

WHEREAS

- (a) By an agreement dated 21st October, 1995 entered between the Builders herein and therein called the Purchaser and M/s. KHANDELWAL LABORATORIES LTD., therein called the "VENDORS" the Purchasers have purchased and acquired the complete development rights in respect of the plot of land lying and being situated at C.T.S. No. 232 (part) being Plots Nos. 4 & 5 of Small Scale Industries, Kurla lying and being situated at S. S. Marg, Taluka Kurla admeasuring..... yards equivalent to 2071 Sq. Metres and within the Registration District of Bombay City and Suburban and more particularly described in the Schedule hereunder written (the said Plot of land is hereinafter referred to as the 'said Premises').
- (b) The Builders being desirous to develop the said plot to land admeasuring 2071 Sq. Metres (hereinafter referred to as the said property) by considering and constructing a Building thereon with a Basement, Shops and Offices, to be known as "REENA COMPLEX" on the said Plots Nos. 4 & 5 lying and being situated at S.S. Marg, bearing C.T.S. No. 232 (part) and 235 of Kiral Village admeasuring about 2071 Sq. Mts. Chembur, Taluka Kurla within the Registration District of Bombay City and Suburban and more particularly described in the Schedule hereunder written.
- (c) The Municipal Corporation of Greater Bombay have sanctioned the plan to develop the said property vide I.O.D. No. CE/5816/BPES/AN dated 14th February, 1997 and for constructing a building thereon as per the plan and specifications mentioned therein; Hereto annexed and marked as ANNEXURE 'A' is the copy of the I.O.D.
- (d) The Builders have already started construction activities on the said property comprising of Ground plus six storeys known as "REENA COMPLEX" and have obtained the necessary Commencement Certificate from the Municipal Corporation of Greater Mumbai on 2nd APRIL 1997. Hereto annexed and marked copy of the Commencement Certificate as ANNEXURE "B".
- (e) The Builders have entered into standard agreement with an Architect registered with the Council of Architects and such agreement is as per the Agreement prescribed by the Council of Architects and the Builders have appointed a Structural Engineer for the preparation of the structural designs and the Drawings of the Building and the Builders accept the Professional Supervision of an Architect & the Structural Engineer till the completion of the buildings.
- (f) The Builders alone have the sole and exclusive rights to sell offices/shops/units in the said "REENA COMPLEX" on each of the floors thereof to be constructed by them on the said Building known as "REENA COMPLEX" and enter into an agreement with the Purchaser's of the said Offices/Units and to receive sale price in respect thereof.
- (g) The Purchaser's have demanded from the Builders and the Builders have given the inspection to the Purchaser/s of all the documents of titles relating to the said land, the plans, designs and specifications prepared by the

.....3/-

the Purchasers. The Purchasers agree to pay to the Builders within seven (7) days of demand (time being the essence of the Contract) such proportionate share of the Purchasers of such deposits.

16. All letters, receipts and/or notices issued by the Builders to the Purchasers and despatched under Certificate or Posting to the address mentioned above or at the last known address of the Purchasers shall be deemed to have been received by the Purchasers.

17. After possession of the said Offices/Units/Shops is handed over to the Purchasers if any additions or alterations in or about or relating to the Building and/or offices are carried out by the Office/Units holders at their own costs, expenses, risks and responsibilities and the Builders will not in any manner be responsible for the same.

18. The Builders have hereby specifically agreed to the fact that the Office/Unit Purchasers are entitled to sell, assign, transfer, let, sub-let the said Office Premises or a part thereof and/or assign benefits of this Agreement to any person, as they (the Purchasers) think fit without the prior permission of the Builders to which the Builders shall not take any objection thereto in any manner whatsoever. However, such Purchasers shall comply with the terms and conditions of this Agreement as well as get enrolled themselves as a Member of the Proposed Society and these presents shall be treated as and irrevocable consent of the same.

19. It is also hereby specifically agreed by and between the Parties hereto that the Offices/Shop/Unit Purchaser/s shall be entitled to carry out any additions/alterations and/or amalgamation of premises or divide the same without prior permission of the Promoters and the Promoters/vendors shall not raise any objection of whatsoever nature and the Agreement shall be treated as an irrevocable consent for the same.

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

THE SCHEDULE ABOVE REFERRED TO

A portion or parcel of land admeasuring about 26340 Sq. fts. equivalent to 22000 Mtrs OR thereabouts being a part of the property bearing C.T.S.No.232 of Kiroil Village, Taluka Kuria and being part of Plot Nos. 4 % 5 S.S.I.Kuria, lying being and situated at S.S.Marg, Andheri in the Registration District and

B
A
C

.....9/-

Sub-District of Bombay City and Bombay Suburban and which bigger plot of land is described in the First Schedule hereinabove and this portion is a part of the said Property and admeasuring 26340 Sq.fts. equivalent to 22,000 Sq.Mtrs out of the said property.

SIGNED AND DELIVERED BY THE WITHIN NAMED BUILDERS "M/S. BUILTECT PVT. LTD." in the presence of

- 1. Rajesh & Sula
- 2. SHANTIZAL V. CHHEDA.

SIGNED AND DELIVERED BY THE WITHIN NAMED PURCHASERS VIZ.

(1) Abhay Anant Dhotre

.....in the presence of

1.

2.

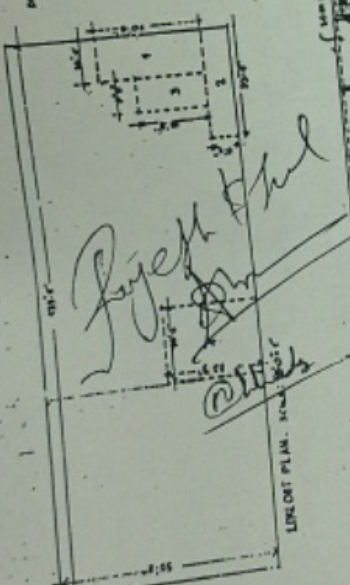
Rajesh & Sula

Dhotre

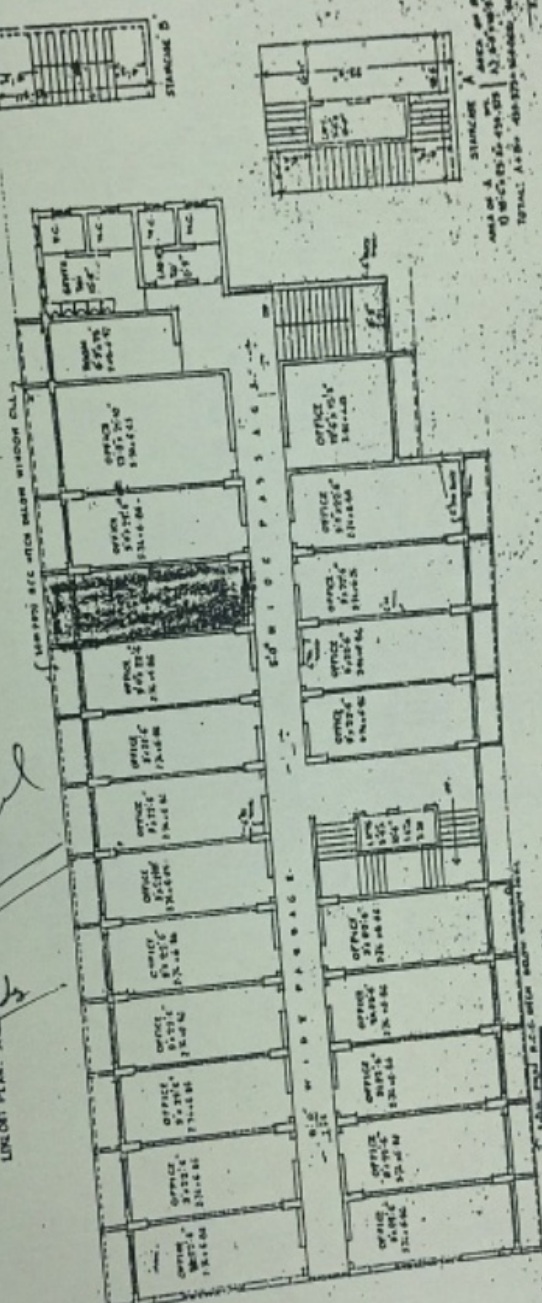
Abhay Anant Dhotre

FOR BUILTECT PVT. LTD.

BUILT UP AREAS
 1. 138.50 SQ. M.
 2. 105.50 SQ. M.
 3. 105.50 SQ. M.
 4. 105.50 SQ. M.
 TOTAL - 455.00 SQ. M.
 NET AREA - 415.468 SQ. M.
 576.77 M²



SECTION DEBO INTER.
 SCALE - 1:50



AREA OF A STAIRCASE 10.00 SQ. M.
 TOTAL AREA - 425.468 SQ. M.

FIRST FLOOR PLAN

STAMP OF DATE OF APPROVAL OF THE PLAN	
DESCRIPTION	DATE
FOR 7-5-1-0-1	19-12-28
NAME & SIGNATURE OF THE OWNER	
NAME: S.V. CHANDRA & SONS, A.C. & S.A. S. NO. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	

L.K. PATEL & ASSOCIATES
 E.S. BELLE PALACE
 CHANDIGARH - W.
 PIN - 160006

SCALE
 1:50

NAME, ADDRESS & QUALIFICATION OF ARCHITECT

AREA OF A STAIRCASE 10.00 SQ. M.
 TOTAL AREA - 425.468 SQ. M.

Seena

(वि.नि. नमूना क्र) (Fin R. Form No.1)

सर्वसा. ११३ म. ई
Gen 113 m.e.

CASE NO. :
COUNTER CODE 1 DATE: 05/01/2001 RECEIPT NO.: 96

मूळ प्रत (अहस्तांतरणीय)
ORIGINAL COPY (NOT TRANSFERABLE)

ये.का.म. (एम) १६८

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

MUMBAI दिनांक / Date 05/01/2001
ठिकाण / Place

M/S. ELECTRONICS (PRO. ABHAY DHOTRE)
Received from यांच्याकडल/

₹/Rs 48100 Only / Rupees Fourty Eight Thousand One -

On account of 102-(II) याकरिता मिळाले

mode of Payment:
PD NO: 825954 400014034
BANK OF MAHARASHTRA (BOM) VILE PARLE (E) (VPE)
ADJUSTED ON: 05/01/2001
रोखपाल व लेखापाल (सही / Signature)
Cashier or Accountant (दिनांक / Designation)