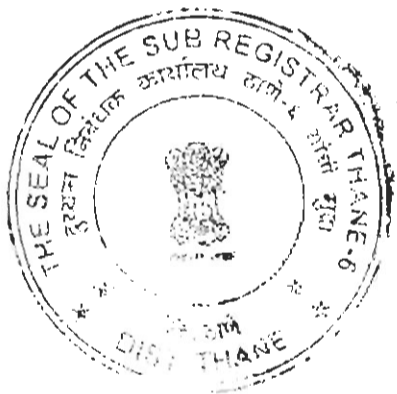
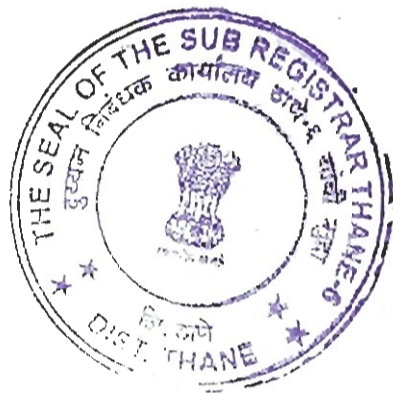
Refund Charges	.00
+IC+GC+TC	30,946.52
Energy Charges	0.00
TOB Tariff EC	789.94
FAC @	7,700.00
Electricity Duty	0.00
Other Charges @	378.64
Tax on Sale @	2,264.82
P.F. Penal Charges / P.P. Incentive	0.00
Charges For Excess Demand	0.00
Debit/Bill Adjustment	55,640.32
TOTAL CURRENT	0.00
Current Interest	-83,056.52
Principle Arrears	0.00
Interest Arrears	-27,420.00
Total Bill Amount (Rounded) Rs.	0.00
Delayed Payment Charge	-27420.00
Amount (Rounded) Payable After	55,640

RAJESH PACKAGING PVT. LTD.
 H.O. & WORKS - A-22 MIDC Area, Amravati - 444 607, Maharashtra (India)
 Ph: 91-21-252053, 2520307, 2520307, 2520307, 2520307, 2520307, 2520307, 2520307, 2520307, 2520307

Pls. accept

TOLL FREE NO.: 1800-233-3435
 ASSISTANT ACCOUNTANT

Handwritten notes and stamps:
 2. न. न. ६
 3339 2014
 ६२२
 न. न. ६
 4300 2014
 43 ०५



७३३१	१०१४
१०	२

ट. न. न. ६
५३००
५४ ०५

आयकर विभाग
INCOME TAX DEPARTMENT



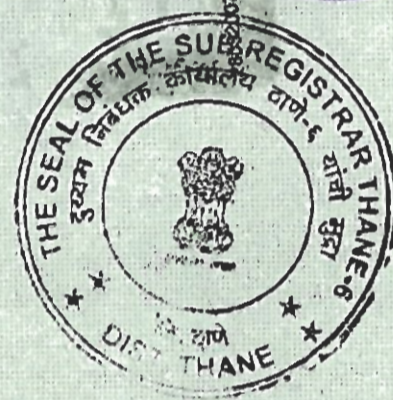
भारत सरकार
GOVT. OF INDIA

BHOOMI CONSTRUCTION PROJECTS

01/01/2007

Permanent Account Number

AAHFB9734D

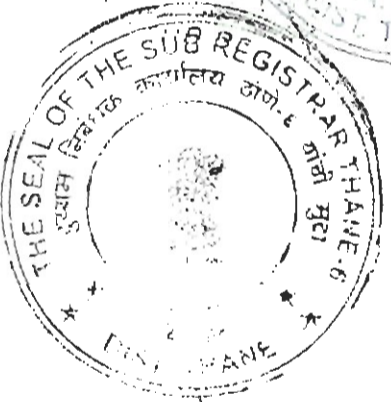


इस कार्ड के खोने / घाने पर कृपया सूचित करें। लीडर
आयकर पैन सेवा इकाई, एन एस डी एस
महली मंजिल, टाइम्स टॉवर, कामला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पैरल, मुंबई - 400 013.

If this card is lost / someone's lost card is found
please inform / return to :
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2493 4030, Fax: 91-22-2495 0064,
e-mail: unitinfo@nsdl.co.in

ट. न. न. ६
४३४९ २०१४
११/२२

ट. न. न. ६
५३०० २०१४
५५/७५



ट. न. न. ६	
४३३१	२०१४
१२	२२

ट. न. न. ६	
५३००	२०१४
५६०५	



ट. न. न. ६	
७३३९	२०१४
९३	२२

ट. न. न. ६	
५३००	२०१४
५०	०५



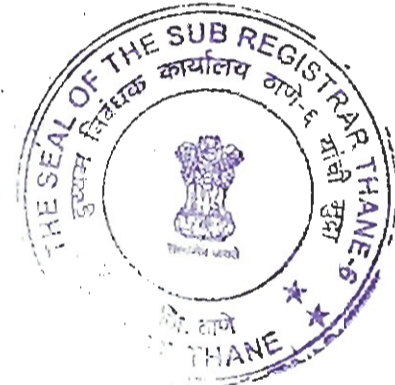
	६
३३९	२०१४
१४	२२

ट. न. न. ६	
५००५	२०
५०	०५

भारत सरकार
GOVT OF INDIA

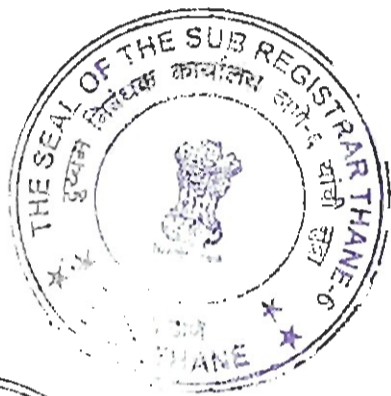
सायकर विभाग
INCOME TAX DEPARTMENT
VIJAY RAVJIBHAI GAJRA
RAVJI LALJI GAJRA
01/05/1979
 Permanent Account Number
AEDFG2641P

 Signature



ट. न. न. ६	
४३३१	२०१४
१५	२२


ट. न. न. ६	
५३०७	२०१४
५९	०५



ट. न. न. ६	
४३३९	२०१४
१६	२

ट. न. न. ६	
५३०७	२०१४
१०	७५

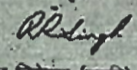
स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAAPN75G5M



नाम / NAME
AMRUTLAL KANJI NISAR

पिता का नाम / FATHER'S NAME
KANJI NARPAR NISAR

जन्म तिथि / DATE OF BIRTH
27-09-1969

हस्ताक्षर / SIGNATURE


आयकर निदेशक (प्रणाली)
 DIRECTOR OF INCOME TAX (SYSTEMS)

Amrutlal Kanji Nisar
Digitally signed by Amrutlal Kanji Nisar
 DN: cn=Amrutlal Kanji Nisar, o=Income Tax Department, ou=Income Tax Department, email=Amrutlal.Kanji.Nisar@incometax.gov.in, c=IN
 Date: 2013.03.29 13:21:28 +05'30'

Amrutlal Kanji Nisar



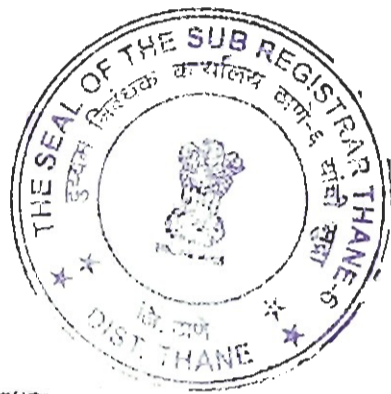
इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
 आयकर निदेशक (प्रणाली)
 ए. आर. ए. सेंटर, ग्राउंड
 ई-२, ज्वांदेवाली एक्सटेंशन
 नई दिल्ली - ११० ०५५

In case this card is lost/found, kindly inform/return to the issuing authority:
 Director of Income Tax (Systems)
 ARA Centre, Ground Floor
 E-2, Jhandewalan Extn.
 New Delhi - 110 055

Amrutlal Kanji Nisar

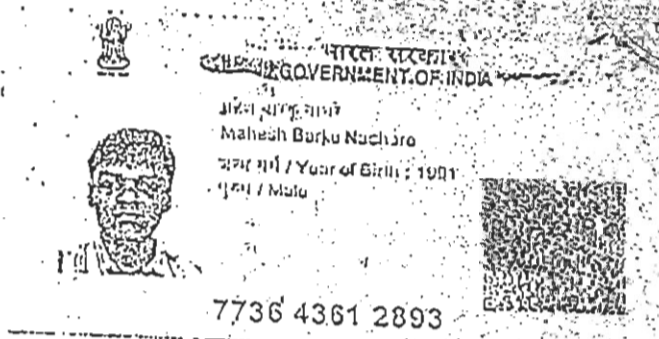
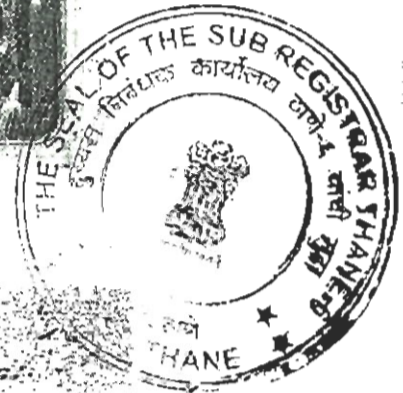
ट. न. न. ६	
४३३९	१०४४
९७	२२

ट. न. न. ६	
५१०७	२०४४
९९	७५



ट. न. न. ६	
४३३९	२०१४
१८	२२

ट. न. न. ६	
५३००	२०१४
६२	५५



आधार - सामान्य माणसाचा अधिकार

ट. न. न. ६	
४३३९	२०१४
९९	२



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
C/O श्रीमती मंगलदास मंगलदास
महाराष्ट्र शासन, महाराष्ट्र शासन
कार्यालय महाराष्ट्र शासन, वाघोळे इलाहाबाद,
ठाणे, महाराष्ट्र, ४००००४
Address: C/O Shantaram
Mangal Das Mangal Das,
DHARMVEER NAGAR NO. 1,
MENTAL HOSPITAL ROAD,
BEHIND DRYANSADHANA
COLLEGE WAGLE ESTATE,
Thane, Wagle P.E. Maharashtra,
400004

1847
1230 188 1847
http://uidai.gov.in
www.uidai.gov.in
C.O. No. 1847
Mumbai-400004

ट. न. न. ६	
५३०५	२०१४
९३	७५



ट. न. न. ६	
५३००	२०१
६४	५५

३. १. १. ३	



दस्त क्रमांक : टनन6/4331/2014

दस्ताचा प्रकार :- पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:हिंमत जेठालाल भानुशाली -- पत्ता:8, -, सदनिका क्र-101 ओम साई विल्डींग, -, से-12डी कोपरखैरणे नवी मुंबई, कोपर खैर्ने, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:ALOPB6662N	पॉवर ऑफ अटॉर्नी होल्डर वय :-28 स्वाक्षरी:-		
2	नाव:मेसर्स भूमी कंस्ट्रक्शन प्राजेक्टस चे भागीदार श्री विजय रावजी गजरा -- पत्ता:प्लॉट नं: 8, माळा नं: -, इमारतीचे नाव: ऑफीस क्र-01 से-11 सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAHFB9734D	कुलमुखत्यार देणार वय :-35 स्वाक्षरी:-		
3	नाव:मेसर्स भूमी कंस्ट्रक्शन प्राजेक्टस चे भागीदार श्री अमृतलाल कानजी निसार -- पत्ता:8, -, ऑफीस क्र-01 से-11 सानपाडा नवी मुंबई, -, -, सानपाडा, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AAHFB9734D	कुलमुखत्यार देणार वय :-39 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तय्यम निबंधक यांनी दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:17 / 09 / 2014 03 : 29 : 12 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणार यांनी स्वकीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:राजदीप रमेश शंभार --
वय:28
पत्ता:सेक्टर-11 सानपाडा नवी मुंबई
पिन कोड:400705

2 नाव:महेश नाचरे --
वय:23
पत्ता:सेक्टर-19 वाशी नवी मुंबई
पिन कोड:400703

शिक्का क्र.4 ची वेळ:17 / 09 / 2014 03 : 30 : 08 PM

शिक्का क्र.5 ची वेळ:17 / 09 / 2014 03 : 30 : 24 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar Thane 6

सह दुय्यम निबंधक, ठाणे-६
(वर्ग - २)

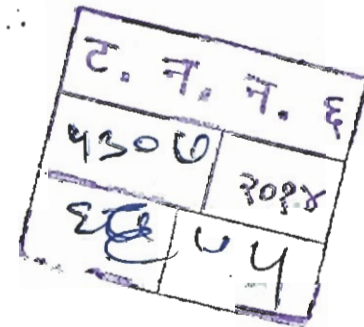
Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
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

iSarita v1.3.0

4331 /2014



प्रमाणित करण्यात येते की सदर दस्तऐवज २२
पाने आहेत. *[Signature]*
जिल्हा न्यायालय, ठाणे-६ (वर्ग-२)

पुस्तक क्र. १
कमांक ४३३१

[Signature]
राज्य न्याय निदेशक कार्यालय ठाणे-६ (वर्ग-२)
दिनांक १५ मार्च २०१४

ट. न. न. ६	
४३३१	२०१४
२२	२२



ट. न. न. ६	
५३००	
२७	०५

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHOOMI CONSTRUCTION PROJECTS



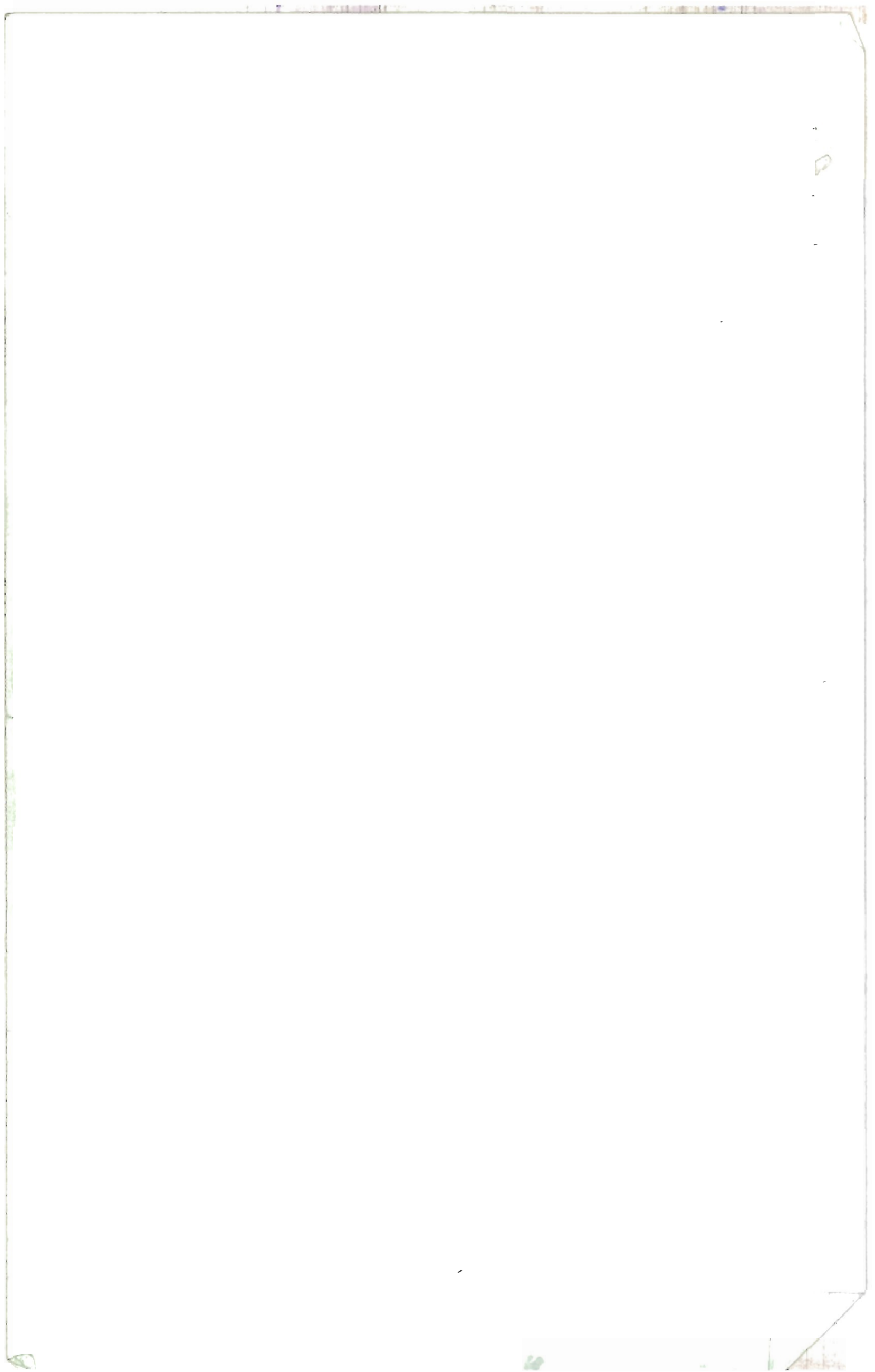
01/01/2007

Permanent Account Number

AAHFB9734D



द. न. न. ६
५३००
२०१४
६६ ७५



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

CELOGEN PHARMA PVT LTD

13/04/2005
 Permanent Account Number
AABCL1038M

Signature



ट. न. न. ६	
५३००	२०१४
६९	५५

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

NITIN KULAYE
 BHIKAJI MUKUND KULAYE
 09/07/1984
 Permanent Account Number
 ANCPK3949H


 Signature




ट. न. न. ६	
५३०६	२०१४
६०	७५

आयकर विभाग
 INCOME TAX DEPARTMENT
भारत सरकार
 GOVT. OF INDIA
VIJAYAKUMAR VAZAKATTUVALIYA NAIR
RAGHAVAN NAIR
 02/06/1963
 Permanent Account Number
ACMPN9028P
 Signature 



ट. न. न. ६	
५३००	२०१४
१९	७५



भारतीय विशिष्ट ओळख प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1177/70193/00096

To,
 लोवेल डसोज़ा
 Lowell Dsouza
 S/O; Lawrence Dsouza
 Flat No.303,Plot No.32,Tanwar Mansion CHS,
 Sector -17,
 Near Gurdwara, Kepar Khairano,
 Navi Mumbai
 Kepar Khairne Thane Thane
 Maharashtra 400709
 9821426152

Ref: 386 / 02H / 672606 / 673996 / P



SH110190735FT



आपला आधार क्रमांक / Your Aadhaar No. :

9990 2427 1324

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 Government of India

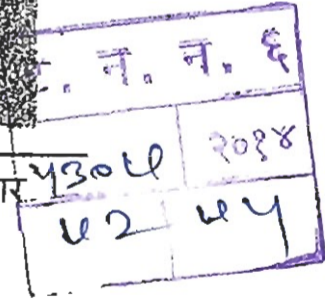


लोवेल डसोज़ा
 Lowell Dsouza
 जन्म वर्ष / Year of Birth : 1973
 पुरुष / Male



9990 2427 1324

आधार - सामान्य माणसाचा अधिकार



दस्त क्रमांक: टनन6 /5307/2014

बाजार मूल्य: रु. 1,08,04,500/-

मोवदला: रु. 1,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,48,300/-

दु. नि. सह. दु. नि. टनन6 यांचे कार्यालयात

पावती:12600

पावती दिनांक: 21/11/2014

अ. क्रं. 5307 वर दि.21-11-2014

सादरकरणाराचे नाव: मे.सेलोजन फार्मा प्रा लि चे डायरेक्टर श्री विजयकुमार - नायर

वेळी 5:20 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1500.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 75

एकुण: 31520.00

[Signature]
दस्त हजर करणाऱ्याची सही:

[Signature]
Joint Sub Registrar Thane 6
(वर्ग - 2)

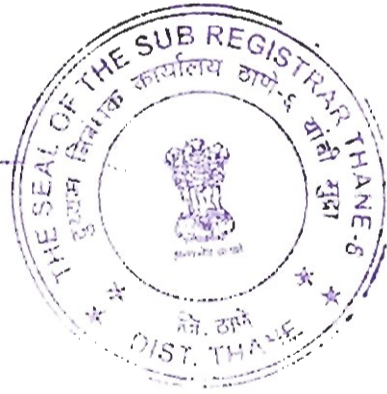
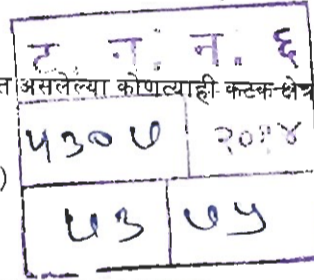
[Signature]
Joint Sub Registrar Thane 6
सह दुय्यम निबंधक ठाणे-6
(वर्ग - 2)

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

शिक्षा क्रं. 1 21 / 11 / 2014 05 : 20 : 02 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 21 / 11 / 2014 05 : 21 : 12 PM ची वेळ: (फी)



प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी करायला १९०८ नियम १९६९ अंतर्गत तरतुदीनुसार नोंदणीस दाखल करून घ्यावे. दस्तऐवजातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत दिलेले दस्तऐवज दस्तऐवजीकरण, वैधता, कायदेशीर वाचता येणे, अजय शिवायक कर्तव्ये याबाबत जबाबदार आहेत. तसेच सदर दस्तऐवज नोंदणीस दाखल करण्यास / कर्तव्ये साधण्यास कोणत्याही कायदा / नियम / धोरणानुसार उपाययोजना घ्यावी लागत नाही.

लिहून देणार सही

लिहून देणार सही



21/11/2014 5 32:08 PM

दस्त क्रमांक :टनन6/5307/2014

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स भुमि कंन्ट्रक्शन प्रोजेक्ट्स चे भागीदार अमृत कानजी निसार यांचे कु.मु म्हणून हिंमत - भानुशाली पत्ता:प्लॉट नं: 8, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर-11 सानपाडा नवी मुंबई, महाराष्ट्र, THANE. पिन नंबर:AAHFB9734D	लिहून देणार वय :-28 स्वाक्षरी:-		
2	नाव:मे.सेलोजन फार्मा प्रा लि चे डायरेक्टर श्री विजयकुमार - नायर पत्ता:प्लॉट नं: एकस4/1 व एकस4/2, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऑफिस नंबर-बी-106 टेक्नोसिटी, रोड नं: एमआयडीसी म्हापे नवी मुंबई, महाराष्ट्र, THANE. पिन नंबर:AABCL1038M	लिहून घेणार वय :-51 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:21 / 11 / 2014 05 : 23 : 34 PM

ओळख:-

खालील इमम 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:लोबोल डिसोझा वय:41 पत्ता:सेक्टर-17 वीपर नवी मुंबई पिन कोड:400709		
2	नाव:नितीन कुळये वय:30 पत्ता:सेक्टर-21 तुर्भे नवी मुंबई पिन कोड:400703		

शिकका क्र.4 ची वेळ:21 / 11 / 2014 05 : 24 : 32 PM

शिकका क्र.5 ची वेळ:21 / 11 / 2014 05 : 24 : 50 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 6

दस्त गोषवारा निबंधक ठाणे-६
(वर्ग -२) EPayment Details.

ट. न. न. ६	
५३०७	२०१४
००	०५

sr.	Epayment Number	Defacement Number
1	MH003929963201415M	0002438724201415
2	MH004017131201415E	0002438722201415

5307 /2014

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
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