

Agreement to Lease - 104-21



Monday, June 02, 2008
2:07:34 PM

Original
नोंदणी 39 म
Regn. 39 M

पावती

पावती क्र. : 5549

गावाचे नाव खारधः

दिनांक 02/06/2008


दस्तावेजाचा अनुक्रमांक पवल3 - 05381 - 2008

दस्ता वेजाचा प्रकार वास्तविक

सादर करणाराचे नाव: मॅ. शाह ग्रुप विल्डर्स आणि इन्फ्राप्रोजेक्ट्स लि. तर्फे भागीदार निरव
एन. शाह

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व भागाचित्रण (अ. 13) -> एकत्रित फी (32)	:-	640.00
एकूण	रु.	30640.00

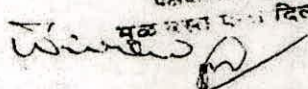
आपणास हा दस्त अंदाजे 2:22PM ह्या वेळेस मिळेल


दुय्यम निबंधक
सह दु.नि.पनबेल 3

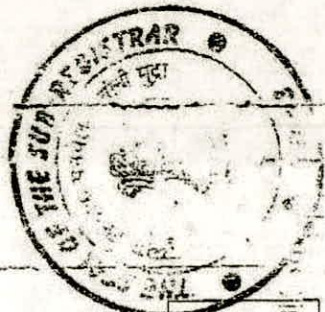
बाजार मूल्य: 13112500 रु. भोवदला: 13110200रु.
भरलेले मुद्रांक शुल्क: 131425 रु.

देयकाचा प्रकार डीडी/चाकर्षाद्वारे:
बँकेचे नाव व पत्ता: आगएनजी वेश्या बँक शाखा वाशी ;
डीडी/चाकर्ष क्रमांक: 78979; रक्कम: 30000 रु. दिनांक: 28/05/2008

मूळ दस्त परत मिळाले

पत्रकवाही राही
मूळ दस्त परत दिला

निषिक्त,
दुय्यम निबंधक, पनबेल-3

104



पत्र ल-३
25/07/2008
9 / 39

A/c Payee Only (Issuing Branch)

IBR Code No. 5330

पह OT दह TT एला OL दला TL X

Date: 28/05/2008

शुद्ध & सिंपल / धर. 10, 20, 50, 100, 500, 1000

मांगने पर On Demand Pay VASHI BRANCH

JOINT SUE REGISTRAR PANVEL 3 *****

को या उनके आदेश पर Or Order

रुपये Rupees Thirty Thousand only *****

रु. Rs. 30,000=00

प्राप्त मूल्य के लिये अदा करें For Value Received

Br. Sl. No. 0632989/2008-09
ING Vysya Bank Ltd.

Not Over Rs. 30,001/-

For ING Vysya Bank Limited

DDV (R) C.C. MUMBAI IBR Code No. 6000

ING Vysya

Baughin
R. 226
Authorised Signatories

9
8
7
6
5
4
3
2
1

Valid for six months from the date of issue

178979 0000640001

16



महाराष्ट्र MAHARASHTRA

वभव लक्ष्मी स्टॅम्प वेडर लायसेंस क्र. 92/2000

बी-३/६/०३, लेक्टर २, वाशी, नवी मुंबई.

38/021870

अनुक्रमांक 15534 किंमत रु. 100/-

नाव M/S. SHAH GROUP BUILDERS & INFRAPROJECTS LIMITED

तारीख 29 MAY 2008 हस्ता

V. S. Sarav

सी. व्ही. सु. सराव

(मुद्रांक विक्रेता)

फोन : 7823856

घ व ल - ३
३३६७ २००६
३/३९

Agreement to Lease

between

CIEFC Maharashtra Ltd,

and

Shri. M/s. SHAH GROUP BUILDERS &

INFRAPROJECTS LTD.

[Signature]
26-08
Asstt. Marketing Officer
M/S. SHAH GROUP BUILDERS & INFRAPROJECTS LTD.

M/S. SHAH GROUP BUILDERS & INFRAPROJECTS LIMITED

[Signature]
Director

कोषागार संकेतांक [] [] [] []
उपकोषागार

नमुना प्र.को. नि. ६

मुद्रप्रत / दुसरीप्रत / तिसरी प्रत

सर्वसा २६ म.
Gen. 26 - M

चलन क्रमांक [] [] [] []

CANCELLED

आहरण व बँकतरीफ अधिकारी D.D.O. Code 1065

मुद्रांक जिल्हाधिकारी / उपविभाग
मुद्रांक जिल्हाधिकारी / उपविभाग

अलिबाग या ठिकाणाच्या कोषागारात / उपकोषागारात भरण्यात आलेल्या रोख

रकमेचे चलन भारतीय स्टेट बँके मध्ये / भारतीय रिझर्व बँकेमध्ये

भरणा करणाऱ्याने भरावयाचे	विभागीय अधिकार्याने किंवा कोषागाराने भरावयाचे	कोषागारने / उपकोषागारने / भारतीय रिझर्व बँकेने भारतीय स्टेट बँकेने / रिझर्व स्टेट बँकेने भरावयाचे
जिच्या बतिते रक्कम भरण्यात आली आहे त्या व्यक्तीचे नाव, पदनाम व पत्ता	लेखाचे वर्गिकरण विभाग : मुद्रांक व नोंदणी	रक्कम मिळाली रुपये (आकड्यात)
भरणा करण्यासंबंधीच्या प्राथीकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश आवश्यक मु.शु.	प्रधान शिर्ष : ००३ मुद्रांक व नोंदणी उपप्रधान शिर्ष : ०२ मुद्रांक न्यायिकेतर	रुपये अक्षरी
भरणा केलेली रक्कम (अक्षरी) रुपये	गौण शीर्ष : १०३ (I) दस्तावर उभारिल्याचे मुद्रांक शुल्क	कोषागार / उपकोषागार अधिकारी किंवा न्यवस्थापक
भरणा करणाऱ्याची स्वाक्षरी व दिनांक	संगणक संकेतांक ००३००५१७०२	दिनांक
	बरोबर आहे, पैसे स्विकारवे व पावती घ्यावी	
	मुद्रांक जिल्हाधिकारी रायगड - अलिबाग	

येथे कोषागारात / बँकेत रक्कम भरणा करण्याबाबत आदेश देणाऱ्या अधिकार्याचा रबरी शिक्का ठसवावा.

प व ल - ३

५३६७ २००६
२ / ३९

कोषागार संकेतांक [] [] [] []
उपकोषागार

नमुना प्र.को. नि. ६
(निषम ११२ पहा)

मुद्रप्रत / दुसरीप्रत / तिसरी प्रत

सर्वसा २६ म.
Gen. 26 - M

चलन क्रमांक [] [] [] []

CANCELLED

आहरण व बँकतरीफ अधिकारी D.D.O. Code 1085

मुद्रांक जिल्हाधिकारी / उपविभाग

अलिबाग या ठिकाणाच्या कोषागारात / उपकोषागारात भरण्यात आलेल्या रोख

रकमेचे चलन भारतीय स्टेट बँके मध्ये / भारतीय रिझर्व बँकेमध्ये

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भरणा केलेली रक्कम (अक्षरी) रुपये	गौण शीर्ष : १०३ (II) अधिनिर्णय फी	कोषागार / उपकोषागार अधिकारी किंवा न्यवस्थापक
भरणा करणाऱ्याची स्वाक्षरी व दिनांक	संगणक संकेतांक ००३००३९३०१	दिनांक
	बरोबर आहे, पैसे स्विकारवे व पावती घ्यावी	
	मुद्रांक जिल्हाधिकारी रायगड - अलिबाग	

येथे कोषागारात / बँकेत रक्कम भरणा करण्याबाबत आदेश देणाऱ्या अधिकार्याचा रबरी शिक्का ठसवावा.

**CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED**

**FOR RESIDENTIAL PURPOSE
AGREEMENT TO LEASE**

AN AGREEMENT made at CBD Belapur, Navi Mumbai, the CBD
2nd day of Jun Two
Thousand Eight BETWEEN CITY &
INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a
Company incorporated under the Companies Act, 1956 (1 of 1956) and having
its registered office at 'Nirmaal' 2nd floor, Nariman Point, Mumbai-400 021 (hereinafter
referred to as "the Corporation" which expression shall where
context so admits, be deemed to include its successors and assigns) of the
One Part AND (1) Name of Person _____

Of (Address and Occupation) _____

_____ (hereinafter referred to
as "the Licensee"
which expression shall, where context so admits be deemed to include his heirs,
executors, administrators and representatives).

(2) Name of Person _____
of (Address and Occupation) _____

and (Name of Person) _____

Address and Occupation _____
_____ (hereinafter referred to as "the
Licensee" which expression shall, where context so admits and representatives)

(3) Name of Person _____
of Address _____

and (2) (Name of Person) _____
of Address _____ all
carrying on business in partnership at (Address of the Firm or Syndicate

_____ (Name of firm of
syndicate) _____

registered under the Indian Partnership Act 1931 _____
_____ (hereinafter referred to as "the Licensee"

which expression shall where the context so admits, be deemed in include all the
partners of the said firm, their representatives, heirs, executors and administrators)

(5)-(6) Name of the Company M/s Shah group builders & Infra project
A Company registered under the Companies Act, 1956 (1 Oct. 1956) and having its
registered office at (Address) 323, to 329, Arenja Corner

Plot No 71, Sec 17, Vashi, Navi Mumbai.
(hereinafter referred to as "the Licensee" which expression shall, where the context
so admits, be deemed to include its successor or successors).

(7) Name of Society _____
A Co-operative Society registered under the _____

Co-operative Societies Act, _____ under

Assit. Marketing Officer
MVI (II) CIDCO LTD.

Diveer

PERMISSION / LICENCE TO ENTER UPON THE LAND

~~THE~~ SHRI MESSRS SHAH GROUP BUILD. & INFRA PROJ. LTD.

HAVE THIS 27th DAY OF JUN. 2008 RECEIVED

POSSESSION OF PLOT NO. 104, ROAD NO. - ADMEASURING

AREA OF 200.00 SQ. METRES IN SECTOR NO. 21

PERTAINING TO REVENUE VILLAGE KHARGHAR TALUKA PANVEL

DISTRICT RAIGAD. EAR MARKED FOR Residential semi organized sub-division plot PURPOSE

AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RE

COLOUR & AS PER THE PERMISSION/LICENSE GRANTED.

Copy
HANDED OVER 24.6.08

ASSISTANT OFFICER
MIDC LTD.

M/S. SHAH GROUP BUILDING & INFRA PROJ. LTD.

400052
4319-21002
TAKEN OVER

Dinesh
Director

Received Adj. Fee Rs. 100/-
Vide challan No./Receipt No. 20 Date 28/5/08

Collector of Stamps Raigad

OFFICE OF THE COLLECTOR OF STAMPS

Case Adj. No. 597/0809 Date 28/5/2008
 Received from M/s. Shah Group Builders & Infra projects residing at
1st floor, Plot No. 13, Sector 13, Vashi, Dist. Thane
 Stamp Duty Rs. 131425/-
 (Rupees One lac thirty one thousand four hundred and twenty five Only) in the State Bank of
 India Branch Alibag vide Challan No. 73 Dated 28/5/08
 Certified under Section 32(1)(b) of the Stamp Act 1958 that the full Stamp
 Duty of Rs. 131425/- with which Stamp Duty chargeable has been paid
 vide Article No. 36 IV A 570 of Schedule. M.V. = 13142500/-
 This certificate is subject to the provision of section 27 of Bombay Stamp Act. 1958

Place: Alibag
 Date: 28/5/2008

Collector of Stamps Raigad



प व ल-३
५३५१ २००८
६ १३५

the certificate of Registration No. _____
granted by _____ and having its principal place
of business at _____
(hereinafter referred to as "the Licensee" which expression shall where the context
so admits, be deemed to include, its successor or successors of the Other Part).

WHEREAS

- (a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966 (hereinafter referred to as "the said Act")
- (b) The State Government is pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- (c) The Licensee has by his application dt. 27/12/2007 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described hereinafter.
- (d) The Corporation has consented to grant to the Licensee a lease of all that piece or parcel of land described in the Schedule hereunderwritten and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement 200 Sq. Mtrs. sq. Mtrs. or thereabout (hereinafter referred to as "the said land"), for the purpose of construction a building for residential users and has permitted the Licensee to occupy the said land from the date hereof on the terms and conditions hereinafter contained.
- (e) The Licensee has before the execution of this Agreement paid on the 29/4/08 to the Managing Director of the Corporation hereinafter referred to as the Managing Director, which expression shall include any other officer of the Corporation as may be the Corporation from time by a general or special order, a sum of Rs. 13,110,200/- (Rupees One Crores Thirty One lacs Ten Thousand Two hundred only) being the full premium agreed to be paid by the Licensee to the Corporation.

THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :

GRANT OF LICENCE :

1. During the period of Four years from the date hereof, the Licensee shall have licence and authority only to enter upon the said land for the purpose of erecting a building or buildings for residential purpose and for no other purpose and until the grant of lease as provided hereinafter, the Licensee shall be deemed to be a mere Licensee of the said land at the same rent and subject to the same terms including the liability for payment of service charges to the Corporation as if the lease has been actually executed.

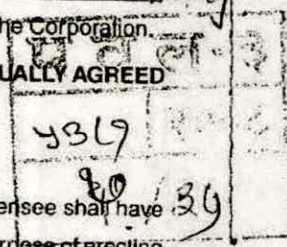
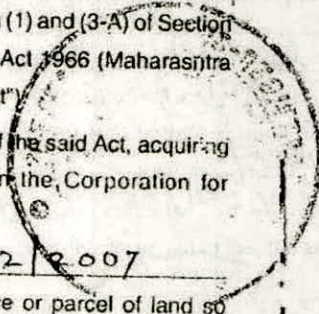
NOT A DEMISE :

2. Nothing in these presents contained shall be construed as demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the

ASSISTANT MANAGING OFFICER
M/S. SHAN GROUP BUILDERS & CONTRACTORS LTD.

M/S. SHAN GROUP BUILDERS & CONTRACTORS LTD.

Director



Licensee any legal interest therein until the lease hereby provided shall be executed and registered but the Licensee shall only have a licence to enter upon the said land for the purpose of performing this Agreement.

3. The Licensee hereby agrees to observe and perform the stipulations following, that is to say :-

SUBMISSION OF PLANS FOR APPROVAL :

- (a) That he/they/it will within six months of the date hereof, submit to the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the buildings hereby agreed by the Licensee to be erected on the said land and the Licensee shall at their own cost and as often as he/they/it may be called upon to do so, amend, all or any such plans and elevations and if so required, will produce the same before the Town Planning Officer and will supply him such details as may be called for of the specifications and when such plans, elevations, details and specifications shall be finally approved by the Town Planning Officer and signed by him, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions or stipulations which may be agreed upon between the Licensee and the Town Planning Officer, Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible floor space index under the provisions of CIDCO General Development Control regulations for New Bombay, 1975.

PLANS TO COMPLY WITH THE FOLLOWING RULES :

- aa) i) The Maximum Permissible floor space index as defined by the CIDCO General Development Control Regulations for New Bombay 1975 shall be one.
- ii) The Maximum height upto which the building shall be constructed shall be 30.10 metres as per GDCR 1975.
- iii) The maximum height of a room in the building shall be less than 4.27 metres. In case any room where height is 4.27 metres or more, the area of such room shall be counted twice for the computation of F.S.I. 4369

FENCING DURING CONSTRUCTION :

- b) That the said shall be fenced properly by the Licensee at his/their/its expenses within a period of 2 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, athway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement. Without prejudice to the generality of the rights and remedies of the Corporation in respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encorachment at the risk and cost of the Licensee and dispose of any tool, implement, material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.
- bb) The License is aware that the Corporation has not provided to the said land physical infrastructure such as power, water, sewerage and pucca road and the Licensee further agrees to submit to the Town Planning Officer of the Corporation for his approval the plans, elevation, action, specification and detlils of the building hereby agreed by the Licensee to be erected within the time limit

M/s. SHAH GROUP BUILDERS & INFRASTRUCTURE LIMITED

Shah
Director

Copy
Asstt. Managing Officer
M/s. SHAH GROUP BUILDERS & INFRASTRUCTURE LIMITED.

prescribed under the condition herein before stated. The Licensee further agrees that he will set no defence for his failure to submit the plans within the time limit prescribed, only on the ground that the Corporation has not provided any physical infrastructure, such as power, water, sewerage and pucca road. No water shall be provided or made available by the corporation for construction of the intended building. The Licensee hereby agrees to make his/her own arrangement for water to be used for erection of the intended building on the said land.

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED

(c) That no work shall be commenced or carried on which infringes the CIDCO General Development Control Regulations for New Bombay 1975 or any other law for the time being in force as regards construction of a building or buildings on the said land and until the said plans, elevations, sections, specifications and details shall have been approved as aforesaid and thereafter he/they/it shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.

TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK :

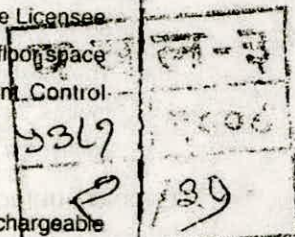
(d) That he/they/it shall within a period of 12 months from the date here-of, commence and within a period of Four years from the date hereof at his/their/its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law, for the time being in force and in strict accordance with the approved plan, elevations, sections, specification and details to the satisfaction of the Town Planning Officer and comfortably the building lines marked on the plans and completely finish fit for occupation a building to be used as residential building with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible floor space index under the provisions of the CIDCO General Development Control Regulations for New Bombay, 1975.

RATE AND TAXES :

(e) That he/they/it will pay all rates, taxes charges, claims and outgoing chargeable against an owner or occupier in respect of the said land any building erected thereon.

PAYMENT OF SERVICE CHARGES :

(f) That he/they/it will, on the efflux of four years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Corporation whichever is earlier, make to the Corporation a yearly payment at a rate as may be determined and notified from time to time by the Corporation as his/their/its contribution to the cost of establishing and maintaining civic amenities such as road, water, drainage, conservancy for the said land regardless of the extent of benefit derived by him/them/At from such amenities, provided that no payment shall be made one year after such civic amenities have been transferred to a local authority constituted under any law for the time being in force. The payment hereunder shall be paid on the first of April in each year or within 30 days therefrom, without Prejudice to the other rights of the Corporation under this agreement and/or in law, the Licensee shall be liable to pay to the Corporation



[Signature]
 Town Planning Officer
 CIDCO

M/s. SHAM... &
 (PVT) LTD.

[Signature]
 Director

interest at the rate to be approved by the corporation by general or specific order on all amounts due and payable by the Licensee under this clause if such amount remained unpaid for seven days more after becoming due."

PAYMENT OF LAND REVENUE :

- (g) That he/they/it shall pay the land revenue and cesses assessed or which may be assessed on the said land.

INDEMNITY :

- (h) That he/they/it will keep the Corporation indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said works or of anything done under the authority herein contained.

SANITATION :

- (i) That he/they/it shall observe and conform to the CIDCO General Development Control Regulations for New Bombay, 1975 or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms thereof.

EXCAVATION :

- (j) That he/they/it will not make any excavation upon any part of the said land or remove any stone, earth or other material therefrom except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundation of the building and compound walls and executing the works authorised by this Agreement.

NOT TO AFFIX OF DISPLAY SIGN-BOARDS, ADVERTISEMENT ETC. :

- (k) That he/they/it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky-signs, neon-signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

NUISANCE :

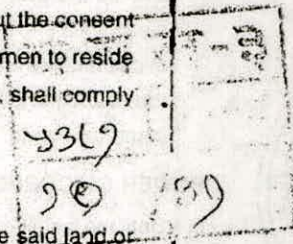
- (l) That he/they/it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for what is not granted.

INSURANCE :

- (m) That he/they/it shall as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in his/their/its name against damage by fire for an amount equal to the cost of such building and shall on request

M/S: SHAN GROUP BUILDERS & INTERIORS PRIVATE LIMITED

[Signature]
Director



produce to the Managing Director a policies of insurance and receipts for the payment of last premium and shall forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

RECOVERY OF ANY SUM DUE TO THE CORPORATION :

- (n) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the licensee, shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon him/them/it.

RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE :

- (o) The Licensee shall not appoint any person as his/their/its agent by a power of Attorney or otherwise, for the purpose of this Agreement except his/her spouse, father, mother, brother, sister or a major child and if the Licensee shall be a Company, Society or such body Corporate, its Officer or Servant.

EXPLANATION :

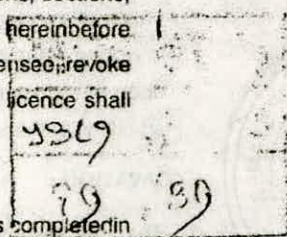
The Board vide its Resolution No. 8083 dtd. 28-02-2000 relaxed condition in all agreement regarding restrictions on appointment of Agent/Power of Attorney only in case of first transaction.

POWER TO TERMINATE AGREEMENT :

4. Should the Town Planning Officer not approve the plans, elevations, sections, specifications and details whether originally submitted within the time hereinbefore stipulated, the Managing Director may by notice in writing to the Licensee, revoke the licence and re-enter upon the said land and thereupon the licence shall come to an end.

POWER OF CORPORATION :

5. Until the building and works have been completed and certified as completed in accordance with Clause 7 hereof, the Corporation shall have the following rights and powers :
- (a) The Right of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable time to enter upon the said land to view the state and progress of the work and for all other reasonable purpose .
 - (b) Power (i) in case the Licensee (i) shall fail to submit to the Town Planning Officer of the Corporation for his approval the plans, elevation, sections, specification and details of the building agreed by the Licensee to be erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (ii) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained, the Corporation shall have the powers and liberty to revoke the licence hereby granted to the Licensee and to restrain the Licensee, its agents, servants to enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things upon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or



Copy
Asst. Marketing Officer
M/s. (11) CIDCO LTD.

M/s. SHRI... &
... LIMITED

Sivan
Director

allowance and without making any payment to the Licensee for refund or repayment of any premium paid by him/them/it without prejudice nevertheless to all other legal rights and remedies of the Corporation against the Licensee.

- (ii) to continue the said land in the Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director.
- (iii) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the completion within the time prescribed in that behalf and on such removal of or alteration not being carried out within the time prescribed, cause the same to be carried out and recovered the cost of carrying out the same from the Licensee.
- (iv) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered immediately attached to the said land and no part thereof other than defective or improper materials (removed for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Managing Director until the grant of the completion.

EXPLANATION - 1.

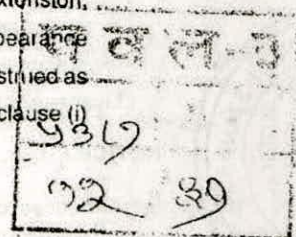
Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (i) of clause (b) hereof and any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation such right and power under the said sub-clause (i) clause (b).

EXPLANATION - 2.

Nothing contained in the foregoing clauses shall be construed to suffer from, inconsistency to derogate from the rights and powers reserved to the Corporation; under the respective clauses and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will set up no defence based on such inconsistency to impugne the exercise of any right or power by the Corporation.

EXTENSION OF TIME :

- 6. Without prejudice to the right, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in clause 3 (d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the Licensee and if the Licensee shall agree to pay additional premium at the scale provided by Regulation No. 7 of the New Bombay Disposal of Lands Regulation, 1975 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.



Asstt. Marketing Officer
M.M. (T) C.D.C.B. LTD.

BUILDERS &
LIMITED

Jivan
Director

GRANT OF LEASE :

7. As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupees One hundred only.

COMPLIANCE WITH MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966 AND THE NEW BOMBAY DISPOSAL OF LANDS REGULATIONS, 1975 :

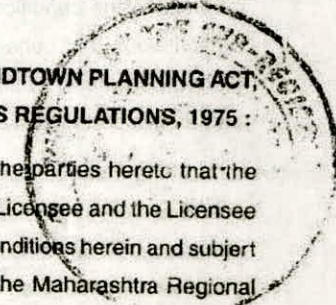
- 7A. It is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein and subject to Section 118 and other applicable Provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including the New Bombay Disposal of Lands Regulations 1975 for the time being in force.

FORM OF LEASE :

8. The lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate shall be borne and paid by the Licensee wholly and exclusively.

NOTICE :

9. All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorised by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee at the usual or last known place or residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection, whether temporary or otherwise upon the said land.



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M/s. SHREE RAMCHANDRA & CO. LTD.

[Signature]
Director

[Signature]
Asstt. Marketing Officer
M/s. SHREE RAMCHANDRA & CO. LTD.

IN CONTINUOUS OF THE ABOVE FOLLOWING ADDITIONAL CONDITIONS
INCORPORATED IN THE LEASE AGREEMENT.

10. Special terms and conditions for residential plots for Semi-detached bungalow.

In addition to the general terms and conditions for disposal of plots of land, the allotment is subject to the following development condition & will form a part of agreement to lease:

1. User of Land: The Semi detached bungalow plots shall be constructed for Residential use only.
2. Floor Space Index permitted to be consumed is 0.15.
3. Amalgamation of plot is not allowed.
4. Only one dwelling unit per plot is permitted and no sub-division of the plot is allowed (However, the condition can be relaxed if the allotted wished to sub divide the built premises for his/her immediate family members viz wife, husband, father, mother, brother, sister, son daughter, in such case only one dwelling unit per floor can be permitted)

Expansion of user Policy shall not be applicable to these plots.

The General Development Control Regulation for Navi Mumbai-1975 at the time of submission of development proposal and plan to Competent Authority, shall be applicable in addition to the above conditions.

7. Building line as mentioned in the marketing drawing will be mandatory & will be shown on demarcation plan which is part of agreement drawing.
8. Existing trees if any shall be preserved within the side margins.

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[Signature]
Asstt. Marketing Officer
MIM (II) CIDCO LTD.

9

M/s. SHRI BHOIRI BUILDERS & INFRASTRUCTURE LTD.

[Signature]
Director

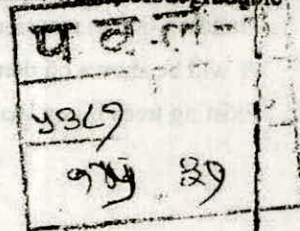
11. Arrangement of the feeder pillar for power distribution

- A. The Corporation/Municipal authority reserve the right to place feeder pillar and mini pillars within the plot permanently.
- B. The Corporation/Municipal authority also reserves the right to decide the locations of the same along the compound wall. However, the location of these would be along the footpath and will not protrude inside the plot by more than 0.6 mtrs.
- C. The plot holders should permit free access for its maintenance as and when required to the Corporation/Municipal authority.

12. Solid Waste Management.

The Licensee/Lessee shall observe scrupulously the following conditions regarding Solid Waste Management.

- a. The licensee/lessee shall keep two streams of waste, one for food waste and biodegradable waste and another for recyclable waste such as paper, plastic, metal, glass, bags etc.
- b. The licensee/lessee shall identify locations for composting and disposal to waste within their complex.
- c. The licensee/lessee shall ensure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- d. The licensee/lessee shall make separate arrangement for disposal of toxic chemicals and pesticides medicines and other toxic or hazardous household waste.
- e. The licensee shall ensure bins containers for storage of food waste, biodegradable waste and recyclable waste.



[Signature]
2.6.78
Asstt. Marketing Officer
FO.

M/s. SHAN GROUP BUILDERS &
INFRASTRUCTURE LIMITED

[Signature]
Director

SCHEDULE

All that piece or parcel of land known as plot No. 104 on Road No. _____ in Sector No. 21 of Kharghar containing by measurement 2.00 Sq.Mtrs. or thereabout and bounded as follows that is to say :

- On or towards the North by : 9.00 M WIDE ROAD
On the or towards South by : PLOT NO. 165
On or towards the East by : PLOT NO 103
On the or towards West by : PLOT NO 105

and delineated on the plan annexed hereto and shown thereon by a red colour boundary line.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seal the day and year first above written :

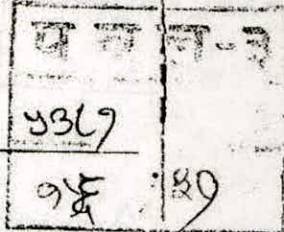


SIGNED AND DELIVERED FOR behalf of the City & Industrial Development Corporation of Maharashtra Ltd. by the hand of Shri G.S. Agarwal in the presence of

Handwritten signature and stamp: ASST. COMM. OFFICE, (P) CDDO LTD.

1) Shri MRS. N. R. Thakur

2) Shri MRS S. S. Brajdar



SIGNED AND DELIVERED by the with-innamed... Licensee in the presence of

M/S SHAH GROUP BUILDERS & INFRAPROJECTS PRIVATE LIMITED, M/S SHAH GROUP BUILDERS & INFRAPROJECTS PRIVATE LIMITED

1) Shri MRS N. R. Thakur

2) Shri MRS S. S. Brajdar

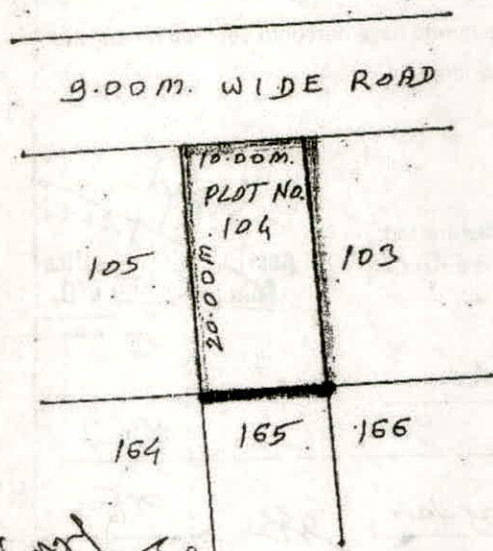
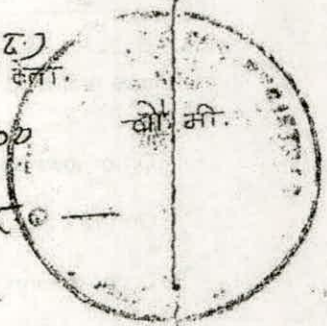
Signature and title: Director

भूमापन दिनांक 21

भूमापन विभाग, सिडको

मोहमापासह श्यामल 21 प्लॉट क्र. 104
पांचा सिमांकनाचा नकाशा वरिष्ठ नियोजनकार (द.)
दिनांक 02/01/2006 च्या नुसार सिमांकनाचा नकाशा तयार केला.
पॉट फ्र. सिडको. नियोजन (द.)
क्षेत्रफळ 200.00 चौ. मी.

क्षेत्रफळ 200.00
क्षेत्रफळी इतर



प्लॉट क्र. 104
02/01/06

M/s. SHAN GROUP BUILDERS & CONTRACTORS LIMITED

Director

Marketing Officer

संपत सिमांकन नकाशा
वा. वरिष्ठ नियोजनकार (द.) बांचे
पत्र क्र. 104 का/नियोजन (द.)/10
दिनांक - 02/01/06 नुसार
सहा. भूमापन अधिकारी (१)
सिडको लि.



प्रमाण:- 1:500

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

FOR RESIDENTIAL PURPOSE LEASE DEED

THIS LEASE made at CBD Belapur, Navi Mumbai, _____ day
of _____ Two thousand BETWEEN CITY AND INDUSTRIAL
DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company
incorporated under the Companies Act, 1956 (1 of 1956) and having its
Registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021
(hereinafter referred to as "The Lessor" which expression shall, where context
so admits, be deemed to include its successors and assigns) of the One Part,
AND

(1) - (1) when the
Lessee is an
individual

(1) (Name of Person) _____
of (Address and Occupation) _____

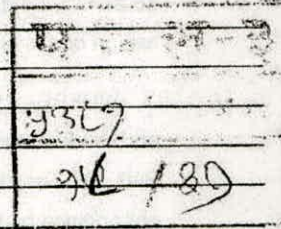
(hereinafter referred to as "The Lessee" which expression shall, where the
context so admits, be deemed to include his heirs, executors, administrators,
representatives and permitted assigns.)

(2) - (2) when the
Lessees are more
than one individual

(2) (i) (Name of Person) _____
of (Address and Occupation) _____

and (ii) (Name of Person) _____
of (Address and Occupation) _____

and (iii) (Name of Person) _____
of (Address and Occupation) _____



(hereinafter referred to collectively as "the Lessee" which expression shall,
where the context so admits, be deemed to include their respective heirs,
executors, administrators, representatives and permitted assigns).

(3) - (4) when the
Lessee is a
registered firm or
syndicate

(3) and (4) (Name of Person) _____
of (Address) _____

and (Name of Person) _____
of (Address) _____

and (Name of Person) _____
of (Address) _____

all carrying on business in partnership at (address of the firm, or

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M/s.

IN

Asstt. Manager
M.D.M. LTD.

Director

syndicate) _____
under the name and style of (Name of the Firm or Syndicate) _____

registered under the Indian Partnership Act, 1932 _____

(hereinafter referred to as "the Lessee" which expression shall where the context so admits, be deemed to include all the partners of the said firm, their representatives, heirs, executors, administrators and permitted assigns).

(5) - (6) when the Lessee is a registered company

(5) and (6) (Name of Company) _____
a company registered under the Companies Act, 1956 (1 of 1956) and having its registered office at (address) _____

(hereinafter referred to as "the Lessee" which expression shall, where the context so admits, be deemed to include its successor or successors and permitted assign or assigns).

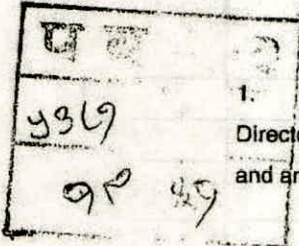
(7) - (7) when the Lessee is a Co-operative Society

(7) (Name of Society) _____
a Co-operative Society registered under the _____
_____ Co-operative Societies Act, _____
under the Certificate of Registration No. _____ granted by _____
and having its principal place of business at _____

(hereinafter referred to as "the Lessee" which expression shall, where the context so admits, be deemed to include, its successor or successors and permitted assign or assigns) of the Other Part.

WHEREAS by an Agreement dated the _____ day of _____ 20____
and made between the Lessor of the One Part and the Lessee of the Other Part, the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement, a lease of the piece or parcel of the land and premises hereinafter described AND WHEREAS the Lessee has constructed a structure/building in accordance with the said Agreement and the certificate of completion thereby contemplated has been granted.

NOW THIS LEASE WITNESSETH as follows :



Interpretation

1. In these presents, the term 'Managing Director' shall mean the Managing Director including the Additional or Deputy Managing Director of the Lessor and any officer authorised by him by a general or special order.

Description of Land

2. In consideration of the premises and of the sum of Rs. _____
(Rupees _____
_____) paid by the Lessee to the Lessor as

premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee ALL that piece of land described in the Schedule hereunder written containing by measurement _____ sq. Mtres. or thereabout and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line together with the buildings and erections now or at any time hereinafter standing and being thereon AND TOGETHER WITH all rights, easements and appurtenances thereto belonging, EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of Sixty years computed from the _____ day of _____ 20____ subject nevertheless to the provision of the Maharashtra Regional and Town Planning Act, 1956 (Mah. XXXVII of 1966) and the rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Registered Office of the Lessor or as otherwise required the yearly rent of rupees 100/- only from 1st January to 31st December or any part thereof, the said rent to be paid in advance without any deductions whatsoever on the 10th day of January in each and every year.

Convenants by the Lessee

3. The Lessee with intent to bind all persons into whomsoever hands the demised premises may come doth hereby covenant with the Lessor as follows:

To Pay Rent

(a) During the said term hereby created to pay unto the Lessor the said rent at times, on the days and in the manner hereinbefore appointed for payment thereof clear of all deductions.

To Pay Rates and Taxes

(b) To pay all existing and future taxes, rates, assessments, land revenue and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.

Not To Excavate

(c) Not to make any excavation upon any part of the said land hereby demised not to remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

Not to Erect Beyond the Building Line

(d) Not to erect any building, erection or structure except a compound wall and steps and garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan.

Not to affix or display sign-boards, advertisements, etc.

- (e) Not at any time during the continuance of the said term to affix or display on or from the demised premises any sign-board, sky-sign, neon-sign or advertisement with or without illumination or otherwise unless the consent in writing of the Managing Director has been previously obtained thereto.

Not to build except with the previous permission of the Lessor

- (f) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land except with the previous written permission of the Lessor which the Lessor shall be at liberty to grant on such terms and conditions as may be then stipulated including the condition for payment of additional premium.

Alterations

- (g) That no alteration or addition shall at any time be made to the facade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous written permission of the Managing Director.

To Repair

- (h) Throughout the said term at the Lessee's expenses well and substantial to repair, pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Managing Director the said building and the premises and drains, compound walls and fences thereunto belonging and all fixtures and all additions thereto.

To Enter and Inspect

- (i) To permit the Managing Director and the officers, surveyors, workmen or others employed by the Lessor from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into or upon the demised premises and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs or any works are necessary they or any of them may by notice to the Lessee call upon him to execute the repairs or such works and upon his failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.

Nuisance

- (j) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.

User

- (k) To use the demised premises for residential purpose and for no other purpose.

Indemnity

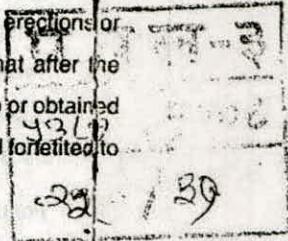
- (l) To indemnify and keep indemnified the Lessor against any claim for damage or loss suffered by any person in consequence of anything done under the authority herein contained or in exercise of the rights and liberties hereby granted.

Payment of Service Charges

- (m) To make to the Lessor a yearly payment at such rate as may be determined from time to time by the Lessor as his contribution to the cost of establishing and maintaining civic amenities such as roads, water drainage, conservancy for the demised premises regardless of the extent or benefit derived by him/them/it from such amenities. Provided that no payment shall be made one year after such civic amenities have been transferred to a Local Authority constituted under any law for the time being in force. The payment shall be paid on the first day of April in each year or within 30 days therefrom. Without prejudice to the other rights of the Lessor under this agreement and/or in law, the Lessee shall be liable to pay to the Lessor interest at the rate to be approved by the Lessor by general or specific order, on all amounts due and payable by the lessee under this Clause if such amounts remains unpaid for seven days more after becoming due.

Delivery of Possession After Expiration

- (n) At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if the Lessee shall have paid the rent and all municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate all buildings, erections and structures and materials forming part of the demised premises but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed PROVIDED further that after the possession of the demised premises have been delivered to or obtained by the Lessor, such building erection or structure shall stand forfeited to the Lessor.



Not to Assign

- (o) Not to sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or his/their/its Interest therein or part wholly or partly with of the demised premises or permit any person to use wholly or partly the demised premises PROVIDED THAT nothing contained

herein shall apply if the Lessee shall perform to the satisfaction of the Lessor the following conditions :

- (i) BEFORE TRANSFERRING THE DEMISED PREMISES, the Lessee shall pay to the Lessor one half of the difference between the declared premium (i.e. premium calculated such rate or rates as may be determined by the Lessor from time to time) and the premium paid by the Lessee to the Lessor, for obtaining the lease of the demised land, subject to a minimum of Rs. 5000/-.
- (ii) In the instrument by which the Lessee shall transfer the demised premises, the Lessee shall impose upon the person to whom the demised premises are so transferred to perform and observe to the Lessor all the conditions and covenants of the Lease granted to him including this covenant.
- (iii) The Lessee does sell, assign, underlet or otherwise transfer wholly or partly the demised premises or his/their/its interest therein or part wholly or partly with the possession of the demised premises or permit to use wholly or partly the demised premises, only to a person who has shifted his business and or trade in the agricultural produce from Greater Bombay to New Bombay and is carrying on such business or trade in a shop or place allotted to him by the lessor or the Bombay Agricultural Produce market Committee, in New Bombay, under the permission or licence grantable to him under the provisions of the Maharashtra Agricultural product Marketing (Regulations) Act, 1963 (Mah. XI of 64) or has been carrying on such business or trade in Greater Bombay and intends to shift such trade or business in New Bombay to be carried on with the permission or licence grantable under the Maharashtra Agricultural Produce Marketing (Regulations) Act, 1963 (Mah. XI of 64).

EXPLANATION :

- (i) "Nothing contained herein shall apply to mortgage of the demised land or any part thereof, to the Central Government, the State Government, Nationalised Bank, the Life Insurance Corporation of India, the Maharashtra State Finance Corporation, the Housing Development Finance Corporation Ltd., or an employer of the Lessee or any other financial institution as may be approved by the Board of Director of the Lesser from time to time."
- (ii) "For the purpose of his covenant the term 'transfer of the demised premises' shall mean and include the transfer or a share or shares by its share holder or member or any Agreement or act or omission whatsoever of such share holder or member which has the effect of transferring or enabling the enjoyment of such demised premises or a part thereof. In case of such transfer, the Lessee shall pay one half of the difference of the declared premium and the premium

paid by the Lessee as is allocable to the land or building or part thereof so transferred or agreed to be transferred by its shareholder or its member and such allocation shall be with reference to the proportion which the floor space index (as defined in the General Development Control regulations constituting the development plan for the New Bombay for the time being in force) of the land or building permitted by the Lessor shall bear to such floor space index of the land or building or part thereof so transferred or agreed to be transferred" "Provided that no shareholder or member shall transfer his or her share or shares to any person or persons other than the person or person being the employee of.

Insurance

- (p) To keep the buildings erected or which may hereafter be erected on the demised premises excluding foundations and plinth, insured against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) in a nationalised Insurance Company and on demand to produce to the Managing Director a Policy or policies of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected on the demised premises, or any part thereof shall be destroyed or damaged by fire, to forthwith lay out all the moneys which shall be received by virtue of any such insurance in re-building or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Managing Director AND whenever during the said term the said building or any part thereof respectively shall be destroyed by fire, tempest, hurricane or otherwise, the Lessee shall reinstate and repair the same to the satisfaction of the Managing Director and shall nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, tempest, hurricane or otherwise has happened.

Change in Status of the Lessee

- (q) No Change in the legal status of the Lessee shall be recognised by the Lessor nor is the Lessee entitled to appoint any agent by a Power of Attorney or otherwise except his/her spouse, father, mother, brother, sister or major child or its officer or servant.

Notice in Case of Death

- (r) In the event of death of the Lessee, the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

Recovery of Rent as Land Revenue

4. Where any sum payable to the Lessor by the Lessee under this lease is not paid, the Lessor shall be entitled to recover such sum as arrears of land

revenue, pursuant to paragraph 6 of the Schedule to the Maharashtra Regional and Town Planning Act 1966 (Mah. XXXVII of 1966). Whether any sum is so payable by the Lessee shall be determined by the Lessor and every such determination by the Lessor shall not be disputed by the Lessee and shall be final and binding upon him/they.

5. If the said rent hereby reserved shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained or if the Lessee be adjudicated insolvent or bankrupt or renounces his character as such by selling a title in the third person or claiming a title in himself the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built carried out on the demised premises or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid, the power of re-entry hereinbefore contained shall not be exercised unless and until the Managing Director of the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenant in respect of which re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.

**Summary eviction of persons unauthorisedly occupying
the Demised Land in Determination of the Lease**

6. If on the determination of the lease, any person is found to be occupying the demised premises, it shall be lawful for the Managing Director of the Lessor to secure summary eviction of such person in accordance with paragraphs 1, 2 and 3 of the Schedule to the Maharashtra Regional & Town Planning Act, 1966 (Mah. No. XXXVII of 1966).

Notice and Demands

7. Any demand for payment or notice requiring to be made upon or given to the Lessee shall be sufficiently made or given if sent by the Lessor through the post by registered letter addressed to the Lessee at the demised premises and any demand or notice sent by post shall be deemed to have been delivered in the usual course of post.

**Compliance with the Maharashtra Regional & Town Planning Act, 1966
and the New Bombay Disposal of Lands Regulations, 1975**

7a) It is hereby agreed and declared by and between the parties hereto that the Lessor has leased and demised the demised premises unto the

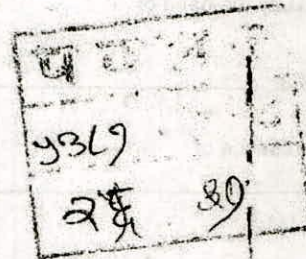
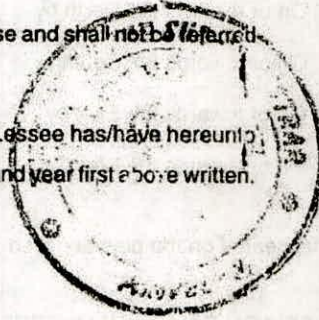
प व ल - 3
4369
20. 89

Lessee and the Lessee has taken such lease upon the conditions, covenants and stipulations contained herein to be observed and performed by the Lessee and subject to Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966, (Mah. XXXVII of 1966) and the rules and regulations made thereunder including the New Bombay Disposal of Lands Regulations, 1975, for the time being in force and as amended from time to time.

Marginal Note

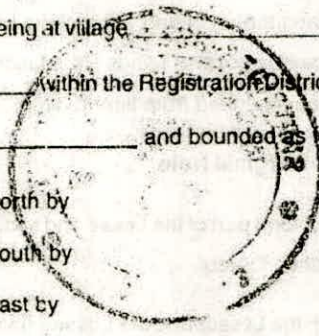
8. The Marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF the Lessor and the Lessee has/have hereunto set and subscribed his/their hand/s and seal the day and year first above written.



SCHEDULE

ALL THAT Piece or parcel of land known as Plot No. _____ by admeasurement
_____ sq. mtrs. or thereabout in _____ Sector of the layout
of land situated, lying and being at village _____, Taluka _____
District _____ within the Registration District _____ and sub
District _____ and bounded as follows :



On or towards the North by
On or towards the South by
On or towards the East by
On or towards the West by

and delineated on the plan annexed hereto and shown thereon by red colour boundry line.

SIGNED SEALED AND DELIVERED for and)

on behalf of the CITY AND)

INDUSTRIAL DEVELOPMENT)

CORPORATION OF MAHARASHTRA)

LIMITED by the hand of)

Shri / Mrs. _____)

in the presence of)

1) Shri / Mrs. _____)

2) Shri / Mrs. _____)

SIGNED SEALED AND DELIVERED)

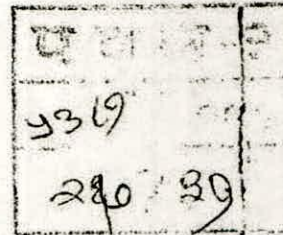
by the withinnamed Lessee)

Shri / Mrs. _____)

in the presence of)

1) Shri / Mrs. _____)

2) Shri / Mrs. _____)



आयकर विभाग

INCOME TAX DEPARTMENT

SAGAR MARUTI DAWARE

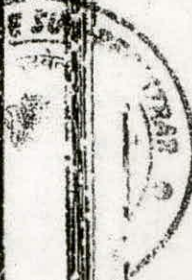
MARUTI SHRIPATI DAWARE

20/05/1985

Permanent Account Number

AKDPD2993C

Signature



पत्र-३	
५३१७	२००६
२६ / ३९	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AHZPS4619R



नाम / NAME
MEHUL CHANDRAVADAN SHAH

पिता का नाम / FATHER'S NAME
CHANDRAV. DAN RAMANLAL SHAH

जन्म तिथि / DATE OF BIRTH
16-09-1970

हस्ताक्षर / SIGNATURE

Mehul Shah

आयकर आयुक्त (कंप्यूटर केंद्र)
Commissioner of Income-Tax (Computer Operations)



ध व ल - ३	
५३६९	२००६
२६	३९

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कंप्यूटर केंद्र),
सी-१३, प्रत्यक्षकार भवन,
बॉम्बे-कुर्ला कॉम्प्लेक्स,
मुंबई - ४०० ०५१.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.

02/06/2008

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

पवल3

दस्त क्र 5381/2008

2:09:02 pm

सह दु.नि.पनवेल 3

30139

दस्त क्रमांक : 5381/2008

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

1 नाव: म/ शाह युग विल्डर्स आणि इन्फ्रास्ट्रक्चर्स लि.
 तर्फे भागीदार निरव एन. शाह - -
 पत्ता: घर/फ्लॅट नं: 323 ते 329, अरेजा कॉम्प्लेक्स,
 सेक्टर 17, चाशी
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेठ/

लिहून देणार

वय 27

सही



Signature
 30277 10102

2 नाव: सिडके लि - -
 पत्ता: घर/फ्लॅट नं: बेलापूर
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेठ/वसाहत: -
 शहर/गाव:
 तालुका:
 जिल्हा:
 पिन नंबर: -

लिहून देणार

वय -

सही

सपलक्य नाही

सपलक्य नाही

कलम 88 खाली कव्तीसाठी सूट

Signature

दुय्यम निबंधक, पनवेल-3
 (वर्ग-२)





दस्त गोषवारा भाग - 2

पंचव.3

दस्त क्रमांक: (5381/2008)

59/39

दस्त क्र. [पंचव.3-5381-2008] चा गोषवारा
बाजार मुल्या : 13112500 मोबदला 13110200 भरलेले गुद्रांक शुल्क : 131425

पावती क्र.: 5549 दिनांक: 02/06/2008
पावतीचे वर्णन
नाव: मे/- शाह गुप बिल्डिंग आणि इन्फ्रास्ट्रक्चर
सि. तर्फे योगीदार निरव ए. शहा

दस्त हजर केल्याचा दिनांक : 02/06/2008 02:05 PM
निष्पादनाचा दिनांक : 02/06/2008
दस्त हजर करणाऱ्याची सही :

30000 नोंदणी फी
640 नक्कल (अ. 11(1)), पुरवठ्याची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व न्यायाविवरण (अ. 13) >
एकत्रित फी

30640 एकूण

दु. निबंधकाची सही सह दु.नि.पत्रवेल 3

दस्ताचा प्रकार : (36) गाडेपट्टा
शिक्षका क्र. 1 ची वेळ : (सादरीकरण) 02/06/2008 02:05 PM
शिक्षका क्र. 2 ची वेळ : (फी) 02/06/2008 02:08 PM
शिक्षका क्र. 3 ची वेळ : (कबुली) 02/06/2008 02:08 PM
शिक्षका क्र. 4 ची वेळ : (ओळख) 02/06/2008 02:08 PM

दस्त नोंद केल्याचा दिनांक : 02/06/2008 02:08 PM

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

1) मेहूल शाह - घर/फ्लॅट नं: सेक्टर 17, वाशी

गल्ली/रस्ता:
ईमारतीचे नाव:

ईमारत नं:

पेठ/वसाहत:

शहर/गाव:

तालुका:

पिन:

2) सागर डायरे - घर/फ्लॅट नं: -/-

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं:

पेठ/वसाहत:

शहर/गाव:

तालुका:

पिन:



~~Signature~~

गुद्रांक शुल्क: निष्पादन आणि क्र. 597/03 09 दिनांक 28/5/2008

दु. निबंधकाची सही सह दु.नि.पत्रवेल 3



साधित करण्यास येईल सदर दस्तास एकूण 39
ले आहेत.
मुख्य निबंधक, पत्रवेल-३ (वर्ग-२)

वर नोंदला
मुख्य निबंधक, पत्रवेल-३ (वर्ग-२)
दिनांक 2 भावे 8 सम 2008

द्वयम निवेदन, पत्रांक-३ (पत्र-२)

360

- (12) शेष
- (11) बाजारभागापयोगी भूदलक शुल्क ₹ 30000.00
- (10) बाजारभागापयोगी भूदलक शुल्क ₹ 131425.00
- (9) अतिक्रमिक, खंड व प्लॅट 5381 /2008
- (8) नोंदणीचा 02/06/2008
- (7) दिनांक ककरन दिव्याशा 02/06/2008
- (6) व रंपुर्ण पत्रा किंवा आदेश अखत्यार, वादीचे नाव र्णव्ही/दी/पुस80000आर
- (5) व रंपुर्ण पत्रा किंवा आदेश अखत्यार, प्रतिवादीचे नाव र्णव्ही/दी/पुस80000आर
- (4) आकारणी किंवा जुडी देण्यात आलेले देवा
- (3) अर्थपत्र
- (2) भू-भाषण, पोटलिस्सा व धरकनामक (अखत्यार) ... अर्थ क्र. 597/08-09 दिनांक 28/5/2008
- (1) दिवाण पत्र, मीठव्याद व रंपुर्ण पत्रा व बाजारभागा (भाषव्हेल्याचा व बाजारभागा आकारणी देणे को पट्टेदार व रंपुर्ण पत्रा व बाजारभागा क्र. 13,110,200.00 व बाजारभागा क्र. 13,112,500.00

मागते नाव : खारपर

पृथी क्र. दी न INDEX NO. II

दस्तावेजाचा क्र. व वर्ष: 5381/2008



द्वयम निवेदन: वर वृ. नि. पत्रांक 3

