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9819992850 - Nikhil

@ 10.00 a.m

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CUSTOMER HAS POA

(A)

SUDHAR POA

'RAHEJA EXOTICA'

WING - 'A'

AMALFI

AGREEMENT FOR SALE

FLAT NO. 1104

MR. NIKHIL R. SAHAJWANI  
MRS. DEVIKA N. SAHAJWANI

RAHEJA UNIVERSAL PVT. LTD.

x. Presection  
#  
#

BRIHANMUMBAI MAHANAGARPALIKA

NO.CHE/9452/BP (WS)/AP

27 JUN 2014

FULL OCCUPATION CERTIFICATE

To,

M/s. Raheja Universal (Pvt.) Ltd.,  
Owner.

मुख्य अधिकारी, नगर प्रस्ताव पत्र. दोस्त -  
महानगरपालिका इमारत, १०, फुट डी.पी. रोड, वीट लॉरेन्स शाकेजवाड  
कॉम्प्लेक्स (पूर्व), मुंबई-४००१०१

Subject : Permission to occupy the Residential building No. 7 on  
Plot bearing C.T.S. No.1965, 2053B, 2053C, 2053C-1, 2053D,  
2053E, 2055B, 2055C of village Erangle at Malad Madh  
Road, Malad (West), Mumbai.

Reference : Your Arch's letter dated 29.01.2014.

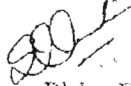
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Sir,

The full development work of Residential building No. 7, comprising of  
Wing 'A', & 'B' of 2 level podium + Stilt + 1<sup>st</sup> to 20<sup>th</sup> upper floors and Wing 'C'  
of 3 level podium + Stilt + 1<sup>st</sup> to 20<sup>th</sup> upper floors on plot bearing C.T.S. No.  
1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B, 2055C of village Erangle at  
Malad Madh Road, Malad (West), Mumbai. is completed under the  
supervision of Shri Sunil G. Ambre, Licenced Architect having Lic. No.  
CA/84/8478, Shri Nikhil S. Sanghvi, Licenced Structural Engineer, having  
Licence No.STR/S/193 and site supervisor, Shri V.H. Madhani having Lic.  
No. M/106/SS-I, may be occupied on the following conditions:-

1. That the certificates U/s 270-A of B.M.C. Act shall be obtained from  
A.E.W.W. P/North and a certified copy of the same shall be submitted  
to this office.

Yours faithfully,

  
27/06/14  
Ex. Engineer. Bldg. Proposal  
(Western Suburbs) 'P' Ward.



Wednesday, January 13, 2010

10:50:58 AM

Original

नोंदणी 39 म.

Regn. 39 M

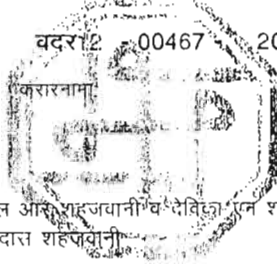
पावती

पावती क्र. : 467

दिनांक 13/01/2010

दस्तावेजाचा अनुक्रमांक वदर 12 00467 2010

दस्तावेजाचा प्रकार करारनामा



सादर करणाराचे नाव: निखिल आर. शहजगानी व देविदास एम. शहजगानी तर्फे मुखत्यार रमेश विशानदास शहजगानी

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 1940.00

रुजयत (अ. 12) व जायाचित्रण (अ. 13) -> एकत्रित फी (97)

एकूण रु. 31940.00

आपणास हा दस्त अंदाजे 11:05AM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि.का-बोरीवली 6

बाजार मूल्य: 2687338 रु. गोबदला: 6385000रु.

भारलेले मुद्रांक शुल्क: 301950 रु.

सह दुय्यम निबंधक बोरीवली क्र. 6,

दंयकाचा प्रकार डीडी/धनाकर्षाद्वारे;

मुंबई उपनगर जिल्हा.

वेळेचे नाव व पत्ता: आय डी सी आय बँक

डीडी/धनाकर्ष क्रमांक: 000607; रक्कम: 30000 रु., दिनांक: 17/12/2009

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON... 13/01/2010

3,01,950/-

1104

Amalfi

**HDFC BANK** HDFC BANK LTD.

**PART III**  
For the Customer  
**ACKNOWLEDGEMENT**  
Serial No. : 233734

Amalfi  
1104

Serial No. 65867  
Date 21/12/09  
Value Rs. 3,01,950/-  
HDFC BANK LTD. (Lent of Cash)  
10, 99, Narayanpeth, Mumbai-400029

65867

Received From : Mr. Nikhil R. Sahaswan  
Mrs. Devika M. Sahaswan

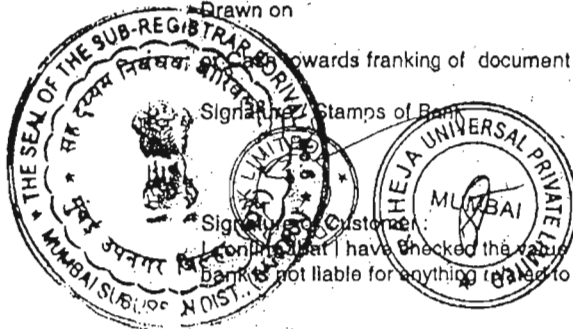
Franking Amount : 3,01,950/-

Charges : —

Total : 3,01,950/-

Vide R/O No. / Cash / Transfer Cheque 000605

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Drawn on Cash towards franking of document  
Signed by Stamps of Bank  
Signed by Customer  
I confirm that I have checked the value franked and the bank is not liable for anything related to the document.

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made at Mumbai this 28<sup>th</sup> day of December 2009,

BETWEEN

RAHEJA UNIVERSAL PVT. LTD. (formerly known as K. RAHEJA UNIVERSAL PVT. LTD.), a Company registered under the Companies Act, 1956 (1 of 1956 and having its registered office at Raheja Centre-Point, 294, C.T. Road, Near Mumbai University, Off Bandra-Kurla Complex, Santa Cruz (E), Mumbai 400 098. herein referred to as "the Owner" (which expression shall mean and include its successors and assigns) of the ONE PART

*[Signature]*

INDIA  
R. 0301950/-=35135  
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Specimen  
Address

AND

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MR. NIKHIL R. SAHAJWANI & MRS. DEVIKA N. SAHAJWANI residing/having its/their Office at 701 / 702, Kavita Co - op Hsg Society, 15th Road, Bandra, Mumbai - 400 058 hereinafter referred to as the said "Flat Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, in case of individual/s his/her/their respective heirs, executors, administrators; in case of a partnership firm, the partners for the time being constituting such firm and the survivors of them and the heirs, executors, administrators of the last surviving Partner; and in the case of a limited company, the successors and permitted assigns) of the OTHER PART:

WHEREAS:

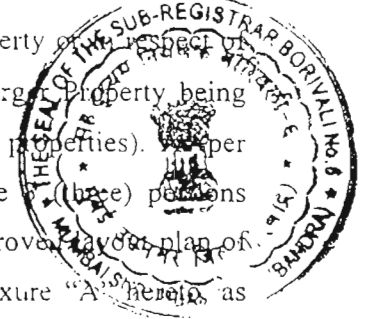
- A. By virtue of two separate Deeds of Conveyance viz. (i) Conveyance dated 9th November 1988 registered at Bandra Sub-Registry under Serial No.9284 of 1988 of Additional Book No.1 page Nos.1 to 9 and (ii) Conveyance dated 30<sup>th</sup> January 1997 registered at Bandra Sub-Registry under No. BDR-2/452/1997 and both expressed to be made between Mr. Rohinton Framroze Moos and Mrs. Shera Framroze Moos being the trustees of the trust known as "The Trust in respect of Framroze's share" as the Vendors of the one part and the Owner herein as the Purchaser/s of the other part, the Owner became absolutely seized and possessed of or otherwise well and sufficiently entitled to the pieces or parcels of land bearing C. T. S. Nos. 1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C, situate lying and being at Village Erangal, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, more particularly described in the **First Schedule** hereunder written and delineated on the plan hereto annexed as **Annexure "A"** and thereon shown surrounded in red colour boundary line (herein referred to as "**the Larger Property**").
- B. The Owner has prepared a layout, in respect of the Larger Property, according to which, the portion bearing CTS No.2055C, shown by light green wash on the plan being Annexure "A" hereto, is a designated Private

*X Shera Framroze Moos*

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Garden. As per the prevailing policy and as approved, the Owner is entitled to utilize the FSI of the same anywhere within the Larger Property layout, and the said designated land area can be used as a part of the mandatory 25% Recreational Garden (R.G.) required to be provided under the D.C. Regulations and also for constructing permissible recreational facilities like clubhouse, swimming pool etc. thereon.

C. The Owner is developing the said Larger Property as a Holiday Resort, named "Raheja Exotica", for residential and other purposes/users, in 'phases', by utilizing the basic FSI available in respect of the Larger Property, as well as by utilizing any additional FSI which is now available or which may become available in future, on account of increase in the basic FSI, or on payment of premium, or by virtue of acquisition by the Owner, of Transferable Development Rights arising/emanating from the Larger Property (including portions thereof under D.P. Roads set back etc.), or of any other property/properties ("TDR-FSI") under the provisions of the applicable rules and regulations prevailing at the relevant time, or in any other manner whatsoever, (hereinafter collectively referred to as the "Maximum FSI/TDR Potential"), of the Larger Property in respect of the amalgamated property (i.e. in the event of the Larger Property being amalgamated with any one or more of the adjoining properties). As per currently approved layout of the Larger Property, the (three) portions shown by green hatched lines and marked on the approved layout plan of the Larger Property and also on the plan being Annexure "A" hereto, as R.G.-I, R.G.-II and R.G.-III, together with the designated Private Garden mentioned in Recital B hereinabove and which is shown as 'Private R.G.' on the approved layout plan of the Larger Property, collectively constitute the mandatory 25% Recreational Ground (R.G.) of the larger Property. The Owner shall have the absolute right to shift any of the said R.G.s from their present locations to any other location on the Larger Property as the Owner may deem fit, including by demolishing the structures and other facilities provided therein.



D. The Owner has informed the Flat Purchaser/s and the Flat Purchaser/s is /are aware that the Owner is entitled to develop the Larger Property, inter alia, by constructing multi storied buildings/Villas/Bungalows in a phased

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manner, as may be determined by the Owner in its absolute discretion from time to time. The Owner shall be entitled to utilise the "Maximum FSI/TDR Potential", (as defined in recital 'C' hereinabove,) and for the said purpose the Owner shall be further entitled to amend the lay out plans and/or the building plans, as desired by the Owner in its absolute and sole discretion and for the said purpose the Owner also be entitled to shift/remove/modify/reduce the common amenities and facilities to be provided in the said building and/or complex.

- E. The Owner has completed the construction of Phases I & II on portions of the Larger Property as shown on the said plan being Annexure "A" hereto.
- F. The Owner has constructed a clubhouse, swimming pool, and other recreational facilities, with landscaped gardens (collectively named "Club Exotica"), on the designated Private Garden (mentioned in recital B hereinabove).
- G. The Owner has now commenced the construction of Building No. 7 (Phase III) on a portion of the Larger Property. The location of the said Building No. 7 on the larger Property is shown by blue outline on the plan being Annexure "A" hereto.
- H. In Phase III of the development of Larger Property, the Owner shall construct one building (Building No.7), having 3 wings "A", "B" and "C", to be named 'Amalfi', 'Sicity' and 'Capri' respectively. All the Wings shall have 2 basements, stilts on the ground floor level and 20 upper floors (hereinafter referred to as the "Said Building"). The basements shall be used for parking vehicles, laying services and utilities and for such other purpose/s as may be deemed fit by the Owner.
- I. The Owner has reserved to itself, the right to make such additions, alterations, amendments, deletions and/or shifting in the layout of the Larger Property, as may be deemed necessary by the Owner, and also to make such changes in the building plans of the Said Building and/or to construct additional buildings/ wings, without the consent of the Purchaser/s PROVIDED HOWEVER that such change shall not prejudicially affect, in



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any manner whatsoever, the Flat agreed to be purchased by the Purchaser/s under this Agreement.

J. The building plans in respect of the Said Building originally submitted to and approved by the Municipal Corporation of Greater Mumbai (MCGM) under IOD No. CHE/9452/BP (WS)/AP dated 10<sup>th</sup> December, 2007, were amended from time to time and the latest amended plans were approved by MCGM vide its letter No. CHE/9452/BP (WS)/AP dated 31<sup>st</sup> July, 2009 and the Commencement Certificate in respect thereof was endorsed on 21st August, 2009. Hereto annexed and marked as **Annexure "B"** is a copy of the Commencement Certificate in respect of the Said Building.

K. The following are the details of the Flats to be constructed in each Wing of the Said Buildings:

a. **Wing "A" ('Amalfi')** shall have -

- 1-Room Kitchen Flats,
- 1 BHK Duplex Flats,
- 2 BHK Duplex Flats,
- 2 BHK Penthouse/s
- 4 BHK Penthouse
- It shall also have refuge areas on the 7<sup>th</sup> and 15<sup>th</sup> Floors.

b. **Wing "B" ('Sicily')** shall have 2 BHK Flats,

- 3 BHK Flats,
- It shall also have refuge areas on the 7<sup>th</sup> and 15<sup>th</sup> Floors.

c. **Wing "C" ('Capri')** shall have -

- 1 BHK Duplex Flat
- 2 BHK Duplex Flats,
- 3 BHK Duplex Flats,
- 2 BHK Penthouse/s,
- It shall also have refuge areas on the 7<sup>th</sup> and 15<sup>th</sup> floor levels.



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- L. The Owner has reserved the right to amend/alter/ modify the number, layout and specifications of any of the Flats mentioned above, so long as the Flat agreed to be acquired by the Purchaser hereunder (as hereinafter mentioned) is not prejudicially affected in any manner whatsoever.
- M. The Owner has informed the Purchasers and the Purchaser/s is/are aware, that as the Larger Property is being developed in phases, as a lay out Project, the total built-up area of the Said Building may not be in proportion to the total FSI (including TDR FSI) available, as per the D.C. Regulations of MCGM, in respect of the land underneath the building and the demarcated portion of the surrounding land (i.e. appurtenant land, demarcated for the sake of convenience only), IT BEING THE EXPRESS CONDITION that the 'Maximum FSI/TDR Potential' (as defined in Recital C above) in respect of the Larger Property shall be utilized by the Owner in the construction of the various buildings on the larger property, in such phases, manner and proportion as the Owner may deem fit; PROVIDED HOWEVER that, upon the Lease of the Larger Property being executed in favour of the Apex Body in pursuance of Clause 25 (c) hereinafter, the operative Society of the Said Building (formed in pursuance of Clause 25(a) hereinafter), shall be entitled to the FSI (including TDR FSI) equal to total built up area of the Said Building.
- N. The Owner will be selling the Flats in the Said Building on what is known as "Ownership basis" under the Maharashtra Ownership Flats (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the "said Act") and also allotting car parking spaces to the Flat purchasers; with a view that ultimately, a Co-operative Housing Society of all the Flat Purchasers of the said Building shall be registered under the provisions of Maharashtra Co-operative Societies Act, 1960. ,
- O. As requested by the Purchaser/s, the Owner has agreed to sell and the Purchaser/s has/have agreed to purchase, on the terms and conditions hereinafter appearing, on what is known as Ownership basis, Flat No. 1104 on the 11<sup>th</sup> floor of the Wing 'A' to be named Amalfi of the Said Building, more particularly described in the **Second Schedule** hereunder written



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(hereinafter referred to as the "Said Flat"), at or for the lump sum consideration of Rs. 63,85,000/- (Rupees Sixty Three Lacs Eighty Five Thousand only); and as incidental thereto, has also agreed to grant to the Purchaser/s exclusive right to use One car parking space/s, in the basement / under the stilts of the Said Building.

- P. The Purchaser/s had demanded and the Owner has given inspection to the Purchaser/s of the I.O.D., Commencement Certificate, and such other documents, as are required to be given under the provisions of the said Act and the Rules made thereunder.
- Q. A Copy of the Certificate of Title issued by M/s. Kanga & Co Advocates & Solicitors, certifying title of the Owner in respect of the Larger Property is hereto annexed and marked Annexure 'C'. The Property Cards in respect of the Larger Property are hereto annexed and marked Annexure 'D-1 to D-8'.
- R. The Owner has informed the Purchaser/s and the Purchaser/s is/are aware that-

- the Owner will be entitled to and have a right, if they desire, to amalgamate the said Larger Property with any one or more of the adjoining properties and to utilise the F.S.I. thereof inter alia on any portion of the said Larger Property and also to sub-divide such amalgamated property and to submit or amend the building and/or layout plans as may be permitted by the BMC and the other concerned authorities;
- if any further or other additional F.S.I. is permitted to be utilized or becomes available for construction on any portion of the Larger Property, whether by acquisition of TDR under the provisions of the Development Control Regulations of the BMC or otherwise howsoever, whether prior or subsequent to execution of the Lease of the Said Building and the land underneath the same, the Owner and/or its nominee/s or assign/s, alone shall be entitled to utilize the "Maximum FSI/TDR Potential", (as defined in recital 'C')



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hereinabove) on any portion of the Larger Property and that the acquirers of the Flats in the Said Building, including the Purchaser/s herein, nor the Society of Flat holders, when formed and registered, will be entitled to object to the utilization by the Owner or its nominee/s or assigns, for its benefit, such additional FSI or to claim any benefits arising therefrom.

- iii) The Owner shall have the absolute, exclusive and full right, authority and unfettered discretion to sell, transfer, and / or assign all or any of such Floor Space Index, Floor Area Ratio, Development Rights (DR) or Transferable Development Rights (TDR), originating from or arising out of the said Larger Property or any part/s thereof, to or in favour of any person/s whatsoever, for such consideration and on such terms and conditions and provisions as may be desired and deemed fit by the Owner in its sole and unfettered discretion and as may be permitted by law.

- S. The parties hereto are entering into this Agreement as required by Section 4 of the said Act.

NOW IT IS HEREBY AGREED DECLARED AND RECORDED BETWEEN THE PARTIES HERETO AS FOLLOWS:



- The Purchaser/s hereby confirm/s that he/she/it/they has/have fully read and understood the foregoing recitals and has/have agreed that the Owner shall have all the rights in respect of the remaining portion of the Larger Property and the Purchaser/s will not object to the same. The Purchaser/s also confirm/s, agree/s and declares that the consideration agreed to be paid by him/her/it/them to the Owner, is in respect of the Flat hereinafter mentioned and he/she/it/they has/have no right or claim and/or will not make any claim on any other portion of the Said Building or of the said Larger Property.
- The Owner shall construct the Said Building (Building No.7) , having 3 Wings, "A", "B" and "C" to be named 'Amalfi', 'Sicily' and 'Capri', in accordance with the building plans and specifications approved by MCGM and which have been seen and approved by the Purchaser/s;

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3. The Owner has informed the Purchaser/s and the Purchaser/s is/are aware that –

- a) The Owner has granted a right of way over the some of the internal roads of the Larger Property, to the Owner of CTS No. 2040 of revenue village Erangal, which lies beyond the Larger Property on the north (hereinafter referred to as “**Adjoining Property-1**”). The Owner shall have the right to alter/ shift the said right of way anywhere on the Larger Property, as the Owner may deem fit. The Owner shall also be entitled to grant right of way over any portion of the Larger Property to the owner of another adjoining property bearing CTS No.2027-A of revenue village Erangal (hereinafter referred to as “**Adjoining Property-2**”). The Adjoining Property-1 is shown by Orange wash on the plan being Annexure “A” hereto; whereas Adjoining Property-2 is shown by Purple wash on the said plan. The Larger Property shall always belong to the Owner and the Owner shall have the absolute right and liberty, at any time, to grant right of way of any dimensions, over any portion of the Larger Property, to the owner/s of any of the other adjoining properties.
- b) The particulars of the Said Building and the Flats therein shall be as set out in Recitals (H) and (K) hereinabove;
- c) The Owner shall be entitled to make such changes in the layout of the Larger Property and to construct other multi storied buildings/Villas/Bungalows and/or any one or more of them in such manner and in such phases as the Owner may in its absolute discretion from time to time determine
- d) The layout of the Larger Property is presently sanctioned for FSI 1.00. The Larger Property is however eligible for FSI 2.00 by way utilization of additional FSI by paying Premium and/or by utilizing TDR (Transfer of Development Rights) from its own Reservations within the Layout or of any other properties (“**Currently Permissible FSI**”). The Owner shall be at liberty, at its sole discretion, to subsequently amend the said plans so as to consume



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the balance of the Currently Permissible FSI and such portion of the "Maximum FSI/TDR Potential"), as may be permissible under the D.C. Regulations of the MCGM. The Owner shall be entitled to make such amendments, alterations, modifications and/or variations in the building plans in respect of the Said Building, including by providing for construction of such number of additional floors as the Owner may, in its absolute discretion, determine and as may be approved by the MCGM and other concerned authorities, by utilizing any portion of the "Maximum FSI/TDR Potential"), Provided however that, the Owner shall not without obtaining prior written permission of the Purchaser/s, make any changes/alterations in the design and/or area of the Flat agreed to be purchased by the Purchaser/s herein.

- e) The Owner shall be entitled to utilize the "Maximum FSI/TDR Potential"), or any part thereof, subject to the necessary permission/sanction being granted by the BMC and all other concerned authorities, and construct additional built-up area by way of additional Flats and/or additional floors in the Said Building; and/or (ii) by way of construction of Flats at the level of the said building; and/or (iii) additional wings in the said building; and/or (iv) additional buildings on any part of the remaining portion of the Larger Property (hereinafter referred to as the "Balance Property"). For the purpose aforesaid, the Owner will be entitled from time to time to vary, amend and/or alter the building plans in respect of the Said Building without however, adversely affecting the Flat agreed to be sold hereunder; and to carry out construction work accordingly. The Purchaser/s hereby irrevocably agree/s and gives his/her/its/their express consent to the Owner carrying out amendments, alternations, modifications, and/or variations in the building plans of the said building for the aforesaid purpose or such other purpose as may be deemed fit by the Owner or required by the MCGM and to put up construction accordingly, so long as the total area of the said Flat and the specifications, amenities, fixtures and fittings thereof are not reduced. This consent



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shall be considered to be the Purchaser/s' consent contemplated under Section 7(1), (ii) of the said Act. The Purchaser/s shall not raise any objection or cause any hindrance in the said development / construction by the Owner whether on the grounds of noise or air pollution, inconvenience, annoyance or otherwise or on the ground that light and air and/or ventilation to the said premises or any other part of the said Building being affected by such construction. The Purchaser/s hereby agree/s to give all facilities and co-operation as the Owner may require from time to time, both prior to and after taking possession of the said Flat, so as to enable the Owner to complete the development smoothly and in the manner determined by the Owner. It is expressly agreed by the parties that the Owner will be entitled to sell and transfer on Ownership basis or otherwise and for its own benefit the additional Flats/buildings that may be constructed by them as aforesaid.

f) The Larger Property (including the Buildings/Villas/Bungalows constructed/to be constructed thereon) has been mortgaged with HDFC Limited ("HDFC") for the financial facilities granted to the Owner. The Owner shall get the said Flat released from the said mortgage prior to handing over possession of the same to the Purchaser in pursuance hereof.



4. The Owner shall construct the said buildings in accordance with the building plans prepared by the Owner's Architect and sanctioned by the concerned authorities as aforesaid, with such modifications and/or amendments thereto, as the Owner may incorporate therein from time to time as aforesaid.

5. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Owner to the said Larger Property described in the First Schedule hereunder written and the right of the Owner to develop the said Larger Property and the Purchaser/s shall not be entitled to further investigate the title of the Owner and no requisition or objections shall be raised upon any matter relating thereto.

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6. The Owner hereby agrees to sell to the Purchaser/s and the Purchaser/s hereby agree/s to acquire from the Owner, for the price and on the terms and conditions contained herein,

(a) Flat No. 1104 admeasuring 734 sq.ft. i.e., 68.22 sq.mtrs carpet area, 992 sq.ft., i.e., 92.19 sq.mtrs. built up area (inclusive of balconies) (hereinafter referred to as the "Said Flat") on the 11<sup>th</sup> Floor of Wing 'A' to be named 'Amalfi' of the Said Building, being constructed by the Owner on a portion of the Larger Property at or for the lump sum consideration of Rs. 63,85,000/- (Rupees Sixty Three Lacs Eighty Five Thousand only) ("Purchase Price"). The said Flat is more particularly described in the Second Schedule hereunder written and is shown on the floor plan hereto annexed and marked as Annexure "E" by red hatched lines; and

(b) as incidental to the sale of the Said Flat, the Owner shall allot to the Purchaser/s, One car parking space/s in the basement/ under the stilts under any of the 3 Wings of the Said Building, which is identified by the Owner at the time of handing over possession of the said Flat to the Purchasers.

7. The Said Flat shall have the specifications and amenities set out in Annexure "F" hereto. The Purchaser/s has/ have satisfied him/ herself/ themselves about the design of the said Flat and also about the said specifications and amenities to be provided therein.

8. The Purchaser has, at or before the execution hereof, paid to the Owner a sum of Rs. 7,02,350/- (Rupees Seven Lacs Two Thousand Three Hundred Fifty only) as and by way of earnest amount/ part payment (the payment and receipt whereof the Owner doth hereby admits and acknowledges). The balance of the Purchase Price of Rs. 56,82,650/- shall be paid in installments specified in the schedule annexed hereto and marked as Annexure "G". The said Purchase Price is inclusive of the proportionate price of common areas and facilities of the Said Building specified in Annexure 'H' hereto. The proportionate share of the Purchaser/s in the said

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common areas and facilities is liable to be increased or decreased in the event of there being change in the building plans. It is specifically agreed that the apportionment of the proportionate price of common amenities is notional and the same is not subject to change even if the percentage of undivided share of the said Flat in the common areas and facilities increases or decreases. the intent of the parties being that the said Flat is being sold to and purchased by the Purchaser/s with all the appurtenant rights for the said lump sum Purchase Price. The Purchaser/s hereby expressly consent/s to such changes in the said share and hereby expressly authorizes the Owner to so increase or decrease the said share of the Flat and/or of the Purchaser/s in the said common areas and facilities and limited common areas and facilities of the said building and the Purchaser/s hereby irrevocably agree/s to accept the said share as changed as aforesaid.

9. It is hereby expressly agreed that the time for payment of each of the aforesaid installments of the purchase price and other payments (including deposits taxes and outgoings) as specified in this Agreement shall be the essence of the contract. The Owner shall, in respect of the consideration and any other amount remaining unpaid by the Purchasers under the terms and conditions of this Agreement will have a first lien and charge on the said Flat. It is an essential and integral term and condition of this Agreement and of the title to be created in respect of the said Flat under this Agreement in favour of the Purchasers, that only if the full amount of the said purchase price by installments as aforesaid, as well as all other amounts payable by the Purchasers hereof are paid by the Purchasers to the Owner, will the Purchasers have or be entitled to claim any rights under this Agreement and/or in respect of the said Flat.

10. In the event of the Purchasers making any default in payment of any installment of the purchase price and/or other payments under this Agreement on their due date and/or in observing and performing any of the terms and conditions of this Agreement and the default continuing, in spite of 15 days notice to be sent by the Owner to the Purchasers to remedy the breach, the Owner will be entitled to terminate this Agreement in which event the consequences hereinafter set out shall follow :-

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- (a) the Purchasers shall cease to have any right or interest in the said Flat or any part thereof,
- (b) the Owner shall be entitled to sell the said Flat to such other person or party as the Owner may deem fit, at such consideration and on the terms and conditions as the Owner may in its absolute discretion deem fit,
- (c) on the realization of the entire sale consideration from the new purchaser of the said Flat the Owner shall refund to the Purchasers the amount paid by the Purchasers to the Owner in pursuance of this Agreement after deducting therefrom -
- 20% of the purchase price/earnest money of the said Flat (which is to stand forfeited by the Owner)
  - the taxes and outgoings, if any, due and payable by the Purchasers in respect of the said Flat upto the date of termination of this Agreement
  - the amount of interest payable by the Purchasers to the Owner in terms of this Agreement from the date of default, in payment till the date of termination as aforesaid
  - in the event of the said resale price being less than the purchase price mentioned herein, the amount of such deficit and
  - the costs incurred by the Owner in finding a new buyer for the said Flat.
- (d) The Owner shall, in the event of any shortfall, be entitled to recover the said amounts from the Purchasers. The Owner shall not be liable to pay to the Purchasers any interest, compensation, damages, costs, otherwise. The said amount shall be accepted by the Purchasers in full satisfaction of all their claim under this Agreement and/or in or to the said Flat.
11. Without prejudice to the above and the Owner's other rights under this Agreement and/or in law, the Owner may at its option condone any delay in payment and accept from the Purchasers the payment of the defaulted installment/s on the Purchasers paying to the Owner interest on the defaulted

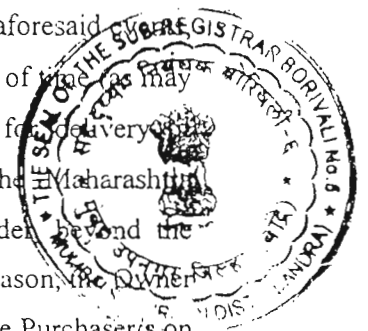
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installment/s at the rate of 18% per annum for the period for which the payment has been delayed.

12. The possession of the said Flat shall be given by the Owner to the Flat Purchaser/s in the month of April, 2013 PROVIDED HOWEVER that the Owner shall not incur any liability if they are unable to deliver possession on the aforesaid stipulated date, on account of non-availability of cement, steel, water supply or electric power and other building construction materials and/or strikes, civil commotion, war, national or international happenings, labour problems, or any Act of God such as earth quake, flood or any other natural calamity/ reason and acts or other causes, or any notice, order, rule or notification of the Government and/or any other public or competent Authority or of the Court or on account of delay in issuance of the NOCs/ Licenses / Occupation Certificates/building Completion Certificates, etc., or delay in installation of services and facilities such as lifts, electricity and water connections or sewage or drainage lines or for any other reason technical or otherwise beyond the control of the Owner and in any of the aforesaid events in which event the Owner shall be entitled to such extensions of time as may be determined by the Architects for the said Buildings) for delivery of possession of the said Flat including as specified in the Maharashtra Ownership Flats Act, 1963 and the Rules framed thereunder beyond the control of the Owner . Subject as aforesaid, if for any other reason, the Owner is unable to or fails to deliver possession of the said Flat to the Purchaser/s on the aforesaid date and/or such further date as may be mutually extended then, it shall be at the option of the Purchaser/s to give notice to the Owner for refund of the amount already paid by the Purchaser/s to the Owner under this Agreement in respect of the said Flat. On such notice being given by the Purchaser/s, this Agreement shall stand terminated and the Owner shall, forthwith on demand, refund to the Purchaser/s all the monies paid by the Purchaser/s to the Owner herein, together with simple interest at the rate of 9% per annum from the date of the receipt of the respective amounts by the Owner and the Owner shall also pay to the Purchaser/s Rs.1,000/- (Rupees One Thousand only) as and by way of liquidated damages. Thereupon neither party shall have any right or claim against the other under or in relation to this Agreement or otherwise howsoever. The Purchaser/s shall accept the aforesaid



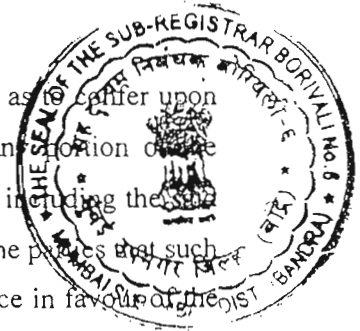
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refund and the liquidated damage in full and final satisfaction of his/her/its/their claim under this Agreement or otherwise; and until such amounts are refunded, such amount, the interest thereon and the said agreed liquidated damages shall be a charge on the said Flat, to the extent of the amounts due to the Purchaser/s. Provisions of this clause shall be subject to what is provided in Section 8 of the said Act.

13. The Purchaser/s shall take possession of the said Flat within 15 days of the Owner giving written notice to the Purchaser/s intimating that the said Flat is ready with all the amenities/facilities set out in the list being Annexure "F" hereto. Upon possession of the said Flat being delivered to the Purchaser/s he/she/it/they shall be entitled to the absolute use and occupation of the said Flat.
14. Upon the Purchaser/s taking possession of the said Flat, he/she/they/it shall have no claim against the Owner in respect of any item of work in the said Flat, subject to the provisions Section 7(2) of the said Act.
15. Nothing contained in this Agreement shall be construed so as to confer upon the Purchaser/s any right whatsoever, into or over the any portion of the Larger Property or the Said Building/s or any part thereof, including the said Flat, save as provided herein. It is agreed by and between the parties that such conferment of title in respect of the said Flat shall take place in favour of the Purchaser/s on the formation of the Society of Flat holders and the transfer of land and building (in the manner herein set out) to such Society. The Purchaser/s shall not be entitled to transfer or assign the benefit of this Agreement to any third party, for a period of 21 months from the date hereof, or until the entire consideration and all other dues payable by the Purchaser/s to the Owner under this Agreement, are fully paid, whichever is earlier.
16. (a) The Purchaser/s shall have no claim, save and except in respect of the Flat agreed to be sold to him/her/them/it. All open spaces, lobbies, staircases, parking spaces, basements, stilts, terraces and other premises and spaces (including unsold Flats/units) in the said Building, will remain the property of the Owner until the registration of a Co-operative Society of the Flat holders of the said building, and even then,



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the rights of the Owner as herein stated and the rights of the persons to whom the Owner may allot and /or sell and/or give rights in respect of the said spaces, stilts, basements, lobbies, terraces and other Flats and spaces.

- (b) Subject as aforesaid, the Balance Property, including the common access/internal roads, drainage line, gutters, gardens, recreational areas, gardens shall remain the exclusive property of the Owner, who shall be entitled to modify, shift, develop and deal with the same in such manner as the Owner may deem fit.
- (c) The use of the recreational facilities of the 'Club Exotica' (mentioned in recital F hereinabove) shall be made available to the Flat Purchaser/s and his/her/their/its family members after the possession of the said Flat mentioned in clause (12) above, SUBJECT TO however, the payment of membership fees (non-refundable) stipulated hereunder -

- i) Single membership (adult) - Rs. 60,000/-
- ii) Couple membership - Rs. 1,00,000/-
- iii) For child (between 3 to 18 years) - Rs. 40,000/-

also SUBJECT TO the payment of the usual user charges fixed by the Management of the Club from time to time for the facilities used and also SUBJECT TO Rules and Regulations framed by the Owners for the use of the same.

- (d) The Owner shall also be entitled to allow the use of any portion of the Larger Property for the purpose of film shooting / photography for commercial purpose; and the revenue derived therefrom shall belong exclusively to the Owner.
- (e) The Purchasers agree and confirm having given their express consent to the owner to raise any loan against the security of or to create collateral security in respect of the Larger Property and the building under construction thereon and to mortgage the same and or create any charge/lien or encumbrances in respect thereof in favour of any bank/s

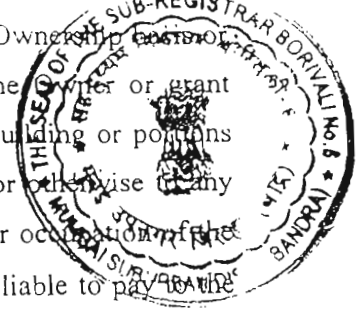
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or financial institutions or any concerned parties. It is further expressly agreed by and between the parties hereto that any such loan liability or facility granted to the Owner, in so far as the same pertains to or affects the Said Flats directly, shall be discharged and cleared by the Owner at its own costs and expenses, before the possession of the Said Flat is handed over to the Purchasers in terms of this Agreement, so that the said Flat will be free from encumbrances before possession thereof is handed over to the Purchasers.

17. (a) It is clearly understood and agreed by and between the parties hereto that the Owner shall have the unqualified and unfettered right to retain and or deal with, allot, transfer or sell on Ownership basis on any other basis as may be deemed fit by the Owner or grant rights in respect of the other Flats in the Said Building or portions thereof including terrace/s attached to any Flat or otherwise to any persons of its choice for the exclusive use and/or occupation of the same by such persons. The Owner shall not be liable to pay to the Society of Flat holders any charges for the Flats so retained and given on Lease or Leave on License basis as aforesaid.



(b) Further, in the event of the Owner obtaining permission from the BMC for constructing one or more floors on the top of the originally planned building/s then the Owner shall be entitled to dispose of such additional Flats on the floors proposed to be constructed by them, together with the open terrace/s (if any) attached thereto to such person/s and at such rate and on such terms as the Owner may deem fit.

(c) As regards the terraces of the Said Building, it has been expressly agreed as follows:

(i) The Owner shall have an unqualified and unfettered right to retain the Ownership of the top terrace of the said building. Notwithstanding what is stated herein the Owner shall, also have, if it so desires, the absolute right to deal with, allot and/or grant the exclusive right of use in respect of the top

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terrace of the said building, on such terms and conditions as the Owner may deem fit;

- (ii) The top terraces shall always be kept open to sky and no structure of whatsoever nature shall be constructed thereon, unless permitted by the Owner;
- (iii) The holder of the right to the top terrace shall allow the representative of the Owner or of the Society of Flat holders in the over head water storage tank, lift machine room or any other common facility installed in the top terrace, for the purpose of check up, upkeep and repairs thereto;
- (iv) In the event of the Owner obtaining permission from MCGM to construct one or more floors on the building presently planned, the Owner shall be entitled to construct additional floors on the top terrace and the holder of the exclusive right in respect of the top terrace shall not be entitled to object to the same. If such additional floors is/are constructed /disposed off after the formation and registration of the Society of Flat holders, such Society shall be bound to admit the Purchaser/s of such additional floors as its members.
- (v) Subject as aforesaid, the Owner shall be entitled to grant exclusive right of use in respect of any other terrace in the Said Building, adjacent to any Flat, to the holder of such Flat, at such consideration and on such terms and conditions as the Owner may deem fit and the Purchaser/s shall not be entitled to object to the same.



18. The Purchase Price mentioned in clause 6(a) hereinabove, has been arrived at and mutually agreed to after having taken into consideration the following facts -

- (a) The Purchaser/s is/are aware that the Owner may in the future be contemplating construction of additional floors by use of the "Maximum FSI/TDR Potential", or any part thereof; and in the event of the said additional construction being undertaken after the Purchaser/s has/have taken possession of the Said Flat, the same is therefore bound to cause inconvenience/ nuisance/ irritation to the

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Purchaser/s. The Purchaser/s has/have entered into this Agreement with full knowledge with the aforesaid facts.

(b) The Purchaser/s shall not make any claim for damage or abatement in the agreed consideration on any account whatsoever, including the facts mentioned below -

(i) The Purchaser/s not being allowed any parking facility in any other area of the said building, save and except the car-parking space allotted to him/ he:/ it/ them.

(ii) The Purchaser/s shall not have any access or right to top terrace.

(iii) The Purchaser/s will have to bear the inconvenience, noise, irritation and nuisance which would be caused when the Owner undertakes additional construction.

(iv) The Owner intends to and may retain for itself and may not sell to others and may let/lease out or give on Leave and Licence basis, some or even substantial number of flats in the said building and for which letting/lease, the Owner shall not be liable to pay any charges of any nature including non occupancy charges therefore to anybody whomsoever.



19. (a) The Owner will, at all times, be entitled to install the logos and/or name boards and/or put-up advertisements boards/ hoarding etc., of the Owner, and/or its Group Companies, (hereinafter referred to as the displays) with various devices (including electronic, laser and neon signs) in one or more places on the Said Building therein including, on open spaces/s, the terraces of the said buildings and the compound walls and/or any parts of the building and/or buildings constructed/to be constructed, if they so desire. The Owner and/or its Group Companies will not be liable to make any payment of any nature to the Society of Flat Holders.

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(b) The Owner has informed the Purchaser/s and the Purchaser/s are aware that the Owner has retained to itself the exclusive right to use any portions of the buildings to be constructed thereon (including the said Building) for erecting and installing Cellular Telecommunication Relay Stations, Pager Relay Stations and other communications relaying stations and to erect and install antenna, boosters and other equipments (hereinafter referred to as "the communication equipment") for facilitating relay of Cellular communication, radio pager services and satellite communications and providing other communications and relays by any and all means and devices; and the Owner shall be entitled to make available the benefit of such communication equipments to the holder/unit holders/ occupants in other buildings of the said Complex; and for the purpose aforesaid, the Owner shall be entitled to enter into appropriate agreements with the persons to whom such benefit shall be made available. In case the said Cellular Telecommunication Relay stations, pager relay station and other communication relaying stations are erected and installed on the terrace or other portions of the Said Building, the Owner shall pay to the Society, an aggregate fixed fee of Rs.5,000/ (Rupees Five Thousand only) per annum, commencing from the date of the completion of the erection / installation of the said Cellular Telecommunication Relay Stations, Pager Relay Stations and other communication relaying stations on the terrace or other portions of the Said Building. The Society of Flat Holders shall not be entitled to claim from the Owner, any other amount in respect of the same or otherwise nor will they be entitled to object to the same.



(c). The Owner shall be entitled to exploit the said right at all times, notwithstanding what is stated elsewhere in this Agreement, at its own cost and expenses, to bring in and install, maintain, operate, repair, paint, alter and / or change the displays and the communication equipment, as the case may be and carry out steel fabrication, related R.C.C. and other civil and other works and to approach the MCGM, the Power/Utility Provider, any other

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authority, the State Government, the Central Government and other concerned authorities, in its own right, for the purpose of obtaining licenses and other permissions and entitlements, in its own name for exploiting the said rights and shall have full, free and complete right of way and means of access to the display, the communication equipment in the said terraces and shall bear and pay all municipal rates and taxes, license fees, entitlement fees and other payments as may become payable to the MCGM, the State Government, the Central Government and/or other concerned statutory authorities as charges and/or license fees charged for the purpose of exploiting the said rights.

- (d) The Purchaser/s and the occupants of the various Flats in the said building and the Society of Flat Holders shall not change or remove the displays and / or communication equipment so installed under any circumstances and shall give to the Owner and the assignees of the said rights, all necessary co-operation for enabling him/her/them/it to install, maintain repair, change and operate the display / communication equipment, as the case may be, and exploit the said rights including by use of the common areas and facilities of the said building for ingress and egress to and from the area in which such displays or communication displays are installed and shall ensure that no damage is done to the display and/or communication equipment and that no obstruction or hindrance is caused in the operation thereof. The documents of Transfer to be executed, as hereinafter mentioned, shall contain appropriate provisions in respect of the said rights. The Purchaser/s expressly consents to the same.



20. It is hereby expressly agreed that the Owner shall be entitled to sell Flats in the Said Building for the purposes of residence as a part of a Holiday resort and/or such other user as may be permitted from time to time and the Purchaser/s shall be entitled to use the said Flat agreed to be purchased by him/her/it /them accordingly. The Purchaser/s shall not object to the use of

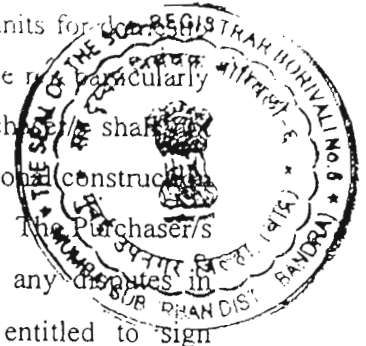
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other Flats in the said building for any one or more of the said purposes by the respective Purchaser/s thereof.

21. 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 Purchaser/s in respect of the said Flat, the Owner shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off its right, title or interest in respect of the Larger Property, including the land under the Said Building, in such manner as the Owner may deem fit. The Owner shall also be entitled and at liberty to construct additional structures like sub-station for electricity, Society office, covered and enclosed garages/car parking spaces, underground and overhead tanks, watchman's cabin, toilet units for the use of servants, septic tank and soak pits, the location of which are particularly marked on the plan being Annexure A hereto. The Purchaser/s shall not interfere with the said rights of the Owner. All such additional constructions shall be the property of the Owner till transferred by them. The Purchaser/s shall not interfere with the rights of Owner by raising any disputes in respect of the same. The Owner shall always be entitled to sign undertakings and indemnities on behalf of the Purchaser/s as required by any Authority of the State or Central Government or Competent Authorities under any law concerning construction of buildings for implementation of its scheme for development of the said property.



22. Commencing a week after notice in writing is given by the Owner to the Purchaser/s that the said Flat is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion which the floor area of the Flat bears to the floor area of all the Flats in the said building) of the insurance premium, charges for common lights, repairs and replacement charges of common equipments and facilities, concierge charges, salaries of clerks, bill collectors, chowkidars, sweepers, housekeeping and all other expenses necessary and incidental to the management and maintenance of the Said Building i.e. the Common Area Maintenance Charges ("CAM Charges") as well as the Municipal Property Tax, betterment charges or such other levies by the concerned local authority and/or Government ("Property Taxes") The CAM Charges

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and Property Taxes are hereinafter collectively referred to as the

**-Outgoings-** Until the Society of Flat Holders is formed

Building together with the leasehold interest in the larger property is transferred to the Apex Body as stated in clause 25(c) below, the Purchaser/s shall pay to the Owner his/ her/ its/ their proportionate share of the Outgoings as may be determined by the Owner. The Purchaser/s further agree/s that till the Purchaser's share is so determined, the Purchaser/s shall pay to the Owner provisional monthly contribution per month as may be decided by the Owner from time to time towards the outgoings. The amounts so paid shall be utilized for payment of the Outgoings in respect of the Said Building and the surplus, if any, shall be paid over by the Owner to the Society of Flat holders when formed. The Purchaser/s undertake/s to pay such provisional monthly contribution and such proportionate share of outgoings regularly in advance, on the 5<sup>th</sup> day of each and every month, and shall not withhold the same for any reason whatsoever.



23. So long as the various premises in the said building shall not be separately assessed by BMC or any other relevant authority for the purpose of property taxes, water charges and rates the Purchaser/s shall pay the proportionate share of such taxes, rates, and other outgoings assessed on the whole building. The Purchaser/s shall tentatively pay Rs. 8,400/- per month to the Owner for the above which shall be paid in advance on or before the 5<sup>th</sup> day of each month. The above amount, unless paid on its respective dates when due, shall attract interest at the rate of 18% per annum, from the date of the amount becoming due till its actual payment and in case any amounts are not paid despite they having fallen due, then the Owner shall be entitled to adjust such arrears against amount of deposit lying with the Owner as mentioned in Clause 40 hereinafter and the Purchaser/s shall reimburse to the Owner the said amounts so deducted and shall always maintain with the Owner the said amounts of deposits as mentioned in Clause 40 hereinafter.

24. The Owner shall be liable to pay only the proportionate Outgoings, at actuals, in respect of the unsold Flats in the said building. The Owner shall be entitled to sell the unsold Flats as and when deemed expedient by the Owner.

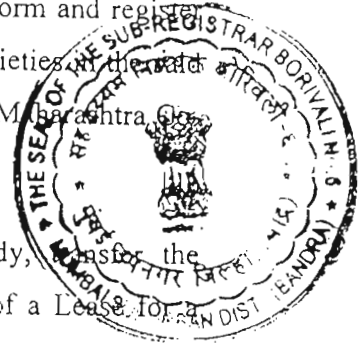
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25. The Owner shall:

- a. within 3 years of (i) the completion Said Building, (ii) all the flats in the Said Building being sold and (iii) all amounts receivable under the Agreements for Sale in respect of all the flats in the Said Building being received and realized by the Owner, form and register, a co-operative society, of the flat holders, only of the Said Building, or, at the option of the Owner, of the said building and any one or more of the other buildings in the said Complex.
- b. within 3 years after the registration of all the Co-operative Housing Societies of all the buildings of the lay out and utilization of "Maximum FSI/TDR Potential"), (as defined in recital 'C' hereinabove) which ever is later, the Owner shall form and register an Apex Body of all the Co-operative Housing Societies in the said Complex, in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960.
- c. within 3 years of the registration of Apex Body, for the leasehold interest in the Larger Property by way of a Lease for a term of 99 years, with an yearly rent of Rs 1, with an option to renew the said Lease for a further term of 99 years in favour of the Said Apex Body and shall convey all the buildings together with benefits of access over, under and internal access road in the Larger Property and other amenities and facilities of the said layout.



Until such Deed of Lease is executed, the right of the Purchaser/s hereunder shall be confined only to the said Flat.

26. The Purchaser/s hereby agree/s and undertake/s to be a part of the Society to be formed in the manner hereinabove mentioned and also from time to time to sign and execute all forms, applications, declarations, correspondence or any other documents as may be necessary for the formation and registration of the Society of Flat Holders and for becoming a member thereof, including the Bye-laws of the Society of Flat Holders and duly fill in and sign the same in the office of the Owner within 10 (ten) days of intimation in that regard being given by the Owner to the Purchaser/s. On the Society of Flat Holders being

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registered. the rights of the Purchaser/s in respect of the said Flat shall be recognized and regulated by the provisions of the Rules and Regulation framed by the said Society of Flat Holders, from time to time, but subject to the terms of this Agreement and the rights of the Owner as provided herein.

27. The Purchaser/s and the persons to whom the said Flat is let, sub-let, transferred, assigned or given possession of, shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Owner and/or the Society may require for safeguarding the interest of the Owner and/or of the persons who purchase Flats and other premises and spaces in the said Building and/or the said Larger Property.
28. The Purchaser/s and the persons to whom the said Flat are let, sub-let, transferred, assigned or given possession of, shall observe and perform all the Bye-laws and / or the Rules and Regulations which the Society may adopt at the time of its registration and the additions, alterations or amendments thereof from time to time, for protection, maintenance, occupation and use of the said Building and the Flats therein.
29. The Purchaser/s is/are further aware that sub-division of the land underneath the Said Building from the said Larger Property is not envisaged. The Purchaser/s hereby expressly agree/s not to require or call upon the Owner to obtain sub-division in respect of any area from and out of the said Larger Property, including the area pertaining to the foundation of the said building and/or any land surrounding the said building and will not require the Owner to sub-divide and separately convey / transfer any such portion of the said Larger Property to the Society to be formed by the Flat holders in the Said Building. The Purchaser/s hereby expressly agree/s to accept transfer of the title by the Owner in respect of the said Flat in the manner mentioned herein and shall not require the Owner to transfer the title in respect of the said Flat in any other manner.
30. The Flat Purchaser/s hereby agree/s, confirm/s and covenant/s with the Owner that he/she/it/they shall not claim any right contrary to what is stated in clause 25 herein above.



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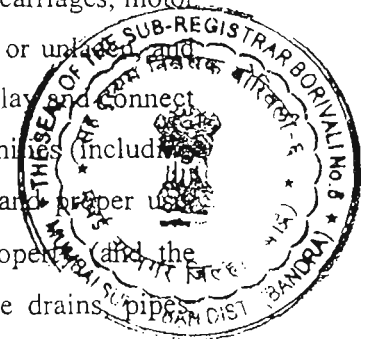
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31. The Owner has informed the Flat Purchaser/s and the Flat Purchaser/s is/are aware that the said "Maximum FSI/TDR Potential" (as defined in recital 'C' hereinabove,) available in respect of the Larger Property shall absolutely belong to the Owner and the Owner shall accordingly be entitled to utilise "Maximum FSI/TDR Potential", i.e., entire future FSI and TDR of the Larger Property, in construction of other buildings in the lay out on the Larger Property.

32. It is expressly agreed and understood by and between the parties hereto that:-

(a) the Owner has reserved to itself the unfettered and uninterrupted right of way and means of access, over and along all the internal/access roads/pathways/and the ramps in the Larger Property, at all times, by day and night, for all purposes, with or without carts, carriages, motor cars, motor cycles, wagons and other vehicles, laden or unladen and with or without horses and other animals and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) necessary for the full and proper use, enjoyment and development of the said larger property (and the neighboring lands) and if necessary to connect the drains, pipes, cables, etc., under, over or along the land appurtenant to and/or surrounding each and every building on the Larger Property;

(b) The persons who purchase /hold Flats in the said building or the Society of Flat Purchasers shall contribute proportionately towards the cost of maintenance, repairs, renovation and replacement of the common infrastructure /services /facilities / amenities etc., in the Said Building / Larger property, including common access/roads, pathways/driveways, entrance gates and other gates, ramps, common staircases, street lights, watchman's cabin, recreation area and other common open spaces, water mains/water supply, common antennae (if any), electric cables and poles, storm water drains, drainage / sewerage lines, common pipes, cables, wires etc., and any other common activities, as are common to the Said Building and the other building/s on the Larger Property;



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(c) The documents of transfer to be executed in respect of the Larger Property and the Buildings as herein stated, shall contain inter alia adequate provisions to ensure that the rights expressly reserved to the Owner in respect of the Larger property/ the Said Buildings or any portion/s thereof as stated herein, are safeguarded and assured unto the Owner absolutely and forever; and that the (undivided) portion of the Larger property and/or the internal/access roads and/or other undivided areas, as are/may be allotted/ reserved by the Owner for the benefit of the Purchaser/s of premises or the Owner /holders of the rights and interest in respect of any building on the Larger Property are assured unto and are forever available to such persons/ Owner, subject however to the right of the Owner /holders of other premises in the said larger property (Society formed by them) to have access (if necessary) to such portion/s limited for the purpose of maintaining, repairing, renovating and/or replacing any service lines and/or other infrastructure passing through, under, along or above such portion/s and subject to free and unobstructed movement of vehicles relating to emergency services;



(d) The said Document/s of Transfer shall have specific provisions dealing with adequate means of access to the Said Building from the internal roads on the Larger Property, with provision for maintenance and repairs, by the Society/Apex Body, of the various common areas, infrastructure, amenities, facilities and service lines of the Said Building. It is specifically understood and agreed by and between the parties hereto, as and by way of an essential and integral part of this Agreement and the title to be created in pursuance hereof, that the rights of members of the Society/persons who purchase Flats/ units/ premises in the buildings to be constructed on the said Larger Property shall be subject to the rights of the Owner under this Agreement and the Document/s of Transfer to be executed in pursuance hereof and that adequate provisions shall be made in the Document/s of Transfer to be executed in pursuance of this Agreement, providing inter alia for the terms, conditions and covenants herein set out; the exact details of such

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terms and conditions and covenants shall be as may be reasonably required by the Owner' Advocates;

- (e) The Document/s of Transfer to be executed in favour of the Flat holders in the said building/Society of such Flat holders shall be together with the benefit of the access over, under and along the internal/access roads in the / Larger Property (save as otherwise provided herein) and it is intended that the Society of the different buildings in the Larger Property, would form a Federation/Apex Body of itself, who would ultimately maintain and repair the common areas, internal/ access roads, ramps, and including lighting, drainage, water mains, storm water drains etc. and other common infrastructure, amenities and facilities on the Larger Property and expenses whereof will be shared by them on prorata basis.
- (f) The Document/s of Transfer shall be executed after the permission/s, if any, for the purpose required under the law and Rules and Regulations for the time being in force are obtained and to the extent as may be permitted by the Authorities without the Owner being in any manner liable for any compensation whatsoever to the Purchaser/s;



33. The Purchaser/s shall not use the said Flat for any purpose other than a private residence. The Purchaser/s shall not use the said Flat for conducting social club, recruitment agency or any other purposes and shall use the said car parking space/s for parking his own vehicle only. The Purchaser/s shall park her/his/its/their vehicle only at the designated place and not elsewhere.
34. The Purchaser/s hereby covenant/s with the Owner to pay Purchase Price payable by the Purchaser/s under this Agreement as per schedule set out in Annexure "G" hereto and to observe and perform the covenants and conditions in this Agreement and to keep the Owner fully indemnified against the said payments and observance and performance of the said covenants and conditions, except so far as the same ought to be observed by the Owner. The Purchaser/s also agree/s and undertake/s to give all the facilities to the Owner

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to carry out additional construction work on the said building now under construction.

35. The Purchaser/s hereby agree/s that in the event of any amount or additional amount becoming payable by way of levy or premium or security deposit or fire cess or betterment charges or development charges or security deposit for the purpose of obtaining water connection for the said building or for any other purpose in respect of the said building or any other tax of a similar nature is paid to the Municipal Corporation or to the State/ Central Government or becoming payable by the Owners, the same shall be reimbursed by the Purchaser/s to the Owner in proportion in which the area of the said Flat shall bear to the total built up area of all the Flats in the Said Building. The Purchaser/s agree/s to pay to the Owner such proportionate share of the Purchaser/s within seven days of demand in that regard being made by the Owner. The Purchaser/s also agree/s and undertake in the event of any amount becoming payable by way of Service Tax, Value Added Tax (VAT) or any form of levy, either to the State Government and/or Central Government the same shall be fully paid by Purchaser/s forthwith.
36. The Purchaser/s shall allow the Owner and its surveyors and Agents with or without workmen and others at all reasonable times to enter upon his/her/its/their Flat or any part thereof for the purpose of repairing any part of the said building and for laying cables, water pipes, fittings, electric wires, structures and other conveniences belonging to or serving or used for the said building and also for the purpose of cutting off the supply of water and other services to the Flats of any other premises, in the said building, in respect whereof the Purchaser/s or user or occupier of such premises, as the case may be shall have committed default in payment of his/her/its/their share of the Local Body property taxes and other outgoings as also in the charges for electricity consumed by them.
37. In the event of the Society of Flat Holders being formed and registered before the sale and disposal by the Owner of all the Flats in the Said Building, the powers and authority of the Society and the Purchasers of the Flats in the said building shall always be subject to the overall authority and control of the Owner in respect of any of the matters concerning the Said Building, as also



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construction of additional structures and all amenities pertaining to the same and in particular the Owner shall have absolute authority and control as regards any unsold Flat/s and the sale thereof. The Owner shall have a right to complete the said building and to sell and dispose of for its (i.e. Owner's) benefit all unsold Flats in the said building.

38. After the possession of the said Flat is handed over to the Purchaser/s, if any additions or alterations in or about or relating to the said building are required to be carried out by the Government, Local Authority or any other Statutory Authority, the same shall be carried out by the Purchaser/s of various Flats, in the said building at his/her/its own costs and the Owner shall not be in any manner be liable or responsible for the same.

39. The Purchaser/s shall not do or permit to be done any act or thing which shall render void or voidable any insurance of any Flats or any part of the said Building or cause any increased premium to be payable in respect thereof which is likely to cause nuisance or annoyance to users and occupants of other Flats in the said building. However, it is clarified that this does not create any obligation upon the Owner to insure the building or Flats agreed to be sold to the Purchaser/s.



40. The Purchaser/s shall at the time of taking possession of the said Flat or within 7 days of the receipt of the notice from the Owner to take possession of the said Flat, whichever is earlier, deposit with the Owner the following amounts:-

- i) Rs. 10,000/- (Rs. Ten Thousand only) lump sum amount of legal charges for this agreement and formation of Society of Flat holders
- ii) Rs. 450/- (Rs. Four Hundred Fifty only) for share money, application and entrance fee of the Society of Flat holders;
- iii) Rs. 1,50,000/- (Rs. One Lac Fifty Thousand only) security deposit for proportionate share of taxes and other outgoings.
- iv) Rs. 10,000/- (Rs. Ten Thousand only) towards deposit of electric Meter & Water Meter.
- v) Rs. 15,000 /- (Rs. Fifteen Thousand only) towards development charges.

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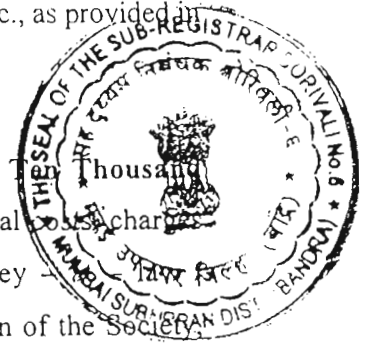
Total Rs. 1,85,450/- (Rupees One Lac Eighty Five Thousand Four Hundred Fifty only)

In case there shall be deficit in this regard, the Purchaser/s shall forthwith on demand pay to the Owner his /her/ its/their proportionate share to make up such deficit.

41. The Owner shall maintain a separate account in respect of sums received by the Owner from the Purchaser/s as advance or deposit, sums received on account of the share capital for promotion of the Society or towards the outgoings legal charges and shall utilize the amounts only for the purposes for which they have been received. Payment of the various deposits under this Agreement by the Purchaser/s to Owner shall not entitle the Purchaser/s to make default in or delay making payment of the outgoings, etc., as provided in the Agreement.

42. The Owner shall utilize the sum of Rs. 10,000/- (Rupees Ten thousand Only) mentioned in clause 40(i) above, for meeting all legal charges and expenses, including professional costs of the Attorney - Advocates of the Owner in connection with the registration of the Society as the case may be, preparing its rules, regulations and bye-laws and the costs of preparing and engrossing this Agreement and the Lease Deed/Transfer Deed.

43. The Owner shall hold the amount mentioned in Clause 40(iii) as deposit without interest and the Owner shall be entitled to utilize such deposits towards payment of the Outgoings if the Purchaser/s, in breach of his/her/its/their covenant/s, fails to pay the same when the same are due. In the event of the Purchaser/s making any default in payment thereof regularly, as agreed to herein by him/her/them/it, the Owner will have right to take legal action against the Purchaser/s for recovering the same. After the Society of Flat Holders shall have been formed and the Said Building, together with the land underneath the Said Building shall have been transferred to the Society of Flat Holders, as hereinabove mentioned, the Owner shall handover the said deposit or the balance thereof to such Society.



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44. The Purchaser/s hereby agree/s that in the event of any amount or additional amount becoming payable by way of levy or premium or security deposit or fire cess or betterment charges or development charges or security deposit for the purpose of obtaining water connection for the said building or for any other purpose in respect of the Said Building or any other tax or payment of a similar nature is paid to the Municipal Corporation or to the State Government or becoming payable by the Owner the same shall be reimbursed by the Purchaser/s to the Owner in proportion in which the area of the said Premises agreed to be acquired by the Purchaser/s shall bear to the total built up area available for construction in the Said Building and/or such other basis as may be determined by the Owner and in determining such amount, the decision of the Owner shall be conclusive and binding upon the Purchaser/s. The Purchaser/s agree/s to pay to the Owner such proportionate share of the Purchaser/s within seven days of demand in that regard being made by the Owner.
45. The documents of transfer and all other documents to be executed in pursuance of this Agreement as also the Bye-laws/Administrative Rules and Regulations in connection with the formation and/or registrations of the Society/Apex Body/Federation for transferring the title in favour of the Purchaser/s in respect of the said Flat shall be prepared by the Owner's Advocates & Solicitors and the same will contain such covenants and conditions as the said Advocates and Solicitors shall think reasonable and necessary having regard to the development of the Larger Property and construction (including additional construction) of buildings thereon.
46. The Purchaser/s agree/s that the Owner shall be entitled to receive back the refund of IOD deposits and other deposits paid by them to MCGM and other authorities. In the event of such deposits being refunded to the Society of Flat holders, the Society of Flat holders shall be bound to pay over the same to the Owner.
47. Any delay or indulgence by the Owner in enforcing the terms of this Agreement or any forbearance or giving time to the Purchaser/s shall not be considered as a waiver on the part of the Owner of any breach or non compliance of any of the terms and conditions of this Agreement by the



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Purchaser/s nor shall the same in any manner prejudice the remedies of the Owner.

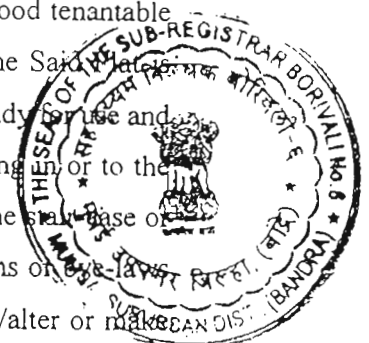
48. The Owner shall be entitled to alter the terms and conditions of the Agreement relating to the unsold Flats in the said building of which the aforesaid Flat forms part or in respect of Flats in the other buildings and the Purchaser/s shall have no right to object to the same.
49. The Purchaser/s himself/herself/itself/themselves with intention to bind all persons into whosoever hands the said Flat may come, doth hereby covenant/s with the Owner as follows:

(a) **TO MAINTAIN** the said Flat at Purchasers' costs in good tenantable repair and condition from the date the possession of the Said Flat is taken/ the Said Flat is notified by the Owner as being ready for use and occupation and shall not do or suffer to be done anything in or to the building in which the said Flat is situated, and also in the estate base of any passages which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the building in which the Said Flat is situated and the said Flat or any part thereof.

(b) **NOT TO STORE** in the Said Flat or any other part of the said building any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passages or any other structure of the said building, including entrances of the Said Building and in case of any damage is caused to the said building or the Said Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

(c) **TO MAINTAIN** from the date the said Flat is notified by the Owner as being ready for use and occupation, at his/her/its/their own cost/s,

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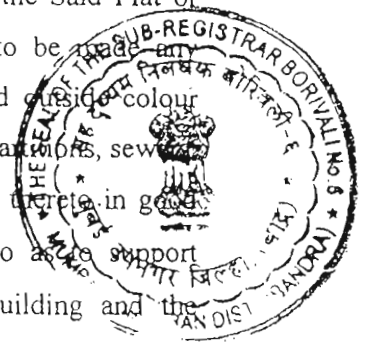
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the Said Flat and to carry out all internal repairs to the Said Flat and maintain the said Flat in the same condition, state and order in which they were delivered by the Owner to the Purchaser/s and shall not do or suffer to be done anything in or to the Said Building in which the said Flat are situated or the Said Flat which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned Owner local authority and/or other public authority.

- (d) **NOT TO DEMOLISH** or cause to be demolished the Said Flat or any part thereof, not at any time make or cause to be made any addition or alteration in the said Flat /elevation and outside colour scheme of the Said Building and to keep the portion partitions, sewer drains and pipes in the Said Flat and appurtenances thereof in good tenable repair and condition and in particular so as to support shelter and protect the other parts of the said Building and the Purchaser/s shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C. Partis or other structural members in the said Flat without the prior written permission of the Owner and/or the Society of Flat Holders. In case on account of any alterations being carried out by the Purchaser/s in the Said Flat (whether such alterations are permitted by the Owner, Concerned Authorities or not) there shall be any damage to the adjoining Flat or to the Flat situated below or above the Said Flat (inclusive of leakage of water and damage to the drains) the Purchaser/s shall at his/her/its/their own cost/s and expenses repair such damage (including recurrence of such damages).

- (e) **TO ABIDE BY** all the Bye-laws, Rules and Regulations of the Government, BMC, Reliance energy and all other Local and Public Bodies and Authorities and shall attend to, answer and will be responsible for all actions for violation of any such Bye-laws or Rules or Regulations.

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- (f) **NOT TO THROW** dirt, rubbish rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land and the Said Building.
- (g) **NOT TO** enclose the flower beds and make them a part of room/hall. The Purchaser/s has/have been clearly informed that the flower beds have been approved by the MCGM as an elevation feature. These flower beds have been approved free of FSI and cannot be converted as a habitable area of the Flat. These elevation features shall continue to remain as elevation features;
- (h) **PAY TO** the Owner within 7 days of demand by the Owner his/her/itself share of security deposit demanded by the Connected Local Authority or Government for giving water, Electricity or any other service connection to the said building.
- (i) **TO BEAR** and pay from the date of taking possession of the said Flats his/her/its/their proportionate share that may be determined by the Owner from time to time, of outgoings in respect of the said property including the insurances, all taxes, water charges, charges for installation, repairs and maintenance of common lights, charges for sweepers, watchmen and security service, sanitation, additions and alterations, paintings, colour, washing, etc. and all other expenses incidental to the management of the Said Building. Such payment shall be made by the Purchaser/s on or before the 7<sup>th</sup> day of each and every calendar month in advance whether demand therefor is made or not,
- (j) **NOT TO LET**, transfer, assign, or part with the Purchasers interest or benefit factor of this Agreement or the said Flat or part with the possession of the said Flat or any part thereof for a period of 21 months from the date hereof or until the or until all the dues payable by the Purchaser/s to the Owner under this Agreement are fully paid up, whichever is earlier and only if the Purchaser/s has not been guilty of breach of or non-observances of any of the terms and conditions of



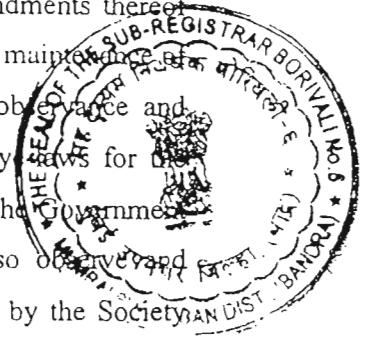
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this Agreement and until the Purchaser/s has/have obtained permission in writing of the Owner for the purpose. Such transfer shall be only in favour of the Transferee as may be approved by the Owner. In the event of any contravention of what is stated hereinabove in this sub-clause the Owner shall be entitled (but not bound) at its option to terminate this Agreement hereof and/or to treat any person who is placed in possession of the said Flat as a trespasser and to deal with him accordingly including without prejudice to charge compensation from the Purchaser/s the said person on account of such breach.

(k) **TO OBSERVE AND PERFORM** all the rules and regulations which Co-operative Society of the Flat holders in the said building may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat therein and for the observance and performance of the building rules, regulations and by-laws for the time being of the Concerned Local Authority and of the Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.



(l) **TO REMOVE** any obstruction or nuisance that may be caused by the Purchaser/s in the Said Flat / Said Building/ Larger Property the Purchaser/s forthwith or being called upon to do so by the Owner /Society of Flat Holders and in the event the Purchaser/s failing to remove the said obstruction/nuisance, it may be removed by the Owner/ Society of Flat Holders at the costs and consequences of the concerned Purchaser/s.

(m) **TO GIVE ALL FACILITIES**, assistance and co-operation as may be required by the Owner /Society of Flat Holders from time to time and at all times hereafter, to maintain, repair, renovate and/or replace any

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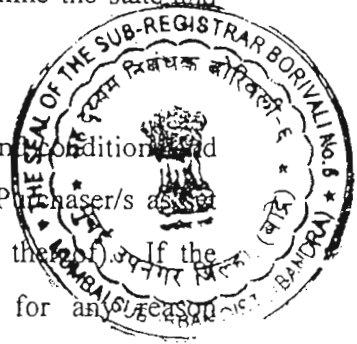
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common area/facilities/amenity/service line/infrastructure of and/or relating to any of the buildings or Flats on the said Larger Property including by temporarily suspending (if necessary) the use, occupation and/or enjoyment of the rights (if any) that may have been granted by the Owner (such as parking vehicles, enjoying any particular open/enclosed space etc.) for such periods during which the maintenance, repairs, renovation and/or replacement if being carried out, without seeking any rebate and/or compensation for or in respect of the same. Till Deed of Lease in respect of the said Larger Property in favour of the Apex Body is executed, the Purchaser/s shall permit the Owner and his Surveyors and Agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and Building or any part thereof to view and examine the state and condition thereof.

(n) **TO OBSERVE AND PERFORM** all the terms and conditions and covenants to be observed and performed by the Purchaser/s as set out in this Agreement (including in the recitals thereof). If the Purchaser/s neglects, omits or fail/s to pay for any amount whatsoever to the Owner the amounts payable under the terms and conditions of this Agreement (whether before or after the delivery of the possession) within the time specified for the payment thereof or if the Purchaser/s shall in any other way fail to perform or observe any of covenants and stipulations herein contained or referred to, within a period of 15 days from receipt of a written notice from the Owner calling upon the Purchaser/s to make the said payment and/or comply with the said covenants and stipulations the Purchaser/s shall be liable to pay to the Owner such compensation as may be reasonably determined by the Owner in the event of non-compliance by the Purchaser/s with the said notice the Owner shall be entitled to proceed against the Purchaser/s in accordance with the terms of this Agreement and applicable provisions of Law.

(o) **NOT TO DO** or omit, suffer or permit to be done any act, deed, matter or thing in relation to the Said Building or any portion/s thereof

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which may or is likely to in any manner affect, prejudice or jeopardize the development rights held by the Owner and/or the F.S.I. layout plans, orders and/or permissions and sanctions pertaining to the entire said Larger Property or pertaining (in common) to Said Building and to any other portion/s of the said Larger Property or which may in any manner cause any damage or injury to the rights/interest of the Owner and/or the persons who have purchased/hold Flats/units, parking spaces and other premises and spaces in the Said Building.

(p) **NOT TO PUT UP** or install box grills outside the windows of the said Flat or in any other manner do any other act which would in the opinion of the Owner or Society, as the case may be, affect or detract from the uniformity and aesthetics of the exterior of the said building.

(q) **TO MAINTAIN** the external elevation of the building in the same form as constructed by the Owner and shall in any manner whatsoever and not to put up, under any circumstances, any construction or enclosure the flower beds which have been permitted (approved) free of F.S.I in the plans already approved by B.M.C.



(r) **TO INSTALL** air-conditioner/s only in the space/s provided in the said Flat for the same, if the Purchaser/s desire/s to install air-conditioner/s of a type which or any part, unit or component of which will protrude/project substantially outside the said Flat, or be required to be affixed / installed outside the said Flat, the Purchaser/s shall install/affix the same only after obtaining the Owner prior written permission to do so and shall strictly observe and comply with all the terms and conditions, if any, which may imposed by the Owner in respect of the same.

50. The Purchaser/s hereby also agree/s and declare/s that he/she/it/they has/have accepted the various rights reserved in them as mentioned in the foregoing clauses and they will do all acts, deeds and things and shall act in a manner so as to uphold and affirm the said rights to be subsisting in the Owner and shall co-operate with and assist the Owner in affirming and exercising the said rights.

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51. All costs, charges and expenses in connection with preparing, engraving, stamping and registering this Agreement, shall be paid by the Purchaser/s alone. All costs, charges and expenses in connection with the preparation of the Documents of Transfer and/or any other documents required to be executed by the Owner, or by the Purchaser/s, including stamp duty and registration charges, in respect of such documents, as well as the entire professional costs of the Advocates of the Owner in preparing and/or approving all such documents shall be paid by the Purchaser/s proportionately, along with the Purchasers of the other Flats in the Said Building. The Owner shall not contribute anything towards such expenses. The Purchaser/s shall on demand pay to the Owner his/her/its/its/their proportionate share in regard to the above and shall indemnify the Owner and shall keep the Owner indemnified at all times in respect thereof and also in respect of any penalties which may be levied with regard thereto. The amount payable under this clause is in addition to the amount as mentioned in clause 40 above. Such amount, if required by the Owner, shall be kept deposited by Purchaser/s with the Owner at the time of taking possession of the said Flat and shall, until utilization, remain with the Owner free of interest as provided in law.

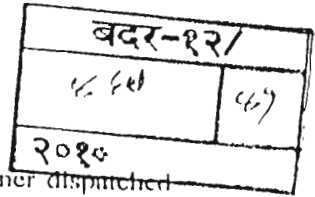


52. The Purchaser is aware that the entire complex being developed on the Larger Property is named "Raheja Exotica" and the 3 (three) Wings "A", "B" and "C" of the Said Building shall be named as 'Amalfi', 'Sicily' and 'Capri'. It is expressly agreed that neither the Purchasers of Flats in the Said Building nor the Society of Flat holders of the Said Building, shall be entitled to change the said names in any manner whatsoever.

53. All payments, required to be made under this Agreement, shall be by Account Payee Cheques/ Pay Orders/ Demand Drafts in favour of the Owner and no payment made otherwise than as aforesaid, shall be valid or binding against the Owner. Further no receipt for any payment shall be valid or binding unless it is issued by the Owner on its printed letter-head/receipt form and signed by an authorized signatory. All receipts issued shall be subject to realization of cheque/s.

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54. All letters, circulars, receipts and/or notices issued by the Owner dispatched under Certificate of Posting to the address known to them of the Purchaser/s will be a sufficient proof of the receipt of the same by the Purchaser/s and shall completely and effectually discharge to Owner. For this purpose, the Purchaser/s has/have given the following address:

701 / 702, Kavita Co - op Hsg Society, 15th Road,  
Bandra, Mumbai - 400 058

55. The Purchaser/s will lodge this Agreement for Registration with Sub-Registrar of Assurance at Borivli/Goregaon and the Owner will attend the Sub-Registrar and admit execution thereof after the Purchaser/s inform/s it of the number under which it is lodged for Registration by the Purchaser/s.

56. This Agreement is the sole repository of the terms and conditions of the sale of the said Flat to the Purchaser/s and overrides any other terms and conditions hereto before agreed upon between the Owner and the Purchaser/s which may in any manner be inconsistent with what is stated here.



57. As required by the Income - tax (Sixteen Amendment) Rules, 1962
- (A) the Owner states as under :
- it is assessed to Income - tax by the Dy. Commissioner (Mumbai) - Central circle (29) 7 MUMBAI and the Permanent Account Number allotted to it is AABCG7955Q

- (B) the Purchaser/s states as under :
- i) I NIKHIL R. SAHAJWANI, the Purchaser/s within named, am assessed to Income tax by \_\_\_\_\_ Ward/ Circle \_\_\_\_\_ and the Permanent Account Number allotted to me is \_\_\_\_\_

- i) I DEVIKA N. SAHAJWANI, the Purchaser/s within named, am assessed to Income tax by \_\_\_\_\_ Ward/ Circle \_\_\_\_\_ and the Permanent Account Number allotted to me is \_\_\_\_\_

बदर-१२/	
४६५	४२
२०१०	

IN WITNESS WHEREOF the Owner and the Purchaser/s has/have hereunto set  
and subscribed her/his/their/its hand/s and seal the day and year first hereinabove  
written.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

(The said larger property)

All those pieces or parcels of land or ground admeasuring in the aggregate  
1,23,046.82 sq. meters as per the documents but 1,24,078.40 sq mtrs. as per P.R.  
Card and actual survey, or thereabouts, bearing C. T. S. Nos. 1965, 2053B, 2053C,  
2053C-1, 2053D, 2053E, 2055B and 2055C, all within the Village limits of  
Erangal, Taluka Borivali, District and Registration Sub-District Mumbai Sub-  
urban, within Greater Mumbai, Off Malad Madh Road, Malad (West), Mumbai and  
shown by red boundary line on the plan being Annexure 'A' hereto.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(Description of the said Flat)

Flat bearing No. 1104 admeasuring 734 sq.ft., i.e. 68.22 sq.mtrs. carpet area and 992 sq.  
ft. i.e., 92.19 sq.mtrs., built up area (including the area of the balconies) on the II  
floor in Wing 'A' of building No. 7 to be known as Amalfi shown by red hatched  
lines on the plan being Annexure "E" along with **One** car parking space/s under the  
basements/stilts level of the said building situate on the property described in the First  
Schedule hereinabove written.



X *[Signature]*

*[Signature]*

*[Signature]*

बदर-१२/	
४६०	४३
२०१०	

SIGNED AND DELIVERED by the  
 withinnamed Owner  
**RAHEJA UNIVERSAL PVT. LTD**  
 by the hand of its Sr. / Vice President / Ms. Anita  
 Kataria / Mr. Sudhir Thakker pursuant to the  
 Resolution passed by its Board of Directors at  
 their meeting held on the 07<sup>th</sup> day of October,  
 2009 in the presence of



) For: Raheja Universal Pvt. Ltd.

)  
 ) Authorised Signatory/ Vice President



SIGNED AND DELIVERED by the  
 withinnamed "FLAT PURCHASER/S"  
**MR. NIKHIL R. SAHAJWANI**  
**MRS. DEVIKA N. SAHAJWANI**  
 in the presence of .....

)  
 )  
 ) XX *Sahaajwani*  
 ) XX *Deevikaajwani*  
 )



बदर-१२२/	
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RECEIPT

RECEIVED of and from the above named Purchaser/s a sum of Rs. 7,02,350/-  
 (Rupees Seven Lacs Two Thousand Three Hundred Fifty only) as and by way of  
 part earnest / payment amount by his/her/its/their

Cheque #	Cheque Date	Drawn On	Branch	Amount
301148	01-06-2009	The Saraswat Co-operative Bank Ltd.	Khar, Mumbai - 400 052	200000.00
026167	01-09-2009	The Saraswat Co-operative Bank Ltd.	Khar, Mumbai - 400 052	502350.00
				702350.00

For Raheja Universal Pvt. Ltd.

*[Signature]*  
 Authorised Signatory/ Vice President

We say received







# ANNEXURE - B

BRIHANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (PO. M. A.)

No. CHE/ 9452 /DPWS/AP/AB 2 3

**COMMENCEMENT CERTIFICATE**

बदर-१२/	
AM 2/11/07	४६
२०१०	

To, M/s. K. Babaja Upasana Pvt. Ltd.  
Owner

OFFICE OF THE  
EXECUTIVE ENGINEER, BUILDING PROPOSAL (W. S.) WARD  
K/W & 'P' & 'R' WARD  
KABRIWADI, MUMBAI 400 044.

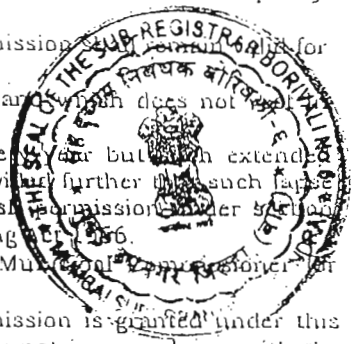
Sir,

With reference to your application No. 7196 dated 21.07.07 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed Building No. 7

C.I.S. No. 1965, 2053B, 2053C, 2053C1, 2053D, 2053E, 2055B, 2055C  
at premises at Street Malad Madh Road  
Village Erangal Plot No. -  
situated at Malad Ward P/North

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

- The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- The Commencement Certificate/Development permission for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not belong to you.
- This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further such extension shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
- This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri V.H. Patil Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Podium level

For and on behalf of Local Authority  
Brihanmumbai Mahanagarpalika

Executive Engineer, Building Proposal (W. S.)  
K/W & 'P' & 'R' Wards

FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

MUNICIPAL CORPORATION OF GREATER MUMBAI  
No. CHE/9452/BP(WS)/AP of 31 JUL 2009

बदर-२२/	
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To,  
Shri Sunil Ambre,  
Architect.

Sub: Proposed residential building no.7 on land bearing  
CTS No.1965, 2053/B, 2053/C, 2053/C-1,  
2053/D, 2053/E, 2055/B, 2055/C of village  
Erangal at Malad Madh Road, Malad (W).

Ref: Your letter dated 13.05.2009.

Sir,

There is no objection to carry out the work as per  
amended plans submitted by you vide your letter under  
reference subject to the following conditions :-

- 1) All the objections of this office Intimation of Disapproval  
under No. dt. 10.12.2007, shall be applicable and should  
be complied with.
- 2) That all the changes proposed shall be shown on the  
canvas plans to be submitted at the time of Building  
Completion Certificate.
- 3) That NOC from A.E.W.W. P/N for no dues pending should  
be submitted before C.C.
- 4) That the revised R.C.C. design and calculation should be  
submitted.
- 5) That the Revised Drainage approval shall be obtained  
before C.C.
- 6) That all the payments shall be paid before C.C.
- 7) That the C.C. shall be re-endorsed for carrying out the  
work as per Amended plans.
- 8) That the Amended layout shall be submitted and get  
approved.



महानगरपालिका, २०१२ सी.टी. रोड,  
१०० मीटर चौक, मालाड (पू),  
मुंबई-४०० १२९

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. CHE/9452/BP(WS)/AP of 31 JUL 2009

बदर-१२/	
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To,  
Shri Sunil Ambre,  
Architect.

Sub ; Proposed residential building no.7 on land bearing  
CTS No.1965, 2053/B, 2053/C, 2053/C-1,  
2053/D, 2053/E, 2055/B, 2055/C of village  
Erangal at Malad Madh Road, Malad (W).

Ref : Your letter dated 13.05.2009.

\*\*\*\*\*

Sir,

There is no objection to carry out the work as per  
amended plans submitted by you vide your letter under  
reference subject to the following conditions :-

- 1) All the objections of this office Intimation of Disapproval  
under No. dt. 10.12.2007, shall be applicable and shall  
be complied with.
- 2) That all the changes proposed shall be shown on the  
canvas plans to be submitted at the time of Building  
Completion Certificate.
- 3) That NOC from A.E.W.W. P/N for no dues pending should  
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- 4) That the revised R.C.C. design and calculation should be  
submitted.
- 5) That the Revised Drainage approval shall be obtained  
before C.C.
- 6) That all the payments shall be paid before C.C.
- 7) That the C.C. shall be re-endorsed for carrying out the  
work as per Amended plans.
- 8) That the Amended layout shall be submitted and got  
approved.



In reply quote

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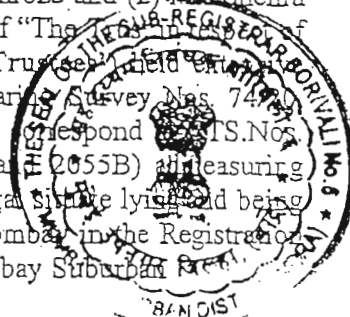
बदर-१२/	
४६५	१०
२०१०	

REPORT ON TITLE

Re: All that piece and parcel of land bearing CTS Nos.1965, 2053F, 2053C, 2053C-1, 2053D, 2053E and 2055B admeasuring 1,24,078 sq.mtrs. or thereabouts (as per P.R.Card) of Village Yerangal situate lying and being at Village Yerangal, Taluka Borivali, in Greater Bombay in the Registration Sub-District and District of Bombay City and Bombay Suburban.

TO WHOMSOEVER IT MAY CONCERN

1. Prior to 21<sup>st</sup> February 1980, (1) Mr.Rohinton Framroze and (2) Mrs Shehra Framroze Moos in their capacity as the Trustees of "The Feroz's Share" (hereinafter referred to as 'the Trustees') held certain lands in Village Yerangal including the land bearing Survey Nos. 74, 135 (Pt), 152, 153/1 (Plots 1 to 27) (which now correspond to CTS.Nos. 1965, 2053B, 2053C, 2053C-1, 2053D, 2053E and 2055B) all measuring 1,24,078 sq.mtrs. or thereabouts of Village Yerangal situate lying and being at village Erangal, Taluka Borivali, in Greater Bombay in the Registration Sub-District and District of Bombay City and Bombay Suburban.
2. By an Agreement dated 21<sup>st</sup> February 1980, executed between the Trustees, therein referred to as the Trustees of the One Part and (1) Shri Chandru Lachmandas and (2) Shri Suresh Lachmandas, therein referred to as the Developers of the Other Part (hereinafter referred to as 'the Developers'), the Trustees granted and entrusted unto the Developers, development rights pertaining to the land bearing Plot Nos.1 to 27, proposed municipal roads, private roads, municipal recreational ground and admeasuring in aggregate 1,24,078 sq.mtrs. or thereabouts (hereinafter referred to as 'the said Property').
3. The Developers by and under an Agreement dated 10<sup>th</sup> June,1982 executed between themselves, therein referred to as the Developers of the One Part and Shri Ashok Giridharidas in his capacity as the Chief Promoter of Madh



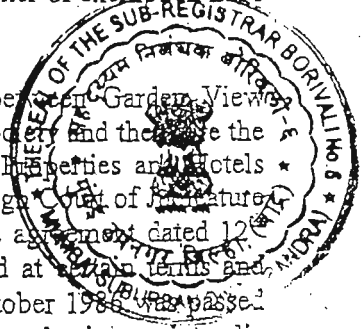
Ch. No. 115	
बदर-१२/	
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Recreation. Co-operative Housing Society Limited (proposed), therein referred to as the Purchaser of the Other Part, the Developers assigned to the Society all the benefits of the aforementioned Agreement dated 21<sup>st</sup> February 1980 subject to terms and conditions therein contained.

4. On 16<sup>th</sup> December, 1982 Madh Recreation Co-operative Housing Society Limited was incorporated and registered under the Maharashtra Co-operative Societies Act, 1960 (hereinafter called "the said Society").
5. Subsequently disputes and differences arose between the Developers on the one hand and the Trustees on the other hand, as a result of which the Developers together with one Ashok Giridharidas and the said Society filed a suit in the High Court of Judicature at Bombay being the Suit No.2102 of 1982 (hereinafter referred to as the "said Suit"), against the Trustees for specific performance of the agreement dated 21<sup>st</sup> February 1980 and for other reliefs inter alia prayed for therein.
6. The parties to the said Suit (i.e. Suit No.2102 of 1982) resolved their disputes and filed Consent Terms therein, the Hon'ble Bombay High Court had accordingly passed a Consent Decree dated 23<sup>rd</sup> December 1982, whereby the Agreement dated 21<sup>st</sup> February 1980 was held to be subsisting and binding upon the parties to the said Suit. It was further declared that the Developers were handed over the possession of the said Larger Property and that the decree shall operate as a conveyance from the Trustees and the Developers to the said Society with respect to the Larger Property.
7. By an Agreement dated 12<sup>th</sup> April 1984, executed between the said Society, therein referred to as the Vendors of the One Part and Garden View Properties and Hotels Private Limited, therein referred to as the Purchasers of the Other Part, the said Society granted and entrusted unto the Developers, development rights pertaining to the portion of the Larger Property admeasuring 1,20,816 sq.mtrs. or thereabouts (hereinafter referred to as "the portion of said Property") and thereby reserved Plot No.6 out of the Larger Property for the said Society.
8. Under the aforementioned agreement dated 12<sup>th</sup> April 1984 it was agreed that the said Society shall subject to the permission the Registrar of Co-operative Societies convey the portion of said Property to Garden View Properties and Hotels Private Limited.

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9. The Deputy Registrar of Co-operative Societies vide its letter dated 17<sup>th</sup> September 1985, granted permission to the said Society to sell the portion of said Property to Garden View Properties and Hotels Private Limited.
10. The Sub-Divisional Officer, Bombay Suburban District, by its 3 (three) Orders, all dated 29<sup>th</sup> May, 1986, bearing Nos.DLN/LND/B/7045, DLN/LND/B/7046 and DLN/LND/B/7047 respectively, granted N.A. permission in respect of a portion admeasuring 91,255.7 sq.mtrs out of the portion of said Property.
11. The Government of Maharashtra vide Order bearing No. HTL-1085/(2027)/DXIII dated 10<sup>th</sup> September 1986, exempted the portion of said Property, in respect of excess vacant land admeasuring 97,159.92 sq.mtrs out of the Survey Nos.74/20, 135(part), 152 and 153/1 the portion (plot no.1 to 27) from the provisions of U.L.C Act,1976, subject to the terms and conditions stipulated therein. The said exemption was extended from time to time by the State Government, the part of such extension was granted by the Government by its letter dated 10<sup>th</sup> December 2008, for a period of three years with effect from 7<sup>th</sup> November 2007. The Deputy Collector & Competent Authority has by its letter dated 21<sup>st</sup> January 2009 confirmed that the conditions laid down in the said letter of exemption have been complied with.
12. In the year 1986 differences and disputes arose between Garden View Properties and Hotels Private Limited and the said Society and thereafter the said Society filed a Suit against the Garden View Properties and Hotels Private Limited being Suit No.2628 of 1986 in the High Court of Judicature at Bombay, interalia for specific performance of the agreement dated 12<sup>th</sup> April 1984. The parties to the Suit mutually arrived at certain terms and conditions and as such Consent Decree dated 1<sup>st</sup> October 1986 was passed by the Hon'ble Bombay High Court in the Suit, whereby it was interalia agreed that the decree shall operate as conveyance from the said Society to Garden View Properties and Hotels Private Limited with respect to the portion of said Property.
13. However, in view of Section 5 (3) of the Urban Land (Ceiling and Regulation) Act, 1976, Garden View Properties and Hotels Private Limited were advised that the validity of the aforesaid two Consent Decrees dated 23<sup>rd</sup> December,1982 and 1<sup>st</sup> October, 1986 may be challenged. Garden View Properties and Hotels Private Limited, therefore, for clearing the doubts regarding their title to the said Property, requested the Trustees to execute a conveyance in its favour with respect to the said Property.



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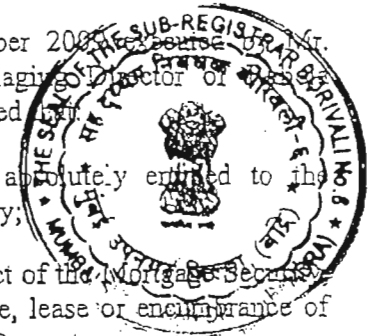
14. Accordingly, by an Indenture dated 9<sup>th</sup> November 1988, executed between the Trustees, therein referred to as the Vendors of the One Part and Garden View Properties and Hotels Private Limited, therein referred to as the Purchaser of the Other Part and registered under No.P-9284/88 the Trustees sold, transferred and conveyed unto the Garden View Properties and Hotels Private Limited the portion of said Property.
15. By a Deed of Conveyance dated 30<sup>th</sup> January 1997 executed by and between Rohinton Framroze Moos and Mrs. Shera Framroze Moos, the Trustees of the Trust known as 'the Trust in respect of Feroze's Share (therein referred to as the Vendors) of the One Part and Garden View Properties & Hotels Private Limited therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Bandra under No. BDR-2/452/1997, read with the Deed of Rectification dated 5<sup>th</sup> December 2001 (executed by and between the said parties) and registered under No. BBJ/11374/2001, the said Trustees sold, transferred and conveyed unto Garden View Properties and Hotels Private Limited, land bearing C.T.S. No. 2055-C admeasuring 22,627 sq.meters, more particularly described in the Second Schedule thereunder written, as well as the land bearing C.T.S. No. 2053-C1 admeasuring 3,259.60 sq.meters described in the First Schedule thereunder written.
16. In the premises aforesaid Garden View Properties & Hotels Private Limited became entitled to the land admeasuring in the aggregate 1,23,745.52 sq.meters.
17. The name of Garden View Properties and Hotels Private Limited was changed to K. Raheja Universal Private Limited (KRUPL) with effect from 28<sup>th</sup> March 2003. In view thereof all the rights, assets, liabilities, properties, including the said Property became vested in K. Raheja Universal Private Limited (KRUPL).
18. By an Indenture of Mortgage dated 24<sup>th</sup> March 2009 (hereinafter referred to as "the said Indenture of Mortgage") made between KRUPL (now known and hereinafter referred to as 'RUPL'), therein referred to as the Mortgagor and Housing Development Financial Corporation Limited (HDFC), therein and hereinafter referred to as "the Mortgagee" and registered with the Sub-Registrar of Assurances at Borivali under Serial No. BBE-3/2397/2009, RUPL, in pursuance of the Facility Amount granted to it by the Mortgagee and at the request of the Mortgagee to secure repayment of the mortgage debt, created a security in favour of the Mortgagee, in respect of the said



बदर-१२/ Sheet No.	
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Property as set out therein (hereinafter referred to as "the Mortgage Security") on the terms and conditions stated therein (hereinafter referred to as "the said Mortgage").

19. The name of KRUPL has been now changed to Raheja Universal Private Limited (RUPL) with effect from 25<sup>th</sup> September, 2009.
20. RUPL is in the process of development of the said Property and has sold /leased certain constructed area (villas/flats) thereon.
21. We have through our search clerk, Mr.N.B.Vagai caused searches to be taken in the office of the Sub-Registrar of Assurances at Mumbai and Bandra for the period 1968 to 2008, in the office of the Sub-Registrar of Assurances at Borivali for the period 2002 to 2008 and in the office of the Sub-Registrar of Assurances at Goregoan for the period 2005 to 2008 and have not found any other encumbrances and or charges in respect of the said Property. We have issued Public Notice on 10<sup>th</sup> September, 2009 in the Economic Times Mumbai and Maharashtra Times for the investigation of the title to the said Property. In pursuance of the above, we have not received any claims against the said Property.
22. By and under a Declaration dated 31<sup>st</sup> October 2009, Ashish Raheja, in his capacity as the Managing Director of Universal Private Limited, it is *inter-alia*, declared
  - (i) RUPL subject to the said Mortgage, is absolutely entitled to the leasehold rights in respect of the said Property;
  - (ii) Save and except the said Mortgage in respect of the said Property there is no subsisting lien, mortgage, charge, lease or encumbrance of any nature whatsoever in respect of the said Property;
  - (iii) the said Property is not the subject matter of any pending litigation dispute or attachment either before or after judgment nor is there any restraining order or injunction passed by any court or authority pertaining to the said Property.
  - (iv) There is no winding up Petition pending against RUPL;
  - (v) No Notice of Attachment/Reservation of the said Property or any part thereof has been served upon RUPL;





23. On the basis of and subject to the above, in our opinion, the title of Raheja Universal Private Limited to the said Property as more particularly described in the Schedule hereunder written, is clear and marketable.

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THE SCHEDULE ABOVE REFERRED TO:  
(the said Property)

All that piece or parcel of land admeasuring 1,24,078 sq.mtrs or thereabouts (including the area reserved for private garden and set back), bearing CTS Nos. 1965, 2053B, 2053C, 2053C-1, 2053D, 2053E and 2055B (Survey Nos.152, 135(pt.), 153, Hissa No.1(part) and Survey No.74, Hissa No.20 of Village Erangal, Madh) in the Registration Sub-District and District of Bombay City and Bombay Suburban, within Greater Bombay and bounded as follows:-

- On or towards the West : by CTS Nos. 2039, 2027, 1966, 1964, 1953, 1952, 1951, 1950, 1942, 1941, 1938 & 1924
- On or towards the East : by CTS Nos.2047, 2048,2051,2050, 2049, 2060, 2057, 2056, 2055A, & 2075
- On or towards the North : by CTS No. 2040
- On or towards the South : by CTS No. 2054 and 44' wide D.P. Road

Dated this 31<sup>st</sup> day of October 2009.



ANNEXURE-D to D8

जिल्हा/मौजे: मुंबई उपनगर जिल्हा  
 न.पू. अ. गारगांव जिल्हा  
 शासनाला दिलेल्या अकरणीचा किंवा पाह्याचा तपशील आणि त्याच्या फेर तपसणीची नियत जेज्

[६८०५.८]  
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बदर-१२/  
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 २०१०

नियमाधिकार  
 एकाचा मुळ धारक संतो  
 वर्ष १९६८  
 पुरात  
 तर धार  
 तर रो



क्रमांक	व्यवहार	खंड क्रमांक	नवेन घातक (भा) पहिल (प) किंवा धार (पा)
१५/०७/१९८५	S.1 मा.उपविभागिय अधिकारी मुंबई उपनगर पांचे कडिल सामितीकरण व पोटाविभागणी आदेशा क्र. DLN/LND/B २४८७ दि. २१-३-७२ व ना. वि. नि. पू. अ. तपा न. पू. अ. क्र. १० वांघा क्र. न. पू. एरेंगळ/८५ दि. १५-७-८५ अन्वये न. पू. क्र. २०५३क, २०५३क चे क्षेत्र ६२३५.८ चौ. मि. न. पू. क्र. १९६५ चे ६८०५.८ चौ. मिटर मधून कमी कले. व न. पू. क्र. २०५२ प. डी. पी. रोडचे क्षेत्र ७११८.३ चौ. मि. न. पू. क्र. १९६५मध्ये अधिक कले. त्याचे एकूण क्षेत्र ७६८८.३ चौ. मिटर		

तारीख करणार -  
 खरो नकल -  
 २१/१०/१९  
 २५/१०/१९  
 २३/१०/१९  
 २३/१०/१९



अ. गारगांव  
 मुंबई उपनगर जिल्हा

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दिनांक	१५/०६/१९८५	आ. उपाधिकारिता अधिनियम १९६७ के अन्तर्गत अधिकांश संशोधन का प्रतिपादन आदि आ. डी.एन.ए. का. नं. १० या आ. नं. १५, १६/८५ या आ. नं. १५, १७/८५ अथवा १५, १८, २०/८५ के तहत प्राप्त।	उत्तर प्राप्त	नियंत्रण (आ)	प्रति (अ) निम्न (आ)	ना.	दि. १५.०६.८५
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न.पू.अ.गोरेगांव  
 जिल्हा अ.प. मुंबई उपनगर जिल्हा  
 शासनाच्या अधिकाऱ्यांच्या कार्याची वि.स. भा.स.च्या  
 तालील अर्थी त्यांच्या वे. कार्याची नियत वेळ

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मुंबई अधिकाऱ्या

हक्काचा मुळ धारक  
 वर्ष

पडेंदार

इतर भार

इतर शरें

बदर=१२/  
 ४६५ ५६  
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दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (ध) पडेंदार (प) किंवा भार (पा)	साक्षात्करण
१५/०७/१९८५	मा.उपविभागीय अधिकारी मुंबई उपनगर चांचेकडील सामिलीकरण व पोटविभागणी आदेश क्र. DLN/LND/B-२४८७ दि. २९/३/७२ व मा.जि.नि.पू.अ.तथा न.पू.अ.क्र.१० यांचा क्र.न.पू.एरंगळ/८५ दिनांक १५/७/८५ अन्वये न.पू.क्र. २०५३क नविन पाडला			तही. जि. नि. पू. अ. तथा न. पू. अ. क्र. १० मुंबई
२१/१०/१९८५	मा.उपविभागीय अधिकारी मुंबई उपनगर चांचेकडील सामिलीकरण व पोटविभागणी आदेश क्रमांक DLN/LND/B-२४८७ दि. २९/३/७२ व मा.जि.नि.पू.अ.तथा न.पू.अ.क्र.१० यांचा आदेश क्र.न.पू.एरंगळ/८५ दि. २१/१०/८५ अन्वये न.पू.क्र. २०५३ क मधील ३२५९.६ चौ.मिटर कमी कलन त्याचा न.पू.क्र. २०५३क-१ असा नविन पाडला.			



गवणी करणारा - खरी नक्कल -  
 २५/१०/१९८५  
 २५/१०/१९८५  
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 (Signature)

न.पू.अ.गोरेगांव  
 मुंबई उपनगर जिल्हा



(Signature)  
 मुंबई उपनगर जिल्हा, न.पू.अ.गोरेगांव

2019/27/1

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सूची भाषिकार

पंजीयत मूळ भारक

संख्या

नगर भार

नर शेर

बदर-१२१

४६० ५८

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क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धो) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
१५/०७/१९८५	मा. उपविभागीय अधिकारी मुंबई उपनगर वायव्येकडील सामिलीकरण व पोटविभागणी आदेश क्र. DLN/LND/B-२४८७ दि. २९/३/७२ व मा. जि. नि. भू. अ. तथा न. भू. अ. क्र. १० यांचा आदेश क्र. न. भू. अ. १४५ दिनांक २१/१०/८५ अन्वये न. भू. क्र. २०५३क पेकी क्षेत्र ३२५२.६ चौ. मिटर क्षेत्राचा नविन न. भू. क्र. २०५३/क/१ असा फाडला			सही - जि. नि. भू. अ. तथा न. भू. अ. क्र. १० मुंबई

संज्ञा करणारा -

खरी नक्कल -

24/90109

22/90109

23/90109

24/90109

न. भू. अ. गौरीगांव मुंबई उपनगर



सद्व्यवहार नगरपालिका ही

सहायक नगरपालिका अधिकारी, बोरीगांव

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मुंबई

नवीन घटक धारक

पट्टा

जिल्हा

जिल्हा

बदर-१२/  
६६५ ६०  
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क्रमांक	व्यवहार	खंड क्रमांक	नवीन घटक (प) पट्टा (प) किंवा धार (भा)	साक्षात्करण
१५/०७/१९८५	मा.उपविभागिय अधिकारी मुंबई उपनगर यांचे कडिल सामितीकरण व पोट विभागणी आदेश क्र. DLN/LND/B-२४८७ दि. २९/३-७२ मा.नि.नि.प. य. न्या. न.पू.क्र.१० याचा आदेश क्र. न.पू.एरंगळ/८५ दि. १५-७-८५ अन्वये न.पू.क्र. २०५३३ नवीन पाडला.			सही- १९८५-०८-०२ नि.नि.पू.क्र.१० तया.न.पू.क्र.२८

सहगी करणारा

खरी नकल

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न.पू.अ.गोरेगांव

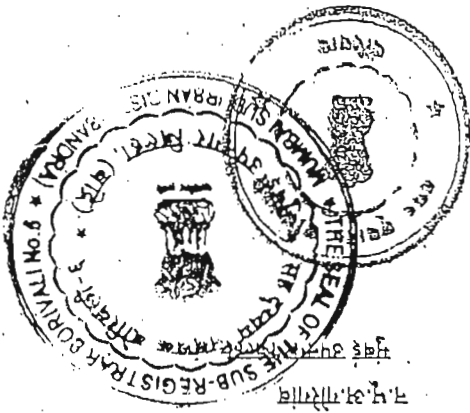
मुंबई उपनगर



विद्यमान साक्षरता तोंडवत

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ಬರಹ

ಇವುಗಳನ್ನು ಕುರಿತು ಬರಹ ಇರುವುದರಿಂದ ಈ ವಿಷಯವನ್ನು ಗಮನಿಸಿ.

ಬೆಂಗಳೂರು - ೨೫/೦೪/೨೦೦೫

<p>೨೫/೦೪/೨೦೦೫</p> <p>ಬೆಂಗಳೂರು</p>	<p>ಬೆಂಗಳೂರು</p>	<p>ಬೆಂಗಳೂರು</p> <p>ಇವುಗಳನ್ನು ಕುರಿತು ಬರಹ ಇರುವುದರಿಂದ ಈ ವಿಷಯವನ್ನು ಗಮನಿಸಿ.</p>
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ಇವುಗಳನ್ನು ಕುರಿತು ಬರಹ ಇರುವುದರಿಂದ ಈ ವಿಷಯವನ್ನು ಗಮನಿಸಿ.

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ಇವುಗಳನ್ನು ಕುರಿತು ಬರಹ ಇರುವುದರಿಂದ ಈ ವಿಷಯವನ್ನು ಗಮನಿಸಿ.

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रुविधाधिकार

हक्काचा मुळ धारक  
वर्ष

बंदर-१२१	
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पट्टेदार

हतर भार

हतर रोरे

दिनांक	व्यवहार	खंड क्रमांक	नवन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
१५/०७/१९८५	मा.उपविभागिय अधिकारी मुंबई उपनगर पांचे कडिल सामिलीकरण व पोटविभागणी आदेश क्र. DLN/LND/B- २४८७ दि. २९-३-७२ व मा. जि. नि. पू. अ. तथा न. पू. अ. क्र. १० यांचा आदेश क्र. न. पू. एरंगळ/८५ दि. १५-७-८५ अन्वये न. पू. क्र. २०५५ व नविन पाडला			सो- १९८५-०८-०९ मिनिपूज. तथा नपूअक्र. ०५. B.

तपासणी करणारा -

खरो नककल -

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एकूण नककल ही



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MICRANAL 1980

विभागाधीन / न.पू.संगीत / मुंबई उपनगर जिल्हा

राज्यपालिका (राज्यपालिका) / राज्यातील आणि त्यांच्या फेर तपसवीणीची नियत न.०)

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सुविधाधिकार	---
हक्कांचा मुळ पारल वर्ष	---
पट्टेदार	---
इतर भार	---
इतर शेत	---

बदर-१२/	
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दिनांक	व्यवहार	खंड क्रमांक	नविन पारक (धा) पट्टेदार (प) किंवा भार (धा)	साक्षात्कन
१५/०७/१९८५	मा.उपविभागिय अधिकारी मुंबई उपनगर यांचे काडिल सामिलीकरण व पोट विभागणी आदेश क्र.DLN/LND/E-२४८७ दि.२९-३-७२ व मा.जि.नि.पू.अ.तथा न.पू.अ.क्र.१० पांचा आदेश क्र.न.पू.एरंगळ/८५ दि.१५-७-८५ अन्वये न.पू.क्र.२०५५क नविन पाडला.		५५	सही - १९८५-०८-०२ निनिमू.तथा नपू.अ.क्र.०५.३.

तपासणी करपात - खरी नक्कल -

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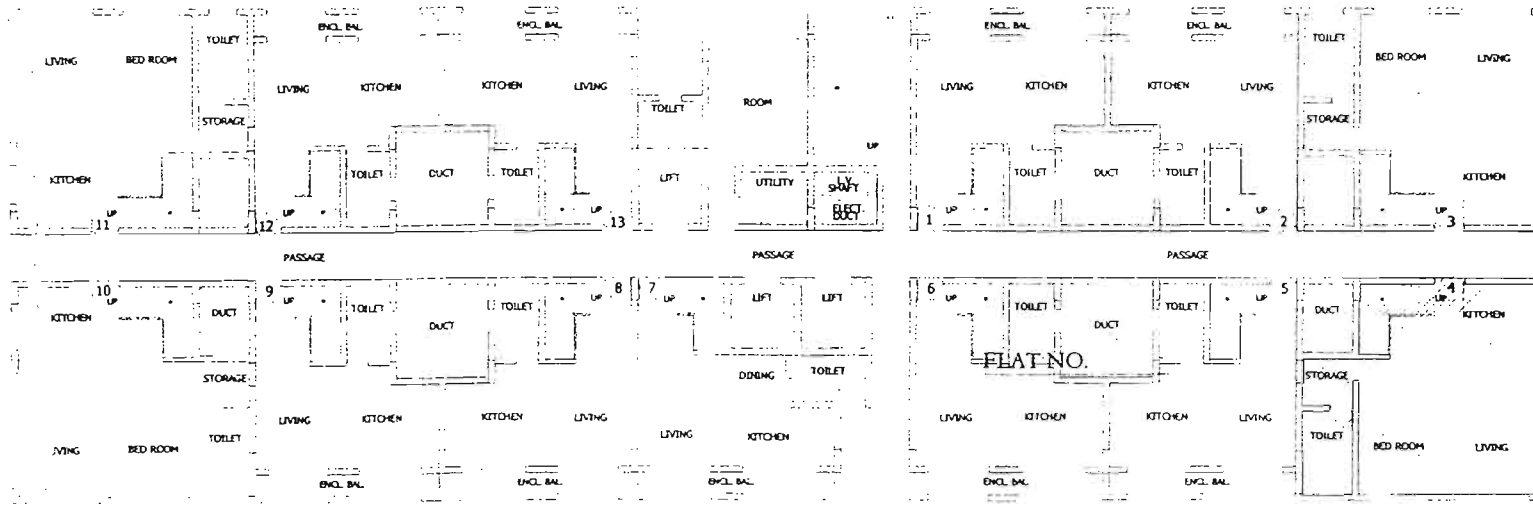
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अधिकारी, शाखा

ANNEXURE - E

BLD NO : 7  
WING A  
(AMALFI)

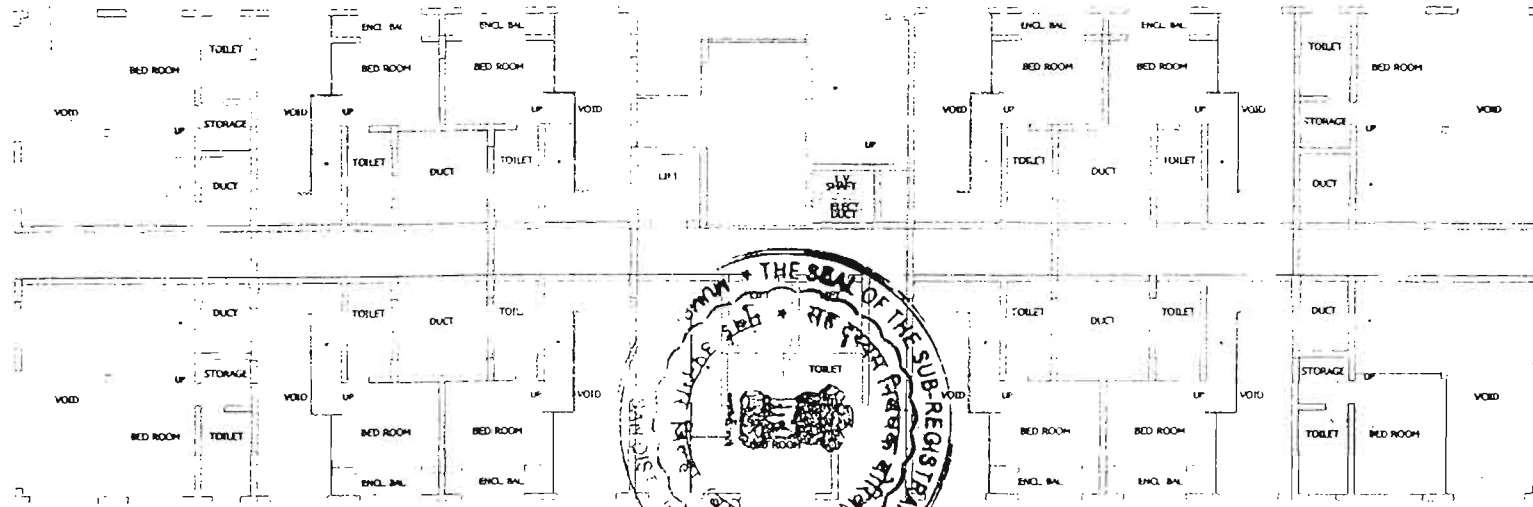


TYPICAL DUPLEX LOWER FLOOR PLAN

(9TH, 11TH, 13TH, & 17TH FLRS)

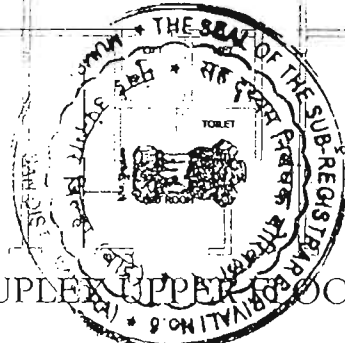
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For Raheja Universal Pvt. Ltd.  
Authorised Signator *[Signature]* Vice President



TYPICAL DUPLEX UPPER FLOOR PLAN

(10TH, 12TH, 14TH & 18TH FLRS)



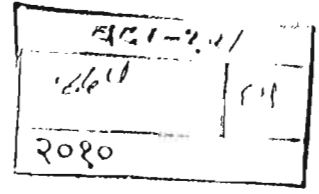
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D. S. Deshpande

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FLAT NO. 1104

ANNEXURE - F

Raheja Exotica – III – Amalfi  
Proposed Specifications and Amenities



A. Specifications -

Construction -

- A - class, Earthquake Resistant Construction with Anti-Termite Treatment.

Flooring -

- Vitrified tiles in living and kitchen and laminated wooden flooring in master bedroom.
- Matt finished Ceramic Tile flooring in toilets.

Wall and Ceiling -

- Gypsum punning on walls.
- Luster Paint for walls and ceilings.

Water Proofing -

- Patented Water proofing by Branded Company.

Windows -

- Anodized Aluminium Sliding Windows.

Doors -

- Pre-moulded doors of reputed make with SS fittings.

Kitchen -

- Granite Kitchen Counter.
- Top bar counter in back painted glass.
- Stainless Steel Sink.
- Glazed tile dado.
- Water Purifier.

Plumbing, Bathroom and Toilets -

- Concealed plumbing with CP/Sanitary fitting of reputed brand.
- Toilet dado with Ceramic tiles.
- Boiler in all bathrooms.

Electrical -

- Concealed copper wiring in the entire flat with ELCB and MCB switches in the main board.
- Adequate points for lights, fans and TV.
- Telephone points in the Living Room and Bedrooms.
- Provision for Cable TV and Broadband Connectivity.
- Provision for Split AC.

Entrance Lobby -

- Designer finish entrance lobby.

Lifts -

- Modern, Automatic lifts of reputed make.

External Finish -

- Entire building painted with weatherproof external grade texture paint.


Safety -

- Intercom Facility.
- Video Door Phone.
- Certified 24 X 7 Guards.
- Gas Leak Detectors.

NA J. S. ...  
NA J. S. ...



For Raheja Universal Pvt. Ltd.

Authorised Signatory:  Vice President

**B. Specific Amenities -**

- 1 Common Maid Dormitories for Ama f.
- 2 Common Male Staff Dormitory for Ama f at one of the parking level as may be decided by the Developer.

वट्ट-१०१	
१५/११	११
००१०	

**C. Existing Common Facilities -**

**1. Club Exotica Clubhouse with -**

- (a) Gents Spa
- (b) Ladies Spa
- (c) Gymnasium
- (d) Games Room
- (e) Multipurpose Hall
- (f) Business Centre
- (g) Cafeteria
- (h) Pavilion
- (i) Convenience Store

2. Club Exotica Swimming Pool.

3. Amphitheatre.

4. Children's Playground.

5. Club Exotica Extensive Landscaping.

XX  
XX  
*Devi Prasad*  
*Devi Prasad*



For Raheja Universal Pvt. Ltd.

*[Signature]*  
Authorised Signatory Vice President

**ANNEXURE - G**

**Schedule of Payment**

Stage of Construction	% of the Total Consideration due
EMD Including Token	11
Plinth (Basement 2 Bottom Slab)	19
Slab 2 (Stilt Bottom Slab)	5
Slab 4 (1st floor)	5
Slab 6 (3rd floor)	5
Slab 8 (5th floor)	5
Slab 10 (7th floor)	5
Slab 12 (9th floor)	5
Slab 14 (11th floor)	5
Slab 16 (13th floor)	5
Slab 18 (15th floor)	5
Slab 20 (17th floor)	5
Slab 22 (19th floor)	5
Slab 24 (Terrace floor)	5
Brickwork	5
Possession	5
<b>Total</b>	<b>100</b>

बदर-१२/  
[EMD or 11% less Token]      W  
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Note : Each of the aforesaid installments shall be payable within 7 days of the receipt of the written intimation from the Owner / Developer regarding the completion of the corresponding stage of construction

*Handwritten signatures and initials*



For Raheja Universal Pvt. Ltd.

*Handwritten signature*  
Authorised Signatory / Vice President

## ANNEXURE - H

(List of Common Areas and Facilities)

बदर-१२/	
४६०	६८
२०१०	

(a) **COMMON AREA AND FACILITIES:-**

- (i) The entrance foyer, the common staircase and the lifts in the Building.
- (ii) Save as otherwise specified in this Agreement, all items stated in the Clause (f) of Section 3 of the Maharashtra Apartment Ownership Act, 1970, shall also be considered to be Common Area and Facilities.

The Apartment holder will have proportionate undivided interest in the above;

(b) **LIMITED (Restricted) COMMON AREA AND FACILITIES:-**

- (i) Landing on the floor on which the particular Apartment is located as a means of access to the Apartment but not for the purpose of storing as a recreation area or for residence or for sleeping.
- (ii) Thus the land is limited for the use of residents of the Apartments located on that particular floor or for visitors thereto, but is subject to means of access for reaching the other floors, available to all residents and visitors to such wing.
- (iii) The demarcated means of access to the Over Head Water Tank and the lift machine room, shall be limited and restricted only for this purpose.

The Apartment holder will have a proportionate undivided interest in the above.

(c) **OTHER AREAS:- (Limited for use of owners/occupiers of top floor Apartments)**

The staircase leading to respective terrace as well as the respective terrace above the top floor Apartments, shall be for the exclusive use of the Owner/s and Occupiers of the respective top floor of that Apartment but subject to demarcated means of access to the Over Head Water Tank and lift machine room, as set out above.

X X *[Signature]*  
X X *[Signature]*

For Raheja Universal Pvt. Ltd.

*[Signature]*  
Authorised Signatory/ Vice President



भारतीय न्यायिक

एक सौ रुपये

Rs. 100

बदर-१२/  
२०१०

₹. 100

ONE

HUNDRED RUPEES



भारत INDIA

INDIA NON JUDICIAL

KNOW ALL MEN BY THESE PRESENTS, I, SONIA P VARYANI, ALIAS, MRS. DEVIKA N SAHAJWANI, Citizen of India residing at 12103 Spring Meadow Drive, Chapel Hill, NC, 27517, USA, do hereby nominate, constitute and appoint my Father-in-law MR. RAMESH VISHANDAS SAHAJWANI to be my true and lawful attorneys jointly and serially of singly for me and in my name to do the following acts, matters deeds and things and execute the following powers, that is to say:

महाराष्ट्र MAHARASHTRA

25 APR 2008

वकील/Advocate, अ. का. न्या. न्यायालय, कोल्हापूर, महाराष्ट्र

BB 932483

श्री/श्रीमती/मेरा... *Ramesh...* [8 MAY 2008  
*Sahaajwani*

PROPER OFFICER

Smt. S.S Bhusa

परवाना धारक मुद्रांक विक्रेता

7268

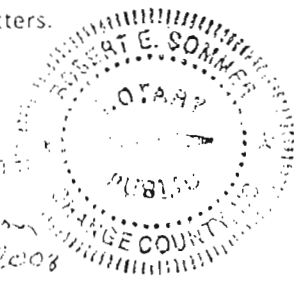
Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, I, SONIA P VARYANI, ALIAS, MRS. DEVIKA N SAHAJWANI, Citizen of India residing at 12103 Spring Meadow Drive, Chapel Hill, NC, 27517, USA, do hereby nominate, constitute and appoint my Father-in-law MR. RAMESH VISHANDAS SAHAJWANI to be my true and lawful attorneys jointly and serially of singly for me and in my name to do the following acts, matters deeds and things and execute the following powers, that is to say:

1. To open and operate saving or current bank accounts or accounts or invest in fixed deposits, sign cheques, deposit or withdraw money and transact money cealing and invest in or redeem government or other securities, Public Provident Fund accounts etc
2. To carry on any business on my behalf and to represent me in all business matters.



Sworn and subscribed before me, Robert E. Sommer Notary, this 15 May 2008



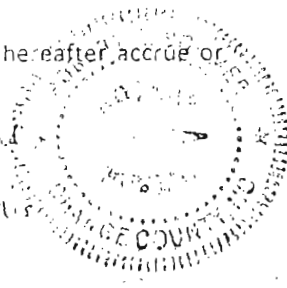
बदर-१२
५ ३/ ३
२०१०

3. To demand, sue for, enforce payment or recovery of and receive interest and every payment, and to give good receipts and discharge for all sums of money, debts, goods, and things now or hereafter due, owing or payable to, or receivable in respect of my properties.
4. To pay all taxes, rates, charges, expenses and other outgoings whatsoever payable by me for and on accounts of my property or any part thereof and to insure any premises or buildings against loss or damage by fire or otherwise and to pay all premium for such insurances.
5. To look after my Income-tax, Wealth-tax, Gift-tax and other tax affairs and for that purpose to receive notices and sign and file appeal memos and other papers and attend before Income tax, Wealth-tax, Gift-tax or Appellate Authorities or other authorities, to produce my accounts, document and evidence, to get my assessments completed, to receive notices for demand, to make payments and to do all other acts necessary for this purpose
6. To buy, take on lease or hire or otherwise howsoever acquire immovable or movable property and to make any investment on my behalf.
7. To see, transfer or otherwise deal with any shares investments or to the movable property
8. To sell, transfer, give on lease or leave and license or otherwise deal with any immovable property, to sign agreements, execute conveyances, to carry on any litigation, appear before the Sub- Registrar or any other authority and make applications to any tax authority, society or other person and otherwise to do any other act, deed or thing on respect of any property in which I have interest.
9. To sell, endorse, gift, transfer and assign all or any Government Securities and securities of any description whatever.
10. To demand and receive all interest and dividends now due or which may hereafter accrue or become due all or any such securities



*[Handwritten signature]*

Seen and subscribed  
before me Robert E  
Sommer, Notary Public  
15 May - 2008





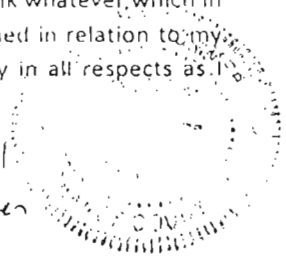
बदर-१२/	
५५०	७१
२०१०	

11. To demand and receive all debts, sum of money, principal money, interest, dividends and dues of what nature or kinds so ever which now or at any time hereafter may be due or payable or belong to me.
12. To sign application forms, contracts, agreements, transfer, acceptances, receipts, a quitance, dividend, mandates or other documents.
13. To endorse and transfer any Government Securities, Shares, Stocks or debentures in any company or corporation.
14. For all or any of the purpose aforesaid to appoint a substitute or substitute or substitute or substitute or substitution at pleasure to revoke.
15. To make any application to the Reserve Bank of India and to any other Departments for Government of India as may be necessary.
16. To appear and represent me in all courts, civil or criminal income- Tax, Wealth-tax, Reserve Bank, Municipal Corporation etc. Original or appellate or in the office of the Registrar or in any other office or offices of the public or the Government for business transactions or litigation, as may be deemed necessary by said attorney and for that purpose to sign or verify and file claims, written statements petitions and affidavits and produce documents as may be legally required to be done and also to present appeals etc, in any Court.
17. To appoint and constitute on my behalf Pleaders, vakils, Advocates, Chartered Accountants, Income-tax Practitioners or other Attorneys whenever my said Attorney th nk proper so to do.
18. AND GENERALLY to do, execute, perform and other act, deed, matter or think whatever which in the opinion of my said Attorneys ought to be done, executed and performed in relation to my property or business and other business in genera as fully and effectually in all respects as I myself would do the same if I were personally present



*[Handwritten signature]*

Seen and subscribed  
before me, Robert E. Banner  
this 15 May, 2008



बदर-१२/	
६६	८२
२०१०	

19. All acts, deeds and things lawfully done by my said Attorneys jointly and or severally or singly shall be construed as acts, deeds and things done by me if I were personally present and all or whatever my said Attorneys shall lawfully so in good faith, I SONIA P VARYANI ALIAS MRS. DEVIKA N SAHAJWANI do hereby agree to ratify and confirm

IN WITNESS WHEREOF, I, THE SAID SONIA P VARYANI ALIAS MRS. DEVIKA N SAHAJWANI have set my hand this 15th Day of MAY 2008.

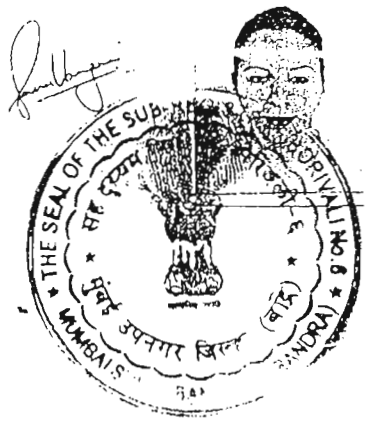
SIGNED & DELIVERED BY THE

Within named SONIA P VARYANI ALIAS MRS. DEVIKA N SAHAJWANI

In the presence of

ACCEPTED

*Ramesh Vishandas Sahajwani*  
 RAMESH VISHANDAS SAHAJWANI



IDENTIFIED BY ME

BEFORE ME

*Suzman and subscribed  
 before me, Robert E. Sommer  
 Notary, this 15 May 2008*



बदर-१२१	
४६०	७७५
२०१०	

7 Nikhil Sahajwani



MAHARASHTRA  
20 JUN 2006

CERTIFIED TRUE COPY

श्री श्री. कांछना हरिद यों  
कोलंब वेथाना सोसा. इन्डियन सि  
विजा.



L. R. BAJAJ

Notary Greater Bombay

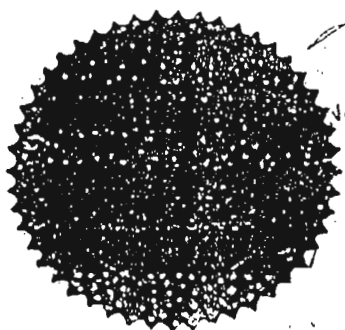
6, Vada Maria

14th Road Khar, West

Mumbai - 400 052.

25 APR 2007

पं. कांछना  
२००७  
सत्यमेव जयते



GENERAL POWER OF ATTORNEY

GENERAL POWER OF ATTORNEY made and executed at Mumbai this 30<sup>th</sup> day of June 2006.

TO ALL TO WHOM these presents shall come I, MR. NIKHIL SAHAJWANI, hereby appoint my Father, MR. RAMESH SAHAJWANI an Indian inhabitant resident of Mumbai residing at 701, 702, Kavita Co-op Housing Society Ltd. TPS III, 15<sup>th</sup> Road, Khar (West) Mumbai 400052 as my Attorney to act in my name and on my behalf in the management of my share of property situated at Mumbai, Pune or any other state of which the management thereof is assigned by me and without prejudice to the generality of the foregoing clauses, my said attorney is empowered to do the following acts, deeds, things and matters namely:

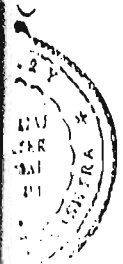
*Sahajwani*



बदर-१२/	
६६	७४
२०१०	

1. To ask, demand, sue for, recover and receive from every person and every body politic or corporate in India whom it shall or may concern all sums of money, rents, sales, profits, debts, dues, goods, wares, merchandise, chattels, effects and things of any nature or description whatsoever which now are or which at any time or times during the subsistence of these presents shall or may be or become due owing payable or belonging to me in or by any right title ways or means howsoever and upon receipt thereof or of any part thereof to make sign execute and deliver such receipts releases or other discharges for the same respectively as the Attorney shall think fit or be advised
2. To settle any account or reckoning whatsoever wherein I now am or at any time hereafter shall be in any wise interested or concerned with any person whomsoever and to pay or receive the balance thereof as the case may require.
3. To appear and act in all the courts, civil, revenue or criminal whether original or appellate in the office of the state or central Government or District Board, Municipal Board, Municipal Corporation, village panchayat, Taluka Panchayat or any other local bodies.
4. To sign and verify plaints, written statements, petitions of claims, objections, Memorandum of Appeal and applications of all kinds as also all forms, licenses, returns and other papers and documents and present the same to the office of the state or Central Government or any local body.
5. To appoint any advocate, Vakil, Pleader, Chartered Accountants, Solicitor or any legal practitioner.
6. To file and receive back documents, to deposit and withdraw money from banks and to receive receipts thereof.
7. To obtain refund of Income Tax, Stamp Duty or Repayment of Court fees and other taxes, charges, cesses, duties and fees and to grant valid receipts thereof.
8. To accept service of any summons, notice warrant or writ issued by any court or officer of the State or Central Government or local body against me.
9. To accept all registered packets, parcels, letters, money orders, VPPs and other postal articles.
10. To open, operate and close the accounts with Bank or Bankers. To continue and or to open now, current and overdraft accounts in my name with any Banks or Bankers and also to draw cheques and otherwise to operate upon any such accounts and close the same.
11. To let the property on rent or to a licensee whether for fixed term or on a monthly or other periodic tenancy or occupation on such terms as they may deem fit and to receive the rent or license fees thereof or compensation for the use of the said properties or damages to such properties and to eject any tenant or licensee and admit thereon some other tenant or licensee as he may deem fit or expedient.

*S. S. S.*



बदर-१२२/	
६६७	७५
२०१०	

12. To sell (either by public auction or privately) or exchange and convey transfer and  
 any of my lands, tenements or hereditaments and property for such consideration and  
 subject to such covenants as the Attorney may think fit and to give receipts for all or any  
 part of the purchase or other consideration money and the same or any of them with like  
 power to mortgage, charge or encumber and also to deal with my immovable personal  
 property or any part thereof as the Attorney may think fit for the purpose of paying off,  
 reducing, consolidating or making substitution for any existing or future mortgage,  
 charge, encumbrance, hypothecation or pledge thereon or thereof or any part thereof and  
 to make or concur in any transfer of or alteration in the terms of any existing or future  
 mortgage, charge, hypothecation or pledge of the same or any part thereof as the Attorney  
 shall think fit and in general to sanction any scheme for dealing with mortgages, charges,  
 hypothecations, or pledges of any property or any part thereof as fully and effectually as I  
 myself could have done.

13. To sell or to concur in selling either by private sale or in any other manner any of my  
 stock, merchandise, goods, chattels and other effects, articles and things for such  
 consideration and subject to such conditions as the Attorney may think fit and to receive  
 the proceeds thereof and to give receipt for all or any part of the sale proceeds or other  
 consideration money.

14. To pledge, hypothecate or charge or concur in pledging hypothecating or charging with,  
 to or in favour of a respectable Bank (and not individual Banker or shroff or  
 Bankers or shroffs) any personal or movable properties, goods, chattels, and  
 commodities, effects and things for such consideration and subject to such conditions as  
 the Attorney think fit and for that purpose to sign, seal, execute mortgage, charge,  
 hypothecation, pawn, pledge lien and trust receipts and to receive the consideration  
 money or otherwise for such pledge, pawn, hypothecation, charge mortgage, lien and the  
 like.

15. To do repairs or prosecute other work or erect any structure or demolish any portion of  
 the said properties which may be dangerous or with a view to enhance the rental value of  
 the said properties and for such purpose to obtain such sanction from any local authority  
 as may be necessary and to enter into any contract with the owner of the neighboring  
 properties for the acquisition of any easement or for the better management of the said  
 properties to sell a portion thereof and acquire other property instead or buy other  
 property instead thereof or acquire by exchange with a view to enhance the value of the  
 said property as a whole.

16. To purchase, take on lease or otherwise acquire such lands, houses, tenements and  
 immovable property generally as the Attorney may think fit or desirable.

17. To sell any of my present or future investments and for that purpose to employ and pay  
 brokers and other agents on my behalf and to receive and give receipts for the purchase

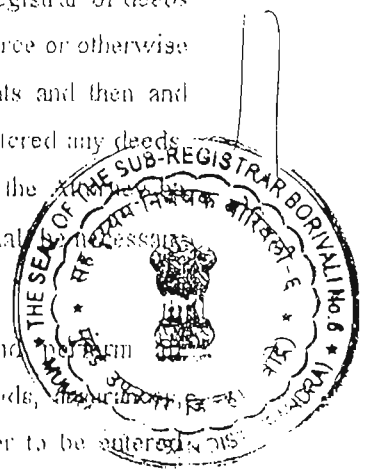
*S. S. S.*



बदर-१२/	
४६९	५६
२०१०	

money payable in respect of such sales and to transfer any of my investments to the purchaser or purchasers thereof or us he or they may direct and for these purposes to sign and execute all such contracts, transfer deeds and other writings and do all such other acts as may be necessary for effectually transferring the same.

18. To accept the transfer of any shares, stocks, debentures, stocks, annuities, bonds, obligations or other securities of whatever nature that may at any time be transferred to me.
19. To attend vote at and otherwise take part in all meetings held in connection with any company or corporation with which I am concerned or in relation to any of my investments and to sign proxies for the purpose of voting thereat or for any other purpose connected therewith as freely as I myself could do.
20. To exercise all other rights and privileges and perform all other duties which now hereafter may appertain to me as a holder of debentures or shares or stock of or otherwise interested in any company or corporation.
21. And also to appear before the Registrar of any district or sub district Registrar of deeds appointed or to be appointed under any act or law for the time being in force or otherwise for the registration of deeds, assurances, contracts, or other instruments and then and there or at any time hereafter to present and register or cause to be registered my deeds, assurances, contracts or other instruments in which I am or may be by the law deemed to be interested and also these presents and to pay such fees as shall be necessary for the registration.
22. To enter into, make, sign, seal, execute, deliver, acknowledge and perform all engagements, contracts, agreements, indentures, declarations, bonds, deeds, documents, papers, writings, and things that may be necessary or proper to be entered into, made signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of the presents or to or in which I am or may be party or in any way interested.
23. In general to do all other acts, deeds, matters and things whatsoever in or about my estate, property and affairs or concur with persons jointly interested with myself therein in doing all acts, deeds, matters and things herein either particularly or generally described as simply and effectually to all intents and purposes as I could do in my own proper person if these presents had not been made.
24. For all or any of the purposes of and powers, authorities and discretions conferred by these presents, to use and sign my name or in which I am or may be in anywise interested or to use and sign his name as the Attorney shall think fit.
25. To appear or my behalf and to represent my interest before the Income tax, Wealth-tax or other Taxing Authorities in respect of my Income tax, Wealth Tax as also before any Tribunal or Court.



*S. S. S.*

बदर-१२१	
४६०	७५
२०१०	

26. To sign on my behalf Income Tax, Wealth Tax and to submit the same on my behalf to the respective Taxing Authorities.
27. To file appeals and references as the Attorney may be advised and as he may deem fit and proper against the orders and decisions of the Income Tax and Wealth Tax Authorities in respect of my assessment proceeding.
28. And also for the better and more effectually doing effecting and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as the Attorney may think fit as his substitute or substitutes to do execute and perform all or any such matters and things as aforesaid and any such substitute or substitutes at pleasure to remove and to appoint another or others in his or their place and I hereby agree at all times to ratify and confirm whatsoever that Attorney or any such substitute or substitutes shall lawfully do or cause to be done in or about the premises.
29. And I do hereby declare that all the powers and authorities and discretions hereby conferred upon the Attorney shall be available for exercise by him both during my absence as also at the same time and place along with the Attorney.



DAILED THIS 15<sup>th</sup> DAY OF July 2006 AT MUMBAI.

SIGNED AND DELIVERED by the

Withintained MR. NIKHIL RAMESH SAHAJWANI

in the presence of S. H. Sule

[Signature]

Specimen signature of the attorney

MR. RAMESH VISHINDAS SAHAJWANI

in the presence of.....

[Signature]  
[Signature]



BEFORE ME

[Signature]

L. R. BASAJ  
Notary Greater Bombay  
6, Villa Maria,  
14th Road, Khar,  
Mumbai - 400 052.

- 1 JUL 2006



[Signature]



[Signature]



NOTARIAL NOTARIAL NOTARIAL

वडा-१२/	
६६०	१०
२०१०	

घोषणापत्र

मी रमेश व्ही. शिंदेजवानी याद्वारे घोषित करतो की,

दुय्यम निबंधक बेरी-०८ यांचे कार्यालयात कराबनामा

या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. निर्मल शिंदेजवानी

देविता शिंदेजवानी व इतर यांनी दि. १५/५/०६, १/६/०६ रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे

/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी

कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र

रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असल्याची खात्री

करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळल्यास, नव्या

अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल्याची मला खात्री

आहे.



दिनांक : १३/१/१०

१ शिंदेजवानी  
कुलमुखत्यारपत्रधारकचे नावे  
व सही





Wednesday, November 18, 2009  
5:32:11 PM

पावती

Original  
नोंदणी 39 म.  
Regn. 29 M

बदर-१२१	
४६५	०८
२०१०	

पावती क्र. : 10624

गावाचे नाव अंधेरी

दिनांक 18/11/2009

दस्तऐवजाचा अनुक्रमांक

बदर - 0591 2009

दस्ता ऐवजाचा प्रकार



सादर करणाऱ्याचे नाव: सुधिर केशवराव हे रहणी मुद्रांकाल प्रा लि चे चार्जिस प्रेसिडेंट - -

नोंदणी फी	:-	100.00
नवकल (अ. 11(1)), मुद्रांकनाची नवकल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (12)	:-	240.00
एकूण	रु.	340.00

आपणास हा दस्त अंदाजे 5:46PM हा वेळेस मिळेल

बाजार मुल्या: 1 रु. मोबदला: 0 रु.  
भरलेले मुद्रांक शुल्क: 1400 रु.

दुय्यम निबंधक  
अंधेरी 2 (अंधेरी)  
सुधिर केशवराव निबंधक



HDFC BANK LTD.

PART III

For the Customer  
ACKNOWLEDGEMENT

Serial No. :- 233591

53309

Received From: MR. SUDHIR K. THAKKER

1400/-

Charges: 1400/-

Total: 1400/-

Mode: P/O No. / Cash / Transfer Cheque

or Cash towards franking of document

Signature of Bank

Signature of Customer  
I confirm that I have received the value franked and the bank is not liable for anything relating to the document.

बदर-४/ 9042919

बदर-१२/ ९०

SPECIFIC LIMITED POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, SUDHIR THAKKER residing at 1401, Bhagwati Krishna Marg, Vashi, Mumbai 400 061 SEND GREETINGS -

*Sudhir*

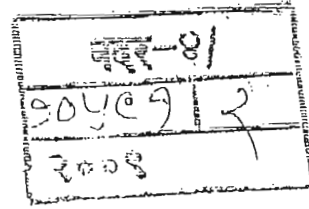
WHEREAS

By a Resolution passed by the Board of Directors of Raheja Universal Pvt. Ltd. (herein referred to as 'the Company') at their meeting held on 07.10.2009, the Company has inter alia authorized Mr. Sudhir K. Thakker -

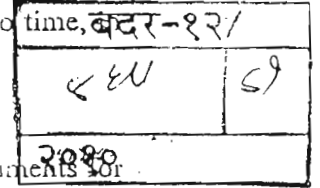
- (1) To execute the Agreements for Sale, Leave and License, Lease and all other documents each of them as may be necessary for dealing with or disposing off the units, flats, shops, commercial premises, offices, car parking spaces and other areas in the buildings constructed/to be constructed on any of the properties of the Company;



53309  
186199  
R.00014001-285135  
STAMP DUTY MAHARASHTRA  
13:29  
NOV 11 2009

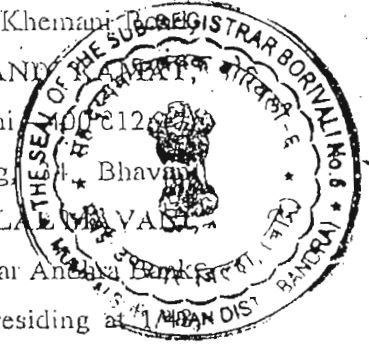
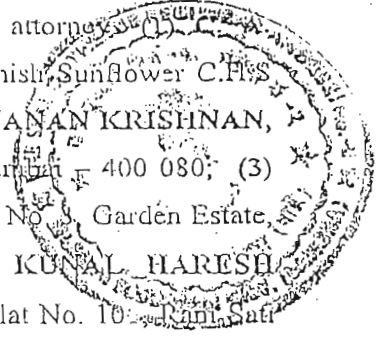


(2) To lodge the said Agreements/documents when executed with the Sub Registrar of Assurances at Mumbai/Thane and to do all such other acts deeds matters and things as may be deemed necessary from time to time, in connection therewith, and



(3) To appoint substitute/substitutes inter alia for lodging the said documents for registration and admitting execution thereof

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT in pursuance of the above, I hereby appoint the following attorney **VISHWANATHAN**, residing at B-510, Plot No. 25/26, Manish Sunflower C.H.S Ltd., Andheri (W), Mumbai-400 053; (2) **SHANKARNARAYANAN KRISHNAN**, residing at 40, Ambe Ashish, Nahur Road, Mulund (W), Mumbai - 400 080; (3) **NAVIN KUMAR GUPTA** residing at Flat No. 403, Building No. Garden Estate, Off. Poldran Road No. 2, Thane (W) - 400 610; (4) **KUNAL HARESH ENGINEER**, residing at Raheja Tpeco Heights, Tower II, Flat No. 10, Kant Marg, Off W. E. Highway, Malad (E), Mumbai - 400 097; (5) **MOHAN P. AHUJA**, residing at 301, Sakhi Palace, Opp. Lord Krishna Apat., Khemani Ulhasnagar -421 002, Dist. Thane; (6) **SANDEEP SHIVANAND** residing at 1/11, Datar Building, Sane Guruji Marg, Lalbaug, Mumbai - 400 012; (7) **SWAPNIL SHRIKANT SAHANI**, residing at Shree Building, Shankar Road, Dadar (W), Mumbai -400 028; (8) **MOHIT NANALAL** residing at B-2, Hare Krishna Ashish, V. P. Road, Pendse Nagar, Near Andhra Bank, Dombivali (E) - 421 021 (9) **ABHIJIT VILAS KALSEKAR**, residing at Shroff Building, Sane Guruji Marg, Lalbaug, Mumbai - 400 012; (10) **KAILASH BANDE V. REDDY**, residing at B - 104, Neelkamal Building, Sector 5, Plot 17, Opp. Mookambika Temple, Ghansoli, Navi Mumbai - 400 701; (11) **AMIT HASSANAND ISRANI**, residing at J/12, Satguru Apartments, Old Agra Road, Near Royal Inn Hotel, Thane (W) - 400 601; (12) **AMARDEEP SINGH MALHI**, residing at B - 10 /4, 2:1, Sector No. 04, CBD Belapur, Navi Mumbai - 400 614; (13) **JOSEPH D'SOUZA**, residing at 108/4th Floor, Garib Nawaz Building, Padwal Nagar, Wagle Estate, Thane (W) - 400 604; (14) **SATYEN KIRTIKUMAR TEJANI**, residing at B - 506, Sai Chitra C.H.S, Behind New Telephone Exchange,



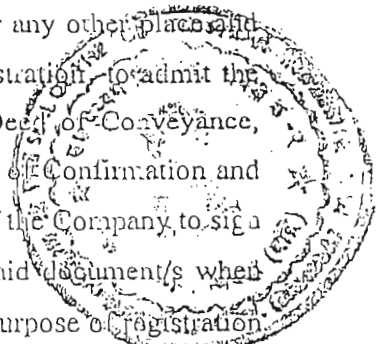
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बदर-४/  
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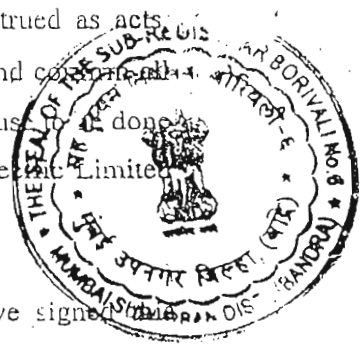
Sector No. 8, Charkop, Kandivali (W), Mumbai - 400 067, whose specimen signatures are appended hereinbelow, to be my true and lawful attorney jointly and /or each of them severally to act for me in the name of the Company and to do बदर-१२/  
following acts, deeds, matters and things as hereinafter set out:-

SEW  
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२००९

1. To appear before any Registrar, Sub-Registrar of Assurances Authorities at Mumbai/ Andheri/ Borivali or Thane or any other place and to lodge and /or present document /documents for registration to admit the execution of all the documents that is Agreements, Deed of Conveyance, Lease Deed, including the Deed of Rectification, Deed of Confirmation and all other documents executed by me for and on behalf of the Company, to sign or execute the receipts thereof and to receive the said document/s when registered and to do all other things necessary for the purpose of registration of the said document or documents under the Indian Registration Act.



2. And generally to do all lawful acts necessary for the aforesaid purposes and I hereby agree that all acts, deeds and things lawfully done by my said Attorney/s in respect of the aforesaid purpose/s shall be construed as acts, deeds and things done by me and I hereby undertake to ratify and confirm all and whatever that my said Attorneys shall lawfully do and or cause to be done for me for and on behalf of the Company by virtue of this Specific Limited Power of Attorney.



IN WITNESS WHEREOF I, SUDHIR K THAKKER have signed Specific Limited Power of Attorney this 18<sup>th</sup> day of November, 2009.

SIGNED AND DELIVERED by the withinnamed )  
SUDHIR K THAKKER in the presence of )

1] [Signature] [Paul - P - P]

Before me,

2] [Signature] Deepak Thakur



- ANEXTURE



बदर-१२/  
२०१०

Specimen signature of the  
Constituted Attorneys:

1. C. A. VISHWANATHAN

बदर-१२/  
२०१०

2. SHAMKARNARAYANAN KRISHNAN



3. NAVIN KUMAR GUPTA



4. KUNAL HAREESH ENGINEER



5. MOHAN P. AHUJA



6. SANDEEP SHIVANAND KAMAT



7. SWAPNIL SHRIKANT SAHANI



8. MOHIT NANALAL MAVANI



9. ABHIJIT VILAS KALSEKAR



*KV Bande*  
10. KAILASH BANDE V. REDDY

*AH Israni*  
11. AMIT HASSANAND ISRANI

*Amardeep Singh Malhi*  
12. AMARDEEP SINGH MALHI

*Joseph D'Souza*  
13. JOSEPH D'SOUZA

*Satyen Tejani*  
14. SATYEN KIRTIKUMAR TEJANI

बदर-१२/	
४६०	४४
२००९	



K. Raheja Universal Pvt. Ltd.  
(now known as Raheja Universal Pvt. Ltd.)

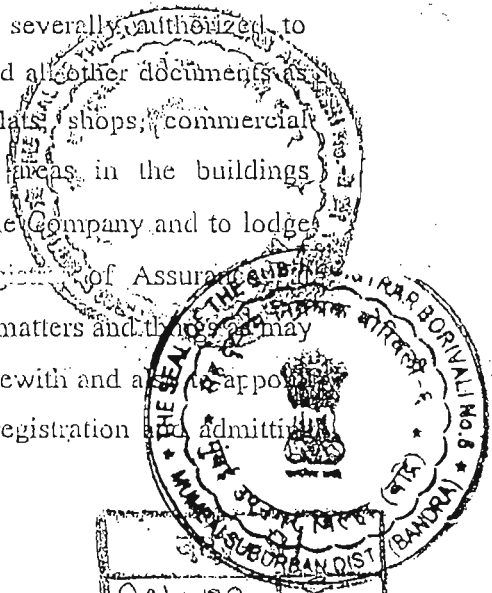
Raheja Centre Point  
294, C. S. T. Road  
Kurla, Santacruz (E)  
Mumbai 400 098, India.

Tel: 91 22 6641 4141  
Fax: 91 22 6641 4242  
mailto:raheja.universal.com  
www.k-raheja.universal.com

बदर-१२१	
६५	९
२०१०	

Certified True Copy of the Resolution passed in the meeting of the Board of Directors of Raheja Universal Pvt. Ltd. (formerly known as K. Raheja Universal Pvt. Ltd.) held on 07/10/2009 at the Registered Office of the Company at Raheja Centre Point, 294, CST Road, Near Mumbai University, Off Bandra Kurla Complex, Santacruz (E), Mumbai 400098.

“RESOLVED THAT Ms. Anita S Kataria Sr. Vice President (Sales), Mr. Sudhir K Thakker Vice President (Corporate Strategy) & Mr. Rahul S. Raheja (Vice Chairman) of the Company are hereby jointly and /or severally authorized to execute Agreements for Sale, Leave and License, Lease and all other documents as may be necessary for dealing with or disposing off flats, shops, commercial premises, offices, units, car parking spaces and other areas in the buildings constructed/to be constructed on any of the properties of the Company and to lodge the said Agreements when executed with the Sub Registrar of Assurances, Mumbai/Bandra/Thane and to do all such other acts deeds matters and things as may be deemed necessary from time to time, in connection therewith and also to appoint substitute/substitutes for lodging the said documents for registration and execution thereof.



90499  
2009

For Raheja Universal Pvt. Ltd.

( Chairman )



भारत सरकार-कॉर्पोरेट कार्य मंत्रालय  
 कम्पनी रजिस्ट्रार कार्यालय, महाराष्ट्र, मुंबई

नाम परिवर्तन के पश्चात् नया निगमन प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U-5200MH1980PTC023430

नेमस K RAHEJA UNIVERSAL PRIVATE LIMITED

के मामले में, मैं एतद्वारा सत्यापित करता हूँ कि नेमस  
 K RAHEJA UNIVERSAL PRIVATE LIMITED

जो मूल रूप में दिनांक पाँच नवम्बर सन् 1980 को अर्थात् 1980 का 1) के अर्थात् नेमस  
 GARDEN VIEW PROPERTIES AND HOTELS PRIVATE LIMITED

के रूप में निगमित की गई थी, ने कम्पनी अधिनियम, 1956 की धारा 21 की शर्तों के अनुसार विहित आवश्यकताएँ पूरी करके  
 लिखित रूप में यह सूचित करके जो उक्त भारत का अनुसूचित, कम्पनी अधिनियम, 1956 की धारा 21 के तहत पंजीकृत, भारत सरकार, कम्पनी विभाग,  
 नई दिल्ली की अधिसूचना सं भा. का. नि. 507 (अ) दिनांक 24.0.1985 एच.आर.एन. A69383453 दिनांक 25/09/2009 के तहत  
 प्राप्त हो गया है, उक्त कम्पनी का नाम आज परिवर्तित रूप में में  
 RAHEJA UNIVERSAL PRIVATE LIMITED

बदर-१/  
 २०१९ / ७  
 २००९

बदर-१२/  
 २०१०

जो गत ३ और यह प्रमाण-पत्र, यद्यपि अधिनियम की धारा 23(1) के अनुसार जारी किया जाता है।

यह प्रमाण-पत्र, मेरे हस्ताक्षर द्वारा मुंबई में आज दिनांक पच्चीस सितम्बर दो हजार नौ को जारी किया जाता है।

GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS  
 Registrar of Companies, Maharashtra, Mumbai

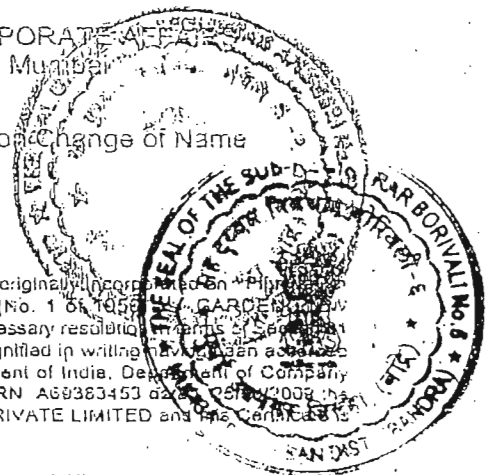
Fresh Certificate of Incorporation Consequent upon Change of Name

Corporate Identity Number : U-5200MH1980PTC023430

In the matter of M/s K RAHEJA UNIVERSAL PRIVATE LIMITED

I hereby certify that K RAHEJA UNIVERSAL PRIVATE LIMITED which was originally incorporated on 5th November Nineteen Hundred Eighty under the Companies Act, 1956 (No. 1 of 1956) as GARDEN VIEW PROPERTIES AND HOTELS PRIVATE LIMITED having duly passed the necessary resolutions in terms of Section 21 of the Companies Act, 1956 and the approval of the Central Government signified in writing in Form 23 as required thereat under Section 21 of the Companies Act, 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No. G.S.R 507 (E) dated 24/06/1985 vide SRN A69383453 dated 25/09/2009, the name of the said company is this day changed to RAHEJA UNIVERSAL PRIVATE LIMITED and the Certificate is issued pursuant to Section 23(1) of the said Act.

Given under my hand at Mumbai this Twenty-fifth day of September Two Thousand Nine.



(SHRIRAM MOTIRAM SAINDANE)

उप कम्पनी रजिस्ट्रार / Deputy Registrar of Companies  
 महाराष्ट्र, मुंबई  
 Maharashtra, Mumbai

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपरोक्त पताधार की पंजी:

Mailing Address as per record available in Registrar of Companies office:

RAHEJA UNIVERSAL PRIVATE LIMITED  
 RAHEJA CENTRE POINT 4TH FLR 294 VIDYANAGRI MARG C, S T ROAD KALINA SANTACRUZ EAST,  
 MUMBAI - 400096,  
 Maharashtra, INDIA



१०५२९ / ८  
६००९

Name: **Pravin Amrut Nigade**  
 Address: **Wing No. 10, 1st Floor, Shivajinagar, Pune-411 004**  
 Driving Licence No: **MA 10 10 10**  
 Date of issue: **10/10/10**  
 Validity: **10/10/10 to 10/10/10**  
 Issued by: **MA 10 10 10**  
 Signature: *Pravin Amrut Nigade*

वदर-१२१  
६६०  
१०१०



**आयकर विभाग** भारत सरकार  
**INCOME TAX DEPARTMENT** GOVT. OF INDIA  
**SAGAR PRAVIN NIGADE**  
**PRAVIN AMRUT NIGADE**  
**31/03/1986**  
 Permanent Account Number  
**AFIPN3662G**  
 Signature: *Pravin Amrut Nigade*



वदर4 VI  
 दस्त क्र 10591/2009  
198

18/11/2009 दुय्यम निबंधकः  
 5:46:51 pm अंधेरी 2 (अंधेरी)

**दस्त गोधवारा भाग-1**

दस्त क्रमांक : 10591/2009  
 दस्ताचा प्रकार : मुख्यत्वारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावः सुधीर के वयकर हे रहेजा युनिवर्सल प्रा लि वे कार्ड्स प्रेसिडेंट - - पत्ता: घर/फ्लॉट नं: 294 गल्ली/रस्ता: - ईमारतीचे नावः रहेजा सेंटर फॉईट, सी एस टी रोड, सह्याद्री पु पु 98 ईमारत नं: - प	लिहून घेणार वय 49 राही <i>[Signature]</i>		
2	नावः सी ए विश्वनाथन - - पत्ता: घर/फ्लॉट नं: लिहून घेणारप्रमाणे गल्ली/रस्ता: - ईमारतीचे नावः - ईमारत नं: - पेट/वसाहता: - शहर/गावः - तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 48 राही	उपलब्ध नाही	उपलब्ध नाही उपलब्ध नाही 2020
3	नावः संकर नारायणन क्रिष्णन - - पत्ता: घर/फ्लॉट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नावः - ईमारत नं: - पेट/वसाहता: - शहर/गावः - तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 35 राही	उपलब्ध नाही	उपलब्ध नाही
4	नावः नविन कुमार गुप्ता - - पत्ता: घर/फ्लॉट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नावः - ईमारत नं: - पेट/वसाहता: - शहर/गावः - तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 36 राही	उपलब्ध नाही	उपलब्ध नाही
5	नावः कुणाल हरेश इजिनिअर - - पत्ता: घर/फ्लॉट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नावः - ईमारत नं: - पेट/वसाहता: - शहर/गावः - तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 30 राही	उपलब्ध नाही	उपलब्ध नाही





18/11/2009 5:46:51 pm

18/11/2009

दुय्यम निबंधकः

दस्त गोधवारा भाग-1

बदरन

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दस्त क्र 10591/2009

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5:46:51 pm

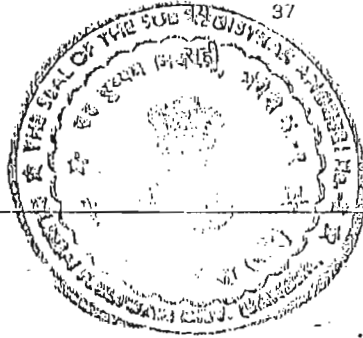
अंधेरी 2 (अंधेरी)

दस्त क्रमांक : 10591/2009

दस्तावा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दसा
11	नामः केलारा बाडे व्ही रेड्डी - - पत्ता: घर/प्लॉट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहता: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 29 सही	उपलब्ध नाही	उपलब्ध नाही
12	नामः अभित हरसानंद ईसरानी - - पत्ता: घर/प्लॉट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहता: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 23 सही	उपलब्ध नाही	उपलब्ध नाही
13	नामः अमरदिपसिंग मल्ली - - पत्ता: घर/प्लॉट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहता: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 28 सही	उपलब्ध नाही	उपलब्ध नाही
14	नामः जोराफ डिसोझा - - पत्ता: घर/प्लॉट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहता: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 28 सही	उपलब्ध नाही	उपलब्ध नाही
15	नामः शत्येग तेजानी - - पत्ता: घर/प्लॉट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहता: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार 37	उपलब्ध नाही	उपलब्ध नाही

बदर-१२/  
५०० १००  
२०१०





दस्त गोधवारा भाग - 2

बदर 4  
दस्त क्रमांक (10591/2009)

78/92

दस्त क्र. [बदर4-10591-2009] चा गोधवारा  
बाजार मुख्य : 1 भोयदला 0 भरलेले मुद्रांक शुल्क : 1400

पावती क्र.:10624 दिनांक:18/11/2009  
पावतीचे वर्णन  
नांव: सुधिर के ठाकर हे रहेजा युनिवर्सल प्रा लि  
चे स्टार्स प्रेसिडेंट - -

दस्त हजार केल्याचा दिनांक :18/11/2009 05:26 PM  
निष्पादनाचा दिनांक : 18/11/2009  
दस्त हजार करणा-याची सही :

100 : नोंदणी फी  
240 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),  
रजवत (अ. 12) व जगाचित्रण (अ. 13) ->  
एकत्रित फी

दस्ताचा प्रकार :48) मुखत्यारनामा  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 18/11/2009 05:26 PM  
शिक्का क्र. 2 ची वेळ : (फ्री) 18/11/2009 05:33 PM  
शिक्का क्र. 3 ची वेळ : (फ्युली) 18/11/2009 05:35 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 18/11/2009 05:35 PM

340: एकूण

दस्त नोंद केल्याचा दिनांक : 18/11/2009 05:35 PM

दु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

ओळख :

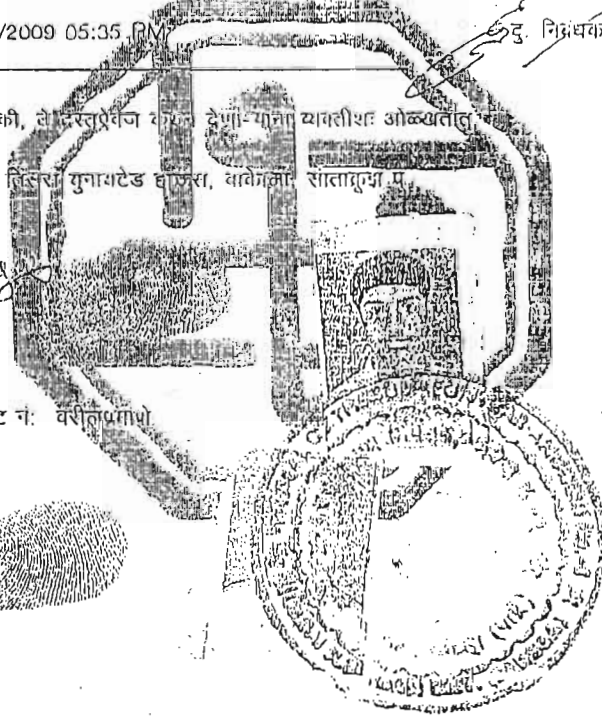
खालील इशम असे निवेदीत करतात की, हे दस्तपत्रेच रजि. देणा-यांना व्यावसायिक ओळखतात  
व त्यांची ओळख पटवितात.

1) सागर निगडे - - घर/प्लॉट नं.: दिल्ली गुनागटेड वार्ड, बावगला सातागुडा म

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं.: -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -

2) विनायक कर्जावकर - - घर/प्लॉट नं.: वरीलप्राथ

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं.: -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -



बदर-१२/  
२६६  
२०१०



दु. निबंधकाची सही  
अंधेरी 2 (अंधेरी)

व्यापारिक धरमेल येते की, या  
दस्तामध्ये पाहून... पाहून धरिल्या.

दु. सुधिर निबंधक अंधेरी क्र. ५,  
पुणे उपनगर जिल्हा.

बदर-४/१०५९१/२००९

पुस्तक क्रमांक २ क्रमांक.....६९  
पोधला:

दिनांक १९/११/२००९

दु. सुधिर निबंधक, अंधेरी क्र. ५,  
पुणे उपनगर जिल्हा.

बदर-१२/	
५५५	er
२०१०	

घोषणापत्र

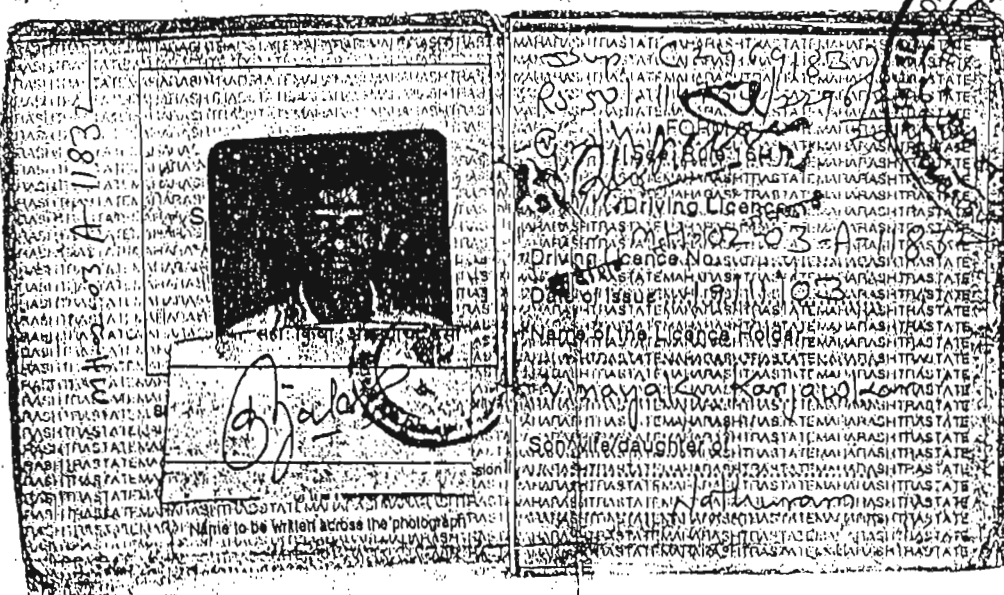
मी ----- अमिष इस्सराणी ----- याद्वारे घोषित करतो की,  
दुय्यम निबंधक बेरी-०६ ----- यांचे कार्यालयात ----- ०२५/२०१० -----  
या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. ----- अमिष -----  
----- इस्सराणी ----- व इतर यांनी दि. ----- २८/११/२००९ ----- रोजी मला  
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे  
/निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी  
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी  
कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र  
रद्द झालेले उरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृता  
करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी  
अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल्याची मला जाणीव  
आहे.



दिनांक : १३/१/१०

२  
कुलमुखत्यारपत्रधारकाचे नावे  
व सही

बदर-१२१	
४६०	०३
२०१०	



13/01/2010

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

बंदर 12

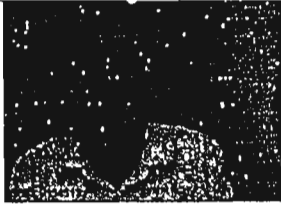

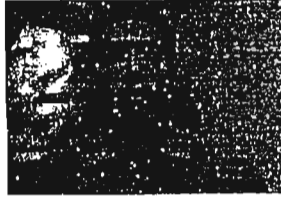

10:51:56 am

सह दु.नि.का-बोरीवली 6

दस्त क्र 467/2010

दस्त क्रमांक : 467/2010

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: निखिल आर शहजवानी व देविका एन शहजवानी तर्फे मुखत्यार रमेश विशनदास शहजवानी - - पत्ता: घर/फ्लॅट नं: 701/702, कविता सोसा लि, 15 वा रोड, बांद्रा प मुं 58 गल्ली/रस्ता: - ईमारतीचे नाव: - ईम	लिहून देणार वय 64 सही <i>[Signature]</i>		
2	नाम: रहेजा युनिव्हर्सल प्रा लि चे व्हाईस प्रेसिडंट सुधीर ठक्कर तर्फे मुखत्यार अमित ईसरानी - - पत्ता: घर/फ्लॅट नं: 294 रहेजा सेंटर पॉइंट, सी एस टी रोड, सांताक्रुझ पू मुं 98 गल्ली/रस्ता: - ईम	लिहून देणार वय 23 सही <i>[Signature]</i>		



बंदर-१२/	
8EU	EB
२०१०	

दस्तऐवज करून देणार तथाकथित [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1



दस्त क्र. [वदर12-467-2010] चा गोषवारा  
बाजार मुल्य :2687338 मोबदला 6385000 भरलेले नुद्रांक शुल्क : 3C1950

पावती क्र.:467 दिनांक:13/01/2010  
पावतीचे वर्णन  
नांव: निखिल आर शहजवानी व देविका एन  
शहजवानी तर्फे मुखत्यार रमेश विशनदास  
शहजवानी - -

दस्त हजर केल्याचा दिनांक :13/01/2010 10:46 AM  
निष्पादनाचा दिनांक : 28/12/2009  
दस्त हजर करणा-याची सही :

*Shahajwani*

30000 : नोंदणी वी  
1940 : नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) >  
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा  
शिक्षका क्र. 1 ची वेळ : (सादरीकरण) 13/01/2010 10:46 AM  
शिक्षका क्र. 2 ची वेळ : (फी) 13/01/2010 10:51 AM  
शिक्षका क्र. 3 ची वेळ : (कबुली) 13/01/2010 10:51 AM  
शिक्षका क्र. 4 ची वेळ : (ओळख) 13/01/2010 10:51 AM

31940: एकूण

दस्त नोंद केल्याचा दिनांक : 13/01/2010 10:51

दु. निबंधकाची सही सह दु.नि.का-बोरीवली 6

ओळख :  
खालील इसम असे निवेदीत करतात की, ते निष्पादन करून देणा-या व्यक्तीचा ओळखता  
व त्यांची ओळख पटवितात.

1) उमेश नागे - - ,घर/फ्लॅट नं: 301/1 यूनार्इटेड हाऊसिंग सोसाताकुज  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: --  
शहर/गाव:-  
तालुका: -  
पिन: -  
2) विनायक कर्जावकर - - ,घर/फ्लॅट नं: 301/1 यूनार्इटेड हाऊसिंग सोसाताकुज  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



बदर-१२/	
२६६	६९
२०१०	

प्रमाणित करण्यात येते की, या  
दस्तामध्ये एकूण *६९* पाने आहेत.

दु. निबंधक, बोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही  
सह दु.नि.का-बोरीवली 6

बदर-१२/ २६६ /२०१०  
पुस्तक क्रमांक १, क्रमांक.....वर  
नोंदला. 13 JAN 2010  
दिनांक :

सह दुय्यम निबंधक, बोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा



