

Contract Manager

Development Agreement

1 legal fee

3. 10/1/2011



Friday, August 27, 2004

2:38:29 PM

Original

नोंदणी 39 म.

Page. 08 M

पावती

पावती क्र. : 4808

दिनांक 27/08/2004

गावाचे नाव अंधेरी

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



सादर करणाऱ्याचे नाव: अतुल बारीदार, भारत इंफोटेक प्रॉपर्टीज अँड इंजिनिअरींग प्रालि धे संचालक

नोंदणी फी

DELIVERED

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (138)

2760.00

एकूण रु.

32760.00

DELIVERED

आपणास हा दस्त अंदाजे 2:54PM ह्या वेळीस मिळेल

दुष्यम निबंधक
अंधेरी 2 (अंधेरी)

बाजार मूल्य: 33545000 रु. मोबदला: 29520000 रु.

भरलेले मुद्रांक शुल्क: 335450 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: भारतीय स्टेट बँक -;

डीडी/घनाकर्ष क्रमांक: 823326; रकम: 30000 रु.; दिनांक: 26/08/2004

DELIVERED



Friday, August 27, 2004

3:34:28 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

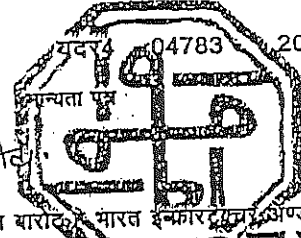
पावती क्र. : 4808

दिनांक 27/08/2004

गावाचे नाव अंधेरी

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार

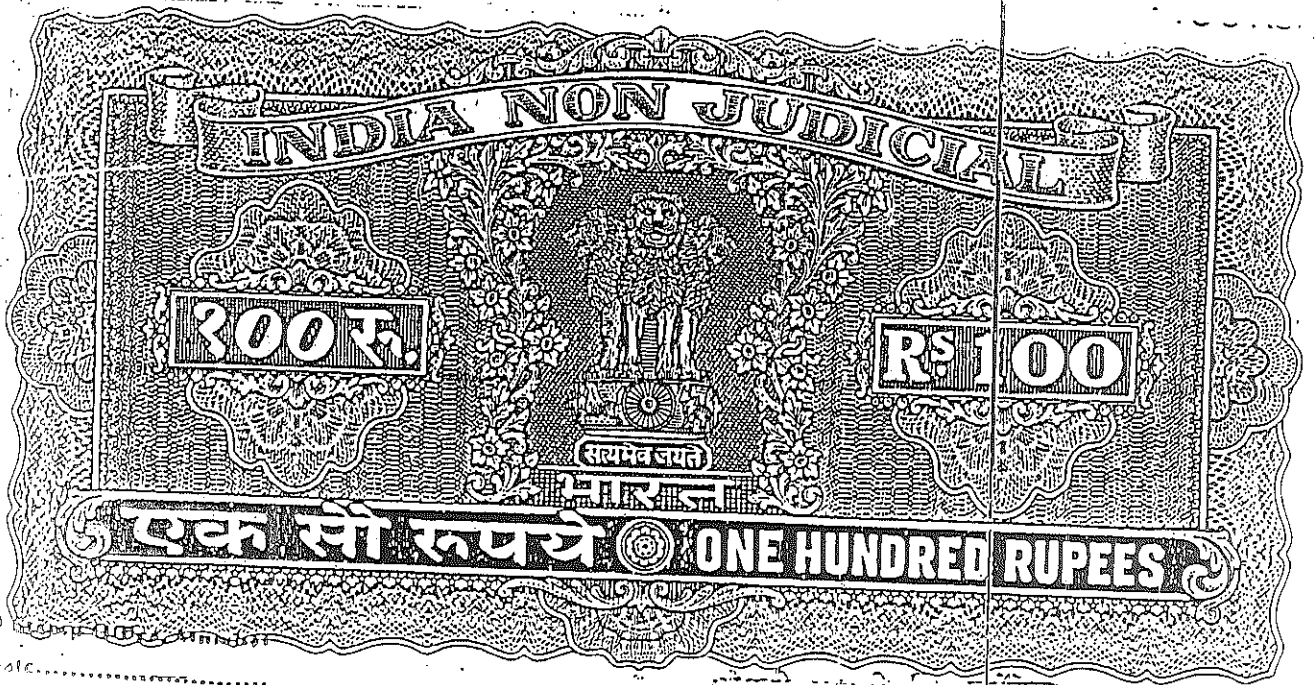


सादर करणाराचे नाव: अतुल यारोकर, भारत इंजीनियरिंग अँड इजिनिअरींग प्राविचे संचालक

नोंदणी फी

DELIVERED

30000.00



General Manager
Date.....
L.S.V. No.....

भारत इन्फ्रास्ट्रक्चर प्राइवेट लिमिटेड

27 AUG 2004

00455

Bharat Infrastructure Ltd

22
Propose Officer

पद-४/
10/3/9
२००४

Shankh

DEED OF CONFIRMATION



THIS DEED OF CONFIRMATION is made at Mumbai on this 27th day of August 2004, Between M/s. GODI KAMGAR SAHAKARI GRAMIN SANGH LTD a Society registered under the provisions of the Maharashtra Co-operatives Societies Act 1960 under No. BOM/HSG/612 of 1964 having its registered office at Ground floor, 'C' Building, Madhuvan, J. P. Road, Andheri (West), Mumbai 400 053 hereinafter referred to as the "THE SOCIETY" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Society its members for the time being and from time to time and the successors and assigns of the said society) of the ONE PART and BHARAT INFRASTRUCTURE & ENGINEERING PVT. LTD. a Company registered under the provisions of the companies Act, 1956 and having its registered office at

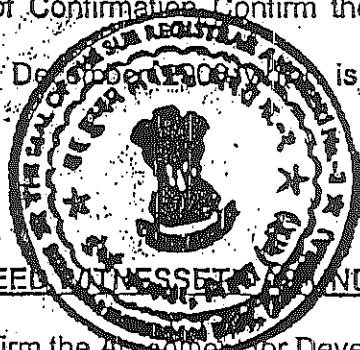
Shree Amba Shanti Chambers, Off Church Road, Andheri-Kurla Road, Andheri (East), Mumbai 400 059 hereinafter called "THE DEVELOPERS" (which expression shall unless it be to the context or meaning thereof, shall mean and include their heirs, executors, administrators and assigns) of the OTHER PART as follows:-

WHEREAS:-

1) By Agreement for Development dated 8th day of December 2003 executed by the parties herein in respect of piece and parcel of vacant land bearing S. No. 106-A.(part) situated at Andheri Versova Road, Andheri (West) and admeasuring about 12,912 square yards i.e. 10,796 square meters or thereabouts at Andheri in Greater Mumbai and more particularly described in the Schedule hereunder written.

2) The Parties failed to appear before the said Sub-Registrar Office at Bandra to register the said agreement within time limit granted under the provisions of Registration Act.

3) The parties by this Deed of Confirmation Confirm the said Agreement for Development dated 8th day of December 2003 is hereto annexed and marked as "Exhibit A".



षदर-४/	
७८३	२
२००४	

NOW THIS DEED WITNESSETH UNDER:

1) That the parties herein confirm the Agreement for Development dated 8th day of December 2003, and failed to appear before the Sub - Registrar of Assurances, Bandra within time limit granted under Registration Act therefore today by this Deed of Confirmation the parties hereto confirm this agreement on the terms and conditions mentioned in the said agreement. That the parties hereto appear before the Sub - Registrar of Assurances, Bandra with this Deed of Confirmation to Register the said Agreement for Development dated 8th day of December 2003 as it has been executed today and presented the same for Registration as per the Registration of Document Act within the prescribed period

IN WITNESS WHEREOF THE Parties have put their hands the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

SP/201
E.T.S. No. 195 (part)
ALL THAT piece and parcel of vacant land bearing S. No. 106-A (part) bearing situated at Andheri Versova Road, Andheri (West) and admeasuring about 12,912 square yards i.e. 10,796 square meters or thereabouts at Andheri in Greater Mumbai in the Registration District and Sub-District of Bandra and bounded as follows:

- On and towards the North by : 40 feet wide road.
- On and towards the South by proposed : 40 feet wide road.
- On and towards the East by : 60 feet wide road.
- On and towards the West by : 60 feet wide road.

SIGNED, SEALED AND DELIVERED)
By the withinnamed "THE SOCIETY")
M/S. Godi Kamgar Sahakari Grihan Sanstha Ltd.)
In the presence of

- 1) ~~VICTOR DIAS~~
V. V. CHITRE *[Signature]*
- 2) R. S. BHATKAR
[Signature]

SIGNED, SEALED AND DELIVERED)
By the withinnamed "THE DEVELOPERS")
Bharat Infrastructure & Engineering Pvt. Ltd.)
In the presence of ...)

- 1) Adv. Shripath M. K. *[Signature]*
- 2) J. G. Deshpande *[Signature]*

[Handwritten signature]

[Handwritten signature] A Bay

मदर-४/
४०६३/३
२००४



27/08/2004

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर4

2:42:25 pm

अंधेरी 2 (अंधेरी)

दस्त क्र 4783/2004

दस्ता क्रमांक : 4783/2004

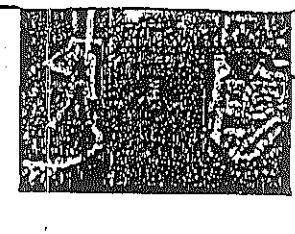
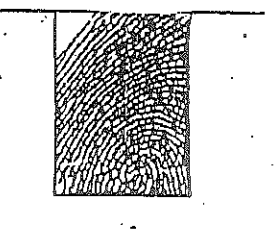

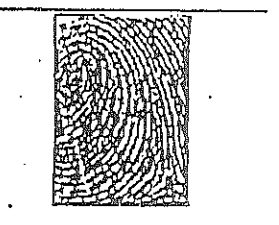
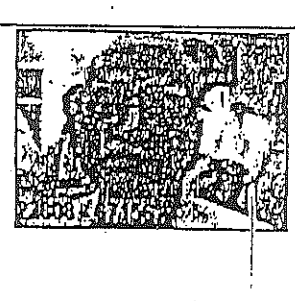
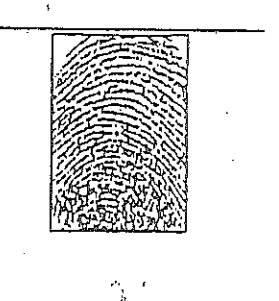
दस्ताचा प्रकार : मान्यता पत्र

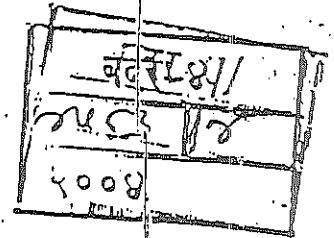
अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

<p>1. नाम: अतुल थारोट हे भारत इन्फ्रारड्रक्वर अण्ड इंजिनिअरींग प्रालि चे संगालक - - पत्ता: घर/प्लॉट नं: 601 गल्ली/रस्ता: चर्चरोड ईमारतीचे नाव: श्री अंबाशांती चेंबर्स ईमारत नं: - पेट/यसाहत: - गाहर/गाय: -</p>	<p>लिहून देणार वय 51 सही <i>AS Ambay</i></p>		
<p>2. नाम: मे गोदी कामगार सहकारी गृह. संस्था लि तर्फेअरमन शांताराम सिताराम सोपालकर - - पत्ता: घर/प्लॉट नं: चि/30 गल्ली/रस्ता: - ईमारतीचे नाव: मधुवन जयप्रकाररोड ईमारत नं: - पेट/यसाहत: -</p>	<p>लिहून देणार वय 73 सही <i>श. शांताराम</i></p>		
<p>3. नाम: मे गोदी कामगार सहकारी गृह. संस्था लि तर्फे सेक्रेटरी फिक्टर कायस - - पत्ता: घर/प्लॉट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/यसाहत: - गाहर/गाय: - तालुका: - पि</p>	<p>लिहून देणार वय 68 सही <i>Jim</i></p>		



दस्ताऐवज करून देणार तथाकथीत [मान्यता पत्र] दस्ताऐवज करून दिल्याचे कबूल करतात.

1 OF 1

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. :

Receipt Date :

Received From: 136938

25-AUG-04

On Account of: ATUL BAROT *AY

Mode of Payment	FINE AND PENALTY DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Counter No. CNT-30 Amount (In Rs.)
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DD	166072	21-AUG-04	DEVELOPMENT CO-OP. BANK LTD. (DCB)		3,000.00
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27 AUG 2004

Case No. :

Lot No. :

Lot Date :

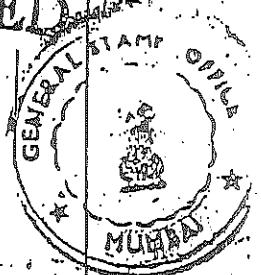
Total D. O. :

IMP/1505/04

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)

DELIVERED

27 AUG 2004



To पत्र-४/

2063

२००४

Rs. : 3000 Rupees

3,000.00

Cashier / Accountant

Signature / Designation

D.N. RANGARI

Note : At the time of Registration, please produce the original receipt before the Sub-Registrar.



दस्त गोषवारा भाग - 2

बदर 4

दस्त क्रमांक (4783/2004)

दस्त क्र. [बदर 4-4783-2004] चा गोषवारा
बाजार मुल्य : 33545000 मोबदला 29520000 मरलेले मुद्रांक शुल्क : 335450

पावती क्र.: 4808 दिनांक: 27/08/2004
पावतीचे वर्णन
नांव: अतुल बारोट हे भारत इन्फ्रारडक्वॅर अॅण्ड
इंफिनिअरींग प्रालि चे संचालक - -

दस्त हजर केल्याचा दिनांक : 27/08/2004 02:30 PM
निष्पादनाचा दिनांक : 27/08/2004
दस्त हजर करणा-याची सही :

W A. Boy

30000 : नोंदणी फी
2760 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)).
रुज्यात (अ. 12) व जायाचित्रीण (अ. 13) ->
एकत्रित फ्री

32760: एकूण :

दस्ताचा प्रकार : 2.5) मान्यता पत्र
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 27/08/2004 02:30 PM
शिक्षा क्र. 2 ची वेळ : (फ्री) 27/08/2004 02:40 PM
शिक्षा क्र. 3 ची वेळ : (कयुली) 27/08/2004 02:42 PM
शिक्षा क्र. 4 ची वेळ : (ओळख) 27/08/2004 02:42 PM

दस्त नोंद केल्याचा दिनांक : 27/08/2004 02:42 PM

दु. नियंकाची सही, अंधेरी 2 (अंधेरी)

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तपत्रेज करून देणा-यांना व्यक्तीस ओळखतात
य त्यांची ओळख पटवितात.

1) मोईन- खान, घर/प्लॉट नं: 20

गल्ली/रस्ता: -

ईमारतीचे नाव: शास्त्री नगर

ईमारत नं: -

पेट/पसाहत: -

शहर/गाव: यांद्रा

तालुका: -

पिन: 51

2) जितेंद्र- देऊलकर, घर/प्लॉट नं: बरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

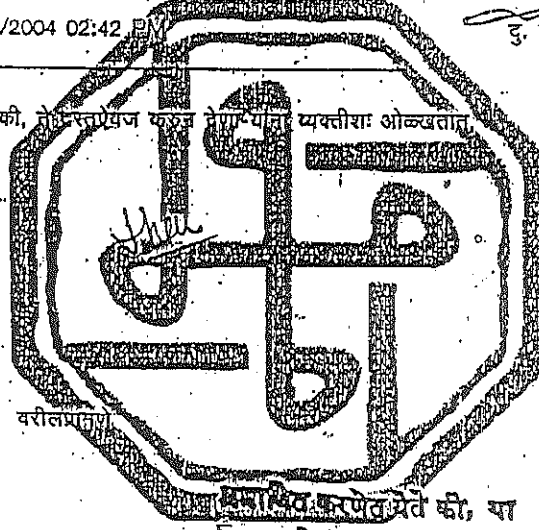
ईमारत नं: --

पेट/पसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



बदर-8/
4783/14
2004

दस्तावेज करणेत येते की, या
दस्तावेज पकडून... 936... पाने बाहेर.

सह मुख्य निबंधक अंधेरी-2,
मुंबई उपनगर जिल्हा.

दु. नियंकाची सही
अंधेरी 2 (अंधेरी)

Annexer not registered

बदर-8/4783/2004

पुस्तक क्रमांक 8 क्रमांक पर

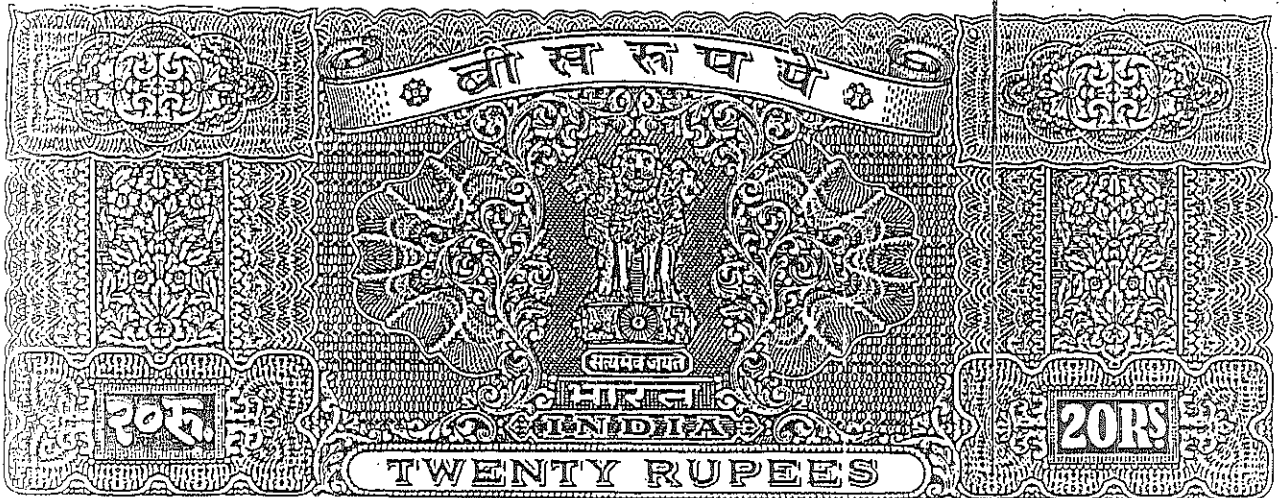
नोंदळा.

दिनांक: 20/07/08

सह मुख्य निबंधक अंधेरी-2,
मुंबई उपनगर जिल्हा.



20 Rs.

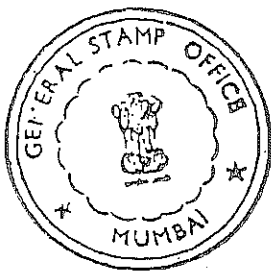


क्रमांक 34
प्रधान सहायक कार्यालय, मुंबई
बांद्रा विसातलित विक्री फंड बांधा,
दिनांक

8 DEC 2003

जपेंची/घो/धोमवो Good Kamgar Sahakari C.S. Ltd

यांना न्यायेत्तर सुट्यांचे बिर्दा बॉव पहीचडीच नॉव तपासणी
बसता हो बरोबर जायला.



सहायक विक्री

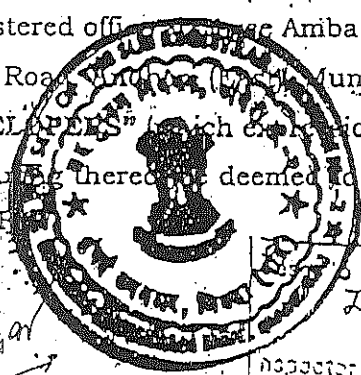
श्री. स. सि. मयकर

प्रधान मुद्रांक कार्यालय
मुंबई.

AGREEMENT FOR DEVELOPMENT

Annex 2 not Registered

THIS AGREEMENT FOR DEVELOPMENT made at Mumbai, this 8th Day of DECEMBER 2003, between M/s. GOOD KAMGAR SAHAKARI GRIHAN SANSTHA LTD., a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, under No. BOM/HSC 612 of 1964 having its registered office at Ground Floor, 'C' Building, Madhavan, J. P. Road, Andheri (West), Mumbai 400 053 hereinafter referred to as "THE SOCIETY" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the said Society, its members for the time being and from time to time and the successors and assigns of the said Society) of the ONE PART; AND BHARAT INFRASTRUCTURE & ENGINEERING PVT. LTD. a Company registered under the provisions of the Companies Act, 1956 and having its registered office at Amba Shanti Chambers, Off Church Road, Andheri-Kurla Road, Mumbai 400 059, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its the OTHER PART



ADJ/.....
2nd/1508-109
Inspector of Companies

असेसर्स-४/
२०६३
२००४

WHEREAS:

- a. By an Indenture of Lease dated 16th December 1967 and registered with the Sub-registrar of Assurances at No. 5227 (hereinafter referred to as the 'said lease'), Maharashtra Housing Board (hereinafter referred to as the 'said Board') as the Lessor therein granted to the Society herein, therein called the lessee, on lease for a period of 99 years commencing from 31st October 1964, all that piece or parcel of land admeasuring 12,912 square yards being part of Survey No. 106-A at Andheri as more particularly described in the Schedule thereunder and hereunder written and shown surrounded by red coloured boundary lines on the plan thereof hereto annexed as Annexure - I (hereinafter referred to as "the said land");
- b. The said lease of the said property was granted for the purpose of constructing houses for the members of Low Income Group employed in the Docks;
- c. The properties of Maharashtra Housing Board are now vested in Maharashtra Housing and Area Development Authority (which shall also be hereinafter referred to as the "said Board").
- d. The Society has between 1964 to 1970 constructed 7 buildings being buildings A, B, C, D, E, F and G consisting of stilt/ground plus three/four upper floors on the portion of the said land as shown by red colour boundary lines on the said plan Annexure I (hereinafter referred to as the 'said existing buildings'). The flats in these buildings can be classified into 3 types viz. 'A', 'B' and 'C'. The total number of flats in the said 7 existing buildings and the said land are hereinafter collectively referred to as 'the said property'.
- e. The said existing buildings are occupied by the members of the said Society, a list whereof and the particulars of the premises in their respective possession, are set out in the Schedule hereto.
- f. As per the property card, the plot area is 10,795-45 square meters and a portion of the said land is vacant and marked "R" on the said plan at Annexure I hereto and the same is treated as recreational ground/play ground;
- g. As mentioned in the said lease, the object of the lease is to provide Housing for the persons of Low Income Group employed at the docks and maintain the same and accordingly the Society had allotted the flats in the said existing buildings to such persons;



8663	90
R.G.O.	

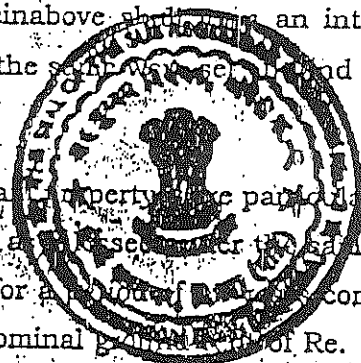
8
 2/2/71

- h. The said existing buildings were constructed between 1964 and 1970 and are now in a dilapidated condition. The cost of repairs and renovation would be exorbitant and this situation has necessitated the Society, its members and their architects to come to the conclusion that reconstruction/redevelopment is the better solution;
- i. The society therefore through its Architects, 'Ellora Project Consultants' (hereinafter referred to as the 'said Architects') invited tenders for redevelopment of the said property. In response thereto the Developers made the offer and after negotiations the Developers' final offer dated 16th December 2002 is approved in principle and found acceptable to the Society;
- j. As per the minutes of the Special General Body Meeting of the Society held on the 28th day of February 2003 the necessary Resolutions for re-development and reconstruction of the said property by the Developers herein were passed accordingly;
- k. Accordingly the Society has permitted and authorised the Developers to re-develop and reconstruct the said property on "as is where is" basis by demolishing the existing buildings in a phased manner after constructing new buildings in phases by getting benefit of additional F.S.I. of any nature whatsoever upto 2.40 of plot area, and housing the existing members in such new buildings and selling the remaining premises, in the manner more particularly set out hereinafter;
- l. The parties hereto desire to record the terms and conditions of such an agreement between them;



NOW THIS AGREEMENT FOR REDEVELOPMENT WITNESSETH AND IT IS HEREBY AGREED RECORDED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

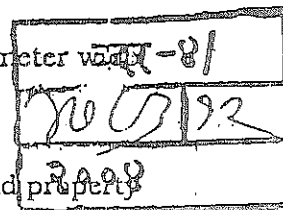
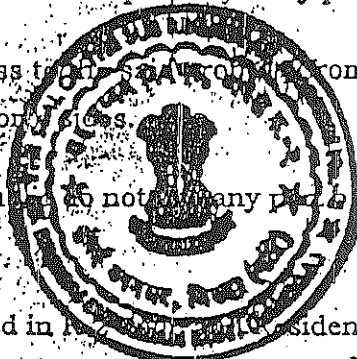
- 1) The recitals contained hereinabove shall form an integral and operative part of this agreement as if the same were set out and incorporated herein verbatim.
- 2) The Society is holding the said property more particularly described in the Schedule hereunder written and registered under the said Indenture of Lease dated 16th December 1967 for a term of years commencing from 31st October 1964 and paying nominal ground rent of Re. 1/- p.a. and on the terms, conditions and covenants contained therein including covenant for renewal thereof.



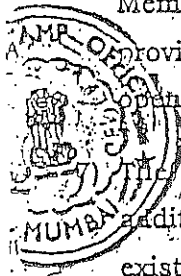
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- 3) The said property is in possession of the Society and the said existing buildings are occupied by the members of the said Society, a list whereof and other particulars are set out in Annexure II hereto. The said existing buildings are shown as building A, B, C, D, E, F and G on the plan Annexure I and the rest of the land is vacant.
- 4) The Developers are fully aware of all aspects of the said property and other details mentioned in these presents and in the said tender and as such are entering into this agreement.
- 5) The Society hereby states, declares and confirms as follows:
 - a) That it is entitled to the said property having the right and other legal benefits in respect of the said property and that the title of the Society to the said property is clear and free from all encumbrances and reasonable doubts.
 - b) No suit, proceeding, notice of lis pendens, attachment order, either before or after judgment is pending in respect of the said property or any part thereof.
 - c) There are no Income Tax or other taxes or levies in arrears and/or proceedings whether for recovery or otherwise initiated by any authorities and/or are pending before any authority whereby the rights of the Society in respect of the said property and/or development and reconstruction thereof are affected.
 - d) All outgoings in respect of the said property including land revenue, municipal taxes, etc, have been paid up to date by the Society and the Society shall hand over true copies of such bills-cum-receipts to the Developers.
 - e) That there is no outstanding notice or other order or intimation issued by the Government, the Municipal Corporation of Greater Mumbai (M.C.G.M.) or any other public body or authority in respect of any acquisition or requisition of the said property or by part thereof.
 - f) That there is a proper access to the said property from 18.3 meter wide Roads on East, West and North sides.
 - g) That the members of the public do not have any right in the said property as access or otherwise.
 - h) The said property is situated in a residential area and residential as well as the Commercial user thereof is permissible in accordance with D.C. Rules 1991, but subject to the terms and conditions of the lease.



- i) The Society has not entered into any agreement or arrangement with any other person or persons or builders or Developers including for sale, transfer, letting, sub-letting or for development of the said property and that the Society has not accepted any token, deposit, earnest money or any consideration from any person or persons, save and except with the members of the society.
- j) There are no circumstances or factors which prevent the Society from dealing with the said property, or which prevent the Developers from acquiring the rights as hereunder contemplated save and except the permission/sanction of the said Board and other relevant authorities.
- 6) The Society and its members have approved a tentative layout for the proposed re-development and reconstruction of said property that is annexed hereto as Annexure III, which is prepared by the said Architects 'Ellora Project Consultants' in consultation with the Developers' Project Architect Mr. Piyush Solanki. This tentative layout plan shows the various existing buildings to be demolished in stages for construction of new buildings as per the said layout plan for existing members in various wings with the Stilt, Podium Level and upto 18 upper floors in which all the 172 Members of the Society will be accommodated. The Developers shall also provide free of any cost covered car parking spaces in stilt and podium and open car parking spaces in the said property to the Society.

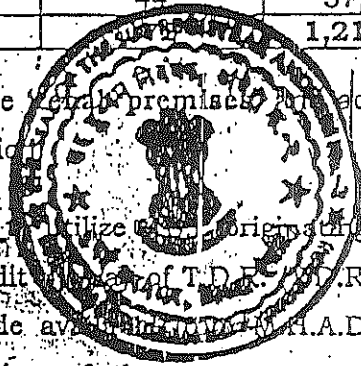


The Developers will construct 172 flats for the existing members and additional 6 flats having an aggregate of 3100 sq. ft. carpet area for the existing Society, of the various types as per the information submitted by the Society. Total area of the said land is 10,796 square meters out of which the total area to be constructed for existing members will be as follows:

Flat Type	Carpet Area	No. of Flats	Total Carpet Area
A	488 Sq.Ft.	16	7,808 Sq.Ft.
B	680 Sq.Ft.	112	76,160 Sq.Ft.
C	845 Sq.Ft.	44	37,180 Sq.Ft.
			1,21,148 Sq.Ft.

(hereinafter referred to as the 'flat premises') and additional 6 flats towards hardship compensation.

- 8) The Developers will be entitled to utilize the F.S.I. originating from the said land (land F.S.I.) and F.S.I. credit balance of T.D.R. / F.S.I. on the said layout, which will be made available to the H.A.D.A. as per the prevailing rates as on execution of these presents upto 2.40. The Developers shall also be entitled to use and consume all F.S.I. incidentally allowed, including free of charge or by way of payment of premium.



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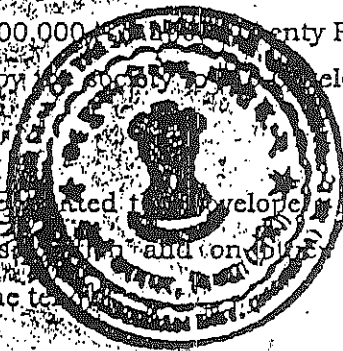
As mentioned on page No. 17 of Notice of Invitation of Tender, the Developers will be free to propose, get approved and construct the layout buildings, which may be for Residential, Commercial or other use as per the Developers' choice in accordance with the tender, lease, rules, regulations and bye-laws of the M.C.G.M. and/or any other competent authority. Save and except for the rehab premises, the Developers will be entitled to the sale proceeds of the remaining premises (hereinafter referred to the 'sale premises') at such price and terms and conditions as the Developers may deem fit without any reference to or interference from the Society and/or its Members which is earmarked as tenements/buildings reserved for the Developers on attached plan.

9) The Layout plan details are as follows:-

- a) Commercial Building and Shops shown as Building "A", which is to be retained by the Developers (Sale Premises).
- b) Residential Building shown as "B" in which Ground Floor may have stilts and shops, parking spaces on the Ground Floor and Residential Flats on upper Floors with podium will be retained by the Developers (Sale Premises).
- c) Building shown as "C" with 178 residential flats, car parking spaces under stilt and in the podium / covered and open parking will be constructed for the existing members (Rehab. Premises).



10) The Developers, in compliance with the tender conditions is hereby tendering a cheque for Rs. 25,00,000/- (Rupees Twenty Five Lacs Only) towards Earnest Money Deposit for proper and timely execution of the project as envisaged under this agreement and this amount will be fully adjusted (without interest) in the hardship compensation payable to the Society. If the redevelopment proposal is cancelled for any reason whatsoever, this deposit of Rs. 25,00,000/- (Rupees Twenty Five Lacs Only) will be refunded without interest by the Society to the Developers within (Seven) days of such cancellation.



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11) The Society has authorised and permitted the Developers to develop the said property at or for the construction and on other conditions as contained in these presents and the terms and conditions of the tender.

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12) Subject to the provisions herein and as modified by these presents the Developers will carry out the terms and conditions of the said accepted tender which forms an integral part of this agreement as if the same was incorporated herein. In case of any ambiguity, the terms recorded in this agreement shall prevail over the terms of the tender, but the Developers under no circumstances shall be discharged from the obligations of the Developers recorded in the tender, but not covered by this agreement.

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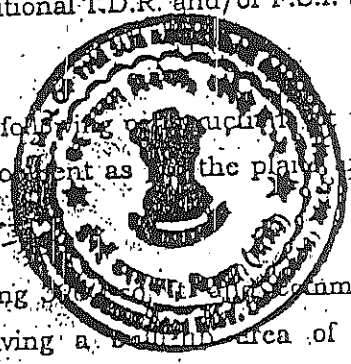
13) The Society has engaged the services of the said Architects M/s. Ellora Project Consultants and the Developers will continue to engage them and pay their fees from the date of execution of this agreement and shall be bound to comply with the requisitions raised by the said Architect under this agreement and/or under the said tender. The said Architects M/s. Ellora Project Consultants shall appoint their structural Engineers.

14) The Developers may engage their own contractors, sub-contractors, suppliers and other agents and pay their charges. However the Developers shall be liable for any act of omission / damages on the part of such contractors, sub-contractors, suppliers and other agents so appointed by them.

15) The Developers have made their own inquiries and are aware that they can develop the said property and load the T.D.R. and additional F.S.I. from MHADA. However in the event the Developers are not in a position to do so, the Society will not be liable or responsible for the same, nor shall the Developers hold on to the said property. In case the Developers are able to get F.S.I. less than 2.4, the Developers shall be entitled to either terminate this agreement within one month of written communication to that effect from the competent authority, or shall be entitled to avail of the benefits of this agreement without in any manner reducing the benefits agreed to be given to the Society and its existing members. It is clearly understood that in case of the Developers getting any lesser F.S.I. rights while developing the said property, they will in no way reduce the area agreed to be given to the members and/or the hardship compensation and/or any other benefits agreed to be given free of charge to the Society and its members. However in case plans are sanctioned for construction of area that is higher than 2.4, the Developers shall pay additional amounts to the society @ Rs.450.00 per sq. ft. of such additional T.D.R. and/or F.S.I. before starting the construction work.



16) The Developers will put up the following structures at their own cost and expenses by way of redevelopment as per the plan attached to this agreement as Annexure III:



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- a) Road side Shops admeasuring [unclear] commercial building shown as building "A" having a [unclear] area of 15010 sq. ft. (aggregating to 18970 sq. ft.) will be retained by the Developers.
- b) Residential building shown as building "B" having flats and parking spaces on the ground floor and podium level will be retained by the Developers.

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- c) Residential building shown as building 'C' with stilt and covered and open car parking spaces, a Society's office on the ground floor measuring 200 sq. ft. built up area, servants' toilets of 25 sq. ft. each on the ground floor and 178 residential flats of upto 18 floors shall be handed over by the Developers to the Society free of any cost, charge or expense whatsoever.
- d) It is hereby clarified that in consideration of the development rights granted by the Society to the Developers under this agreement, the Developers have over and above the amounts that the Developers shall pay to the Society as mentioned in the succeeding paragraphs, agreed to provide to the Society the following premises in 'C' building:
 - i) The Developers shall provide free of cost one flat to each of the existing members in lieu of the similar type of flat presently occupied by them as under:

Flat Type	Carpet Area	No. of Flats	Total Carpet Area
A	488 Sq. Ft.	16	7,808 Sq. Ft.
B	680 Sq. Ft.	112	76,160 Sq. Ft.
C	845 Sq. Ft.	44	37,180 Sq. Ft.
		172	1,21,148 Sq. Ft.

- ii) Covered car parking spaces in the stilts and a podium level.
- iii) Open car parking spaces around the building.
- iv) Servants' toilet of 25 sq. ft. on the ground floor.
- v) The Developers will construct and handover to the Society, the Society's office of 200 sq. ft. built up area at their costs within the stilt area on the ground floor as per the layout and the same shall be lawfully constructed within the stipulated time as set out in Annexure IV hereto.
- vi) A Health Club of 1000 sq. ft. built up area on the podium / covered parking level with all the modern equipments as per the list annexed hereto at Annexure - V in between buildings 'B' and 'C' for the common use of members of buildings 'A', 'B', and 'C'.
- vii) 6 flats of 3100 sq. ft. carpet area shall be handed over to the Society, which the society may dispose off by sale or lease the same to third parties so as to generate fund for maintenance of 'C' building only.

17) The parties hereto are aware that diverse hardship would be suffered by the existing members and that on development of the property, the municipal taxes and other maintenance charges will increase.

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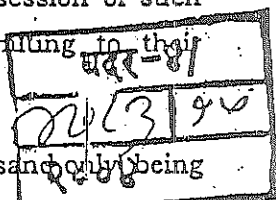
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Hence to meet the increased outgoings of the premises to be allotted to the existing 172 members, the Developers have apart from the newly constructed premises as described hereinabove agreed to pay the amounts as mentioned in this agreement towards the hardship compensation. The society shall issue receipts to the individual members as contribution towards hardship compensation in respect of the amounts paid by the Developers to the society or realized by the society on sale of certain premises agreed to be given by the Developers to the Society. The society shall deposit the said amount in fixed deposit and/or government securities, which shall be obtained in the joint names of the society and the existing members as described herein. The Developers, shall pay/provide the following amounts to the Society:-

a) Rs.2,95,20,000.00 (Rupees two crores ninety five lakhs twenty thousand only) to be given as a hardship compensation to the Society, and the said amount with interest thereon shall be utilised only for the exclusive benefit of the respective existing members and/or their heirs, successors and assigns. In the event the outgoings/ maintenance charges in respect of the Rehab tenements increases and/or more amounts are payable for any reason, the Society will recover the same from the members. This amount of hardship compensation shall be paid in installments in proportion to the new tenements that are handed over to the Society in each phase of construction. It is only after the proportionate amount of hardship compensation is handed over to the Society that the Society shall hand over the possession of such flats, which are vacated by the members after shifting to their respective new tenements.

b) Rs.94,85,000 (Rupees ninety four lakhs eighty five thousand only) being the premium calculated at the rate of Rs. 1000 per sq. ft. of built-up area for allowing commercial use of 18970 sq. ft. in Buildings 'A' and 'B' of the proposed layout. This amount shall also be kept in the joint names of the existing members and the Society on prora basis as mentioned in the preceding paragraph, but the said amount with interest thereon shall be utilised only for the exclusive benefit of the respective existing members and/or, their heirs, successors and assigns. This amount shall be paid by the Developers to the Society in the manner following:

- i) 20 % within one week of obtaining the first Commencement certificate in respect of the building having commercial premises.
- ii) 30 % within one week of completing the R.C.C. work of such commercial premises.
- iii) 25 % within one week of completing the brick work, plastering, plumbing and other allied works of such commercial premises.



iv) 25 % at the time of handing over possession of the commercial premises in the new commercial building in proportion to the commercial area handed over to the total commercial area or within one week of obtaining occupation certificate, whichever is earlier.

c) It is clearly understood that the amount of this hardship compensation is meant for maintenance of the 172 tenements to be allotted to the existing members of the Society. As and when the Society disposes off the additional flats agreed to be handed over by the Developers to the Society on sale or otherwise, the amount so realized shall also be added to the hardship compensation in the same manner, i.e. in the joint names of the concerned member and the Society on prorata basis as mentioned in the preceding paragraphs.

d) The purchasers of other sale premises in the new buildings that would be constructed and sold by the Developers shall not have any right to claim any amount out of this Hardship compensation. The Developers shall insert appropriate terms and conditions to this effect in the agreements for sale to ensure that the persons who purchase the flats and premises from the Developers do not claim any right in the said hardship compensation and/or in the premium etc. agreed to be paid by the Developers to the Society under this agreement and/or to the other funds that are presently available with the society. It is clearly agreed that the existing members of the society and their successors and the purchasers of flats and premises from the Developers shall always maintain their respective shares.

e) The Society shall always have a lien/charge over the new constructions that may be put up on the site for the amount of Rs. 1,30,25,000.00 that are payable under this agreement. The Developers to the Society and all the premises viz. 172 residential units, car parking spaces in stilt, podium and open spaces, community/activity hall, servants toilet, health club etc. are handed over in accordance with the terms and conditions of this agreement. However this lien/charge shall be released phase-wise as under:

- i) Phase I: When 76 flats admeasuring 53,444 sq. ft. carpet-up area are constructed in Wing 'A' of building 'C' and handed over to the Society and a sum of Rs.1,30,25,000.00 (Rupees one crore thirty lakhs twenty five thousand only) towards hardship compensation is paid over to the Society, the lien/charge of the society over and equivalent area i.e. 53,444 sq. ft. shall be released and the Developers shall be entitled to hand over possession thereof to the purchasers of these newly constructed premises in shops and in buildings A & B.

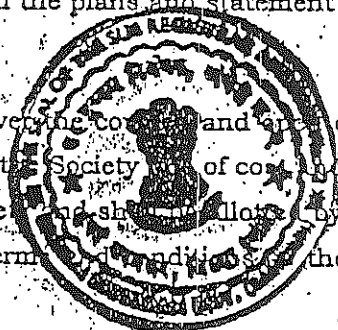
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- ii) Phase II: When 102 flats admeasuring 70,804 sq. ft. carpet-up area are constructed in Wing 'B' of building 'C' and handed over to the Society and a sum of Rs.1,64,95,000.00 (Rupees one crore sixty four lakhs ninety five thousand only) towards hardship compensation is paid over to the Society, the lien/charge of the society over the remaining area of buildings 'A' and 'B' shall be released and the Developers shall be entitled to hand over possession thereof to the purchasers of these premises.
- iii) Phase III: The podium / covered car parking, site development, compound walls, inside roads, drainage, lighting, gardening and other development works.

18) Initially the Developers shall construct Wing-A of the new building 'C' in the open space available in the said land and the existing members will be shifted in phases to such newly constructed Wing-A of building 'C' as per the layout. As and when the existing buildings become vacant on the members of the Society shifting to the new Wing-A. of building 'C', the existing buildings so vacated will be demolished in a phased manner, as more particularly described in the plans and statement annexed hereto as Annexure III.



The Developers shall hand over the covered and open car parking spaces mentioned hereinabove to the Society of cost of the same shall be under the control of the Society and shall be allotted by the Society to the existing members on such terms and conditions as the society deems fit and proper.



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20) The Developers shall construct new underground and overhead water tanks as per the capacity and the requirements of the exiting members and the new members but subject to the M.C.G.M. Rules and Regulations. The Developers shall also obtain additional water connections from M.C.G.M. at their own costs and expenses and shall comply with all conditions that may be imposed by the M.C.G.M. including for rainwater harvesting and Chief Fire Officer's requirements.

21) The Developers shall also at their own costs and expenses pay for the electric sub-station or any other facilities or expenditures, which are required to be provided as per the requirements of B.S.E.S. Ltd.

22) The existing drainage lines shall be discarded and new drainage lines shall be provided as per the requirement of M.C.G.M. and during the execution of the work temporary drainage lines shall be provided by the Developers at their own costs and expenses.

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23) The Developers shall provide the Internal Roads, with storm water drainage and lighting of adequate dimensions as per D.C. Regulations 1991 in Dense Bituminous Macadam and the cost for the same shall be borne by Developers.

24) The Developers shall at their own costs and expenses carry out the terms and conditions of layout, sanctioned plans, I.O.D. and C.C. issued from time to time. The Developers shall pay the taxes and dues in respect of the land under construction in respect of the said property. The Developers shall comply with all the requisitions that may be raised by the M.C.G.M. or by any other authority and shall pay all amounts in respect of the development of the suit property.

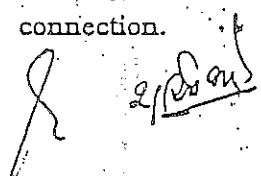
25) The lifts of OTIS or equivalent for minimum 6 persons shall be provided by the Developers at their cost. Two lifts shall be provided for each or the 2 wings of Building 'C'. However in case the Chief Fire Officer or any other authorities require more lifts to be installed or if any additional amenities are required to be put up by any authorities, the Developers shall provide the same at their own cost and expense.

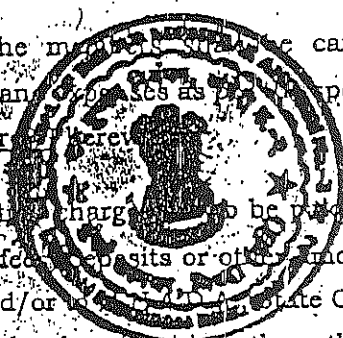
26) The new construction for the ~~main~~ ~~structure~~ shall be carried out by the Developers at their own costs and expenses as per the specification and list of amenities attached Annexure ~~here~~.

27) If any stamp duty or registration charge ~~is~~ to be paid in respect of this agreement or if any charges, fees, deposits or other amounts are required to be paid to the M.C.G.M. and/or ~~the~~ State Government or any of the approving/concerned local authorities, then the same shall be entirely borne and paid by the Developers and the existing members or the society shall not be liable to bear the same.

28) The Developers shall obtain at its own costs and expenses all the permissions, sanctions and N.O.C.s required from M.H.A.D.A. and other competent authorities under the said lease or otherwise prior to commencement of any work and prior to entering into any agreement for sale in respect of any of the tenements proposed to be constructed on the said property.

29) The Developers shall at their own costs and expenses either provide new electricity connection and meters in the building to be constructed for the existing members or alternatively get the existing electric connections transferred from the existing premises to the new premises in the Rehab premises at their own cost and expense. However the Developers shall ensure that none of the members of the Society remain without electric connection.



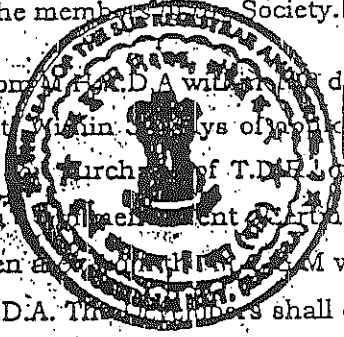


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The additional deposit if required to be paid for the electric connection in the new flats to be constructed for the existing 172 members of the society shall be paid by the existing members for their respective premises. The Developers shall provide new electrical wiring and fittings in the new building.

30) In the event the Society points out any defect in construction during the construction or during the defect liability period of one year from the date of receipt of occupation certificate, the same shall be set right by the Developers forthwith at their own costs and expenses and the debris for such work shall be removed from work site by the Developers at their own cost and expenses, latest within a week of completion of such work, failing which the society shall be entitled to get it removed from the site in a manner it deems fit and the expenditure towards the shifting shall be recovered from the Developers. However in case the members cause any damage to the new premises or carry out any additions or alterations of permanent nature and if as a result thereof any damage is caused to the new building or any portion thereof, the Developers shall not be liable to carry out the repairs to such damaged portions. In case of any dispute in this respect, the decision of M/s Ellora Project Consultants shall be final and binding on the parties hereto and the members of the Society.

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31) The Developers shall obtain approval from M.H.A.D.A. within 30 days from the date of execution of this agreement. Within 30 days of approval from M.H.A.D.A., the Developers shall pay a sum of T.D.F. of 60,000 Sq.Ft. The Developers shall obtain commencement certificate for construction of the first wing in the open area within 90 days of obtaining approval from M.H.A.D.A. The Developers shall complete the first phase of construction of Wing 'A' of building 'C' consisting of 76 flats and hand over the same duly completed after obtaining occupation certificate within 18 months of obtaining commencement certificate. The occupants of existing buildings 'A', 'B' and 'F' shall shift to the said 76 flats that are constructed in wing 'A' within the next 2 months. The Developers shall complete the second phase of construction of Wing 'B' of building 'C' consisting of 102 flats and hand over the same duly completed after obtaining occupation certificate within 21 months of the occupants shifting to Wing 'A' of building 'C'. The occupants of existing buildings 'C', 'D', 'E' and 'G' shall shift to the said Wing 'B' within the next 2 months. The Developer shall complete the work of site development and construction of podium/covered parking within the next 6 months from the date on which the occupants occupy wing 'B' of building 'C'. The Developers shall complete the construction of buildings 'A' and 'B' within 18 months of completion of site development and construction of podium.

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In the event of delay in obtaining the commencement certificate within the time mentioned hereinabove, or in the event of not completing any phase of the construction within the time prescribed herein, the Developers shall pay liquidated damages calculated @ Rs.1,00,000/- per day of such delay. However, in case of a delay in obtaining commencement certificate the cause for such a delay will be investigated by the Arbitrators for considering a suitable extension to the period or imposition of penalty as the case may be and the Arbitrator's decision shall be final and binding on both the parties hereto.

32) The Developers would apply for all the necessary permissions that may be required in the name of society including from M.H.A.D.A. or any other authority through the Society's architect and consultants M/s. Ellora Project Consultants and shall be assisted by the Society.

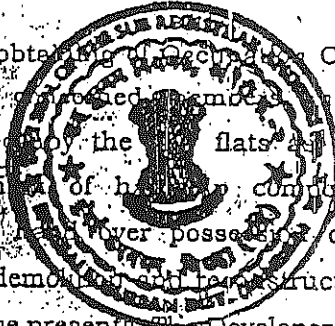
33) The professional fees of the Society's Architects and Consultants M/s. Ellora Project Consultants shall be borne and paid by the Developers, and a separate tripartite agreement is being executed simultaneously with them.

34) Within a period of 15 days of obtaining the Certificate for the portion of new building the proposed members shall vacate their respective existing flats and occupy the flats as allocated by the Society but subject to payment of housing compensation by the Developers. The Society shall have full possession of such vacated building to the Developers for demolition and reconstruction in a phased manner as envisaged under these presents. The Developers in coordination with its Architects M/s Ellora Project Consultants shall intimate to the Society 30 days in advance regarding the completion of newly constructing building and application for occupation certificate to enable the Society hand over the flats to its members. However, the Society shall be entitled to inspect the flats so constructed to satisfy that the same are in accordance with agreement and tender specifications before requiring the member to shift from the existing tenement to new tenement.

35) The Developers will deal directly with all matters pertaining to the expenditure of the development works and income that may be received in respect of the sale premises to be sold by the Developers under this agreement and the Society, its managing committee, and members shall not interfere in the same.

36) The Society would engage the services of expert Advocate/Solicitor to draft an agreement for Development and other documents with the Developers and the professional fees for the same shall be borne and paid by the Society.

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37) The Developers shall from time to time and at all times to come, indemnify and keep indemnified, saved, defended the Society from and against all losses, damages, litigations, claims, demands and costs that may be made and/or raised by any one or incurred by the Society as a result of any act or omission on the part of the Developers, sub-contractors and employees of the Developers and/or for breach of this agreement and/or breach of any rules, regulations bye-laws and/or statute governing the development and construction.

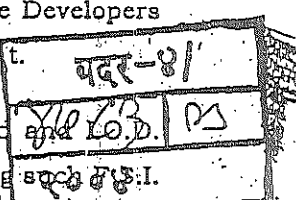
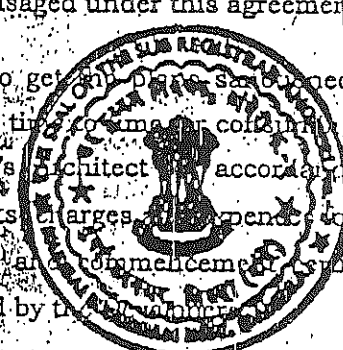
38) During the subsistence of this agreement, the Society may permit transfer of any premises or membership of the existing members, but the transferee will be bound by this agreement and shall be entitled to all the benefits that the existing member is entitled to. However the Society will at the time of such transfer inform the transferee about this agreement, and before admitting such transferor obtain writing from such transferee member of the Society that he shall adhere to all the commitments made by the transferor member in connection with this development agreement.

39) The Society shall at the request and costs of the Developers, sign and execute all applications, plans, letters, declarations, writings etc. for the purpose of obtaining permissions of the authorities concerned including the Municipal Corporation of Greater Mumbai, M.H.A.D.A. the Competent Authority under the ULCR Act, for the purposes mentioned in these presents and/or as may be necessitated and essential for the Developers for implementing the project as envisaged under this agreement.

40) The Developers shall be entitled to get the Plans sanctioned and issued and amend such plans from time to time or conforming such P.S.I. with the concurrence of Society's Architect in accordance with this agreement. Premium and other costs charges, expenses for getting the plans sanctioned, obtaining I.O.D. and commencement certificates from time to time shall be borne and paid by the Developers.

41) Upon execution of these presents the Developers shall have the following rights, which shall be exercised by them at their own costs, expenses, risks and responsibilities:-

- a) To approach all authorities for obtaining necessary N.O.C., permissions, sanctions etc. for the implementation of the project envisaged under this agreement.
- b) To get the plans for construction on the said plot prepared and get the same sanctioned and/or modified, altered and get the same sanctioned and/or modified, altered, varied or amended from time to time as the Developers may desire in consultation and with the concurrence of the Society and its architect.



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37) The Developers shall from time to time and at all times to come, indemnify and keep indemnified, saved, defended the Society from and against all losses, damages, litigations, claims, demands and costs that may be made and/or raised by any one or incurred by the Society as a result of any act or omission on the part of the Developers, sub-contractors and employees of the Developers and/or for breach of this agreement and/or breach of any rules, regulations bye-laws and/or statute governing the development and construction.

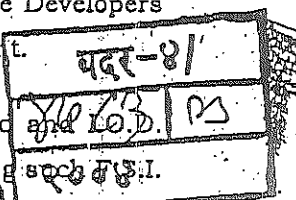
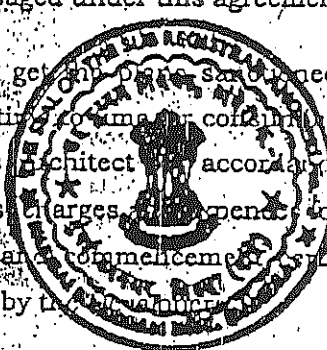
38) During the subsistence of this agreement, the Society may permit transfer of any premises or membership of the existing members, but the transferee will be bound by this agreement and shall be entitled to all the benefits that the existing member is entitled to. However the Society will at the time of such transfer inform the transferee about this agreement, and before admitting such transferor obtain writing from such transferee member of the Society that he shall adhere to all the commitments made by the transferor member in connection with this development agreement.

39) The Society shall at the request and costs of the Developers, sign and execute all applications, plans, letters, declarations, writings etc. for the purpose of obtaining permissions of the authorities concerned including the Municipal Corporation of Greater Mumbai, M.H.A.D.A. the Competent Authority under the ULCR Act, for the purposes mentioned in these presents and/or as may be necessitated and essential for the Developers for implementing the project as envisaged under this agreement.

40) The Developers shall be entitled to get the plans sanctioned and issued and amend such plans from time to time or containing such P.S.I. with the concurrence of Society's Architect in accordance with this agreement. Premium and other costs charges, expenses for getting the plans sanctioned, obtaining I.O.D. and commencement certificates from time to time shall be borne and paid by the Developers.

41) Upon execution of these presents the Developers shall have the following rights, which shall be exercised by them at their own costs, expenses, risks and responsibilities:-

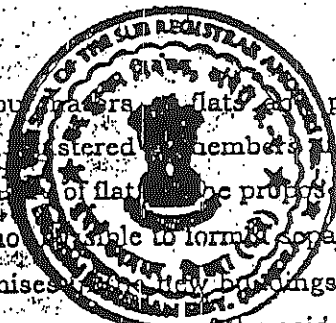
- a) To approach all authorities for obtaining necessary N.O.C., permissions, sanctions etc. for the implementation of the project envisaged under this agreement.
- b) To get the plans for construction on the said plot prepared and get the same sanctioned and/or modified, altered and get the same sanctioned and/or modified, altered, varied or amended from time to time as the Developers may desire in consultation and with the concurrence of the Society and its architect.



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- c) To put up and/or erect signboards upon the said plot as also to issue advertisement in newspapers and other medias as it may be deemed fit by the Developers, announcing the sale of tenements, premises, shops on ownership basis.
- d) To commence, carry on and complete construction by themselves, or by engaging any contractors, sub-contractors, agents, etc.
- e) To dispose of in their own name or in the name of their nominee or nominees on ownership basis, flats, shops, tenements, premises, etc. in Buildings 'A' and 'B' to be constructed on the said plot to the persons of their own choice at the price and on the terms and conditions as may be fixed by the Developers, and to appropriate the sale proceeds thereof without in any way being accountable for the same to the Society and to enter into agreement for such purpose. However, the Developers shall not put the purchasers of the dwelling units, flats, tenements, shops, premises in possession thereof till the Society releases its charge over the portion of the premises in the new buildings that will be constructed by the Developers in accordance with clause 16 above.

f) For the purposes aforesaid to do all acts, deeds, matters and things as may be necessary or required.



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To form a separate society of purchasers of flats and premises of buildings 'A' and 'B' and get them registered as members of the Society that may be formed by the purchasers of flats in the proposed buildings 'A' and 'B'. However in case it is not possible to form a separate society of the purchasers of various premises in buildings 'A' and 'B', the said premise owners shall join as members of the said Society but shall have no right now or in future in the hardship compensation and other common amenities (except the Health Club) and premises provided specifically for the existing members of the Society by the Developers. However the said purchasers of premises in the sale premises shall have a right to manage the affairs of building 'A' and 'B' to be constructed on the said property. The Developers shall ensure that there is no breach of lease in respect of the said property while forming a separate body of purchasers of premises in buildings 'A' and 'B' to be constructed on the said property. However in case it is not possible to form a new society, the Society may accept the purchasers of new premises as members of the Society on the payment of share money, entrance fees etc. as per prevailing rules on the request made by the Developers and on the written application of such purchasers.

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In such an event, the new members so admitted in respect of the newly constructed premises shall have limited rights in respect of only the premises so purchased by them, and shall not claim any rights in the existing funds of the society and/or the hardship compensation and other amounts and benefits to be given by the Developers to the Society and/or its existing members.

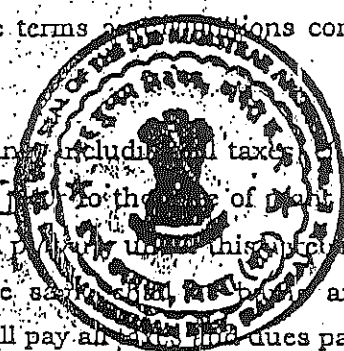
42) In case if a new society in respect of building 'A' and 'B' cannot be formed, in that event, on the Developers handing over to the Existing Members their respective flats subject to the terms and conditions contained herein and the Developers carrying out their obligation under these presents, the Society shall on recommendation in writing by the Developers and the member admit all the purchasers of the premises as new members who may acquire the flats/tenements/ premises from the Developers into the membership of the Society and also issue the share certificate to such members without any objection and demur against the N.O.C. issued by the Developers and against their respective applications for membership to the Society submitted in the prescribed Forms, without charging or recovering any fees or charges or donations by whatever name it may be called or described but subject to payment of share money and entrance fees as applicable.

The proposed members shall be either individuals or Public limited Company or firm or such other persons as may be permitted under the provisions of Maharashtra Co-operative Societies Act, 1960.

44) In case for any reason the Agreement of any proposed purchaser is terminated, the Developers shall forthwith inform the Society about the same before the said purchaser is admitted as a member.

45) In case, a new society in respect of building 'A' and 'B' cannot be formed, in that event, when required by the Developers the Society will issue letter to the proposed member informing him that he/she/they will be admitted as members of the Society on the terms and conditions contained in these presents.

46) The Society shall pay all outgoing including taxes, charges and levies that are payable for the period [] to the date of grant of the license to enter upon and develop the said premises under this agreement as provided hereinabove and thereafter the same shall be paid by the Developers. The Developers shall pay all taxes and dues payable in respect of the land under construction. The Society shall continue to pay the taxes in respect of the existing tenements occupied by its members till they shift to their respective premises in Rehab premises in building 'C'.



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However the Society shall pay taxes and outgoings in respect of building 'C' after the members of the Society occupy the same and provided the Developers have handed over the hardship compensation and other benefits in respect thereof to the Society and/or to the existing members.

47) On and from the date of execution of this agreement, the Developers shall have a license and right of entry to the said property for complying with the terms and conditions of this agreement without any further or other acts on part of the parties hereto. It is clearly agreed that possession of the said property shall always remain with the Society, and possession of the said premises is neither given nor intended to be given to the Developers.

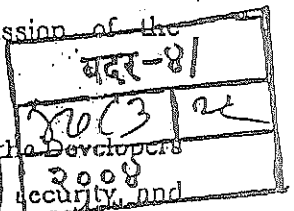
48) The Developers' license under this Development Agreement shall be valid and subsisting till the grant of the Building Completion Certificate (B.C.C.) or for 6 months of grant of last Occupation Certificate (O.C.) in respect of the said new buildings by the Brihanmumbai Municipal Corporation whichever is earlier and thereafter only till all flats, commercial and other premises are sold.

49) The license and right of entry granted by the Society to the Developers will be a license and right of entry to the Developers their Architects, R.C.C. Consultants, Advocates, Solicitors, their contractors, site supervisors, labour contractors, material suppliers, labourers, watchmen, transport vehicles, agents and others for the purposes set out in these presents, to be on the site of the buildings to be constructed on the said property during the subsistence of this agreement, as also to store the building materials and build a site office in the compound of the property.

50) The Developers shall during the period of construction take statutory insurance policies including third party insurance policies at their own cost and expense.

51) The Developers are hereby granted permission to install a pucca Site Office and Store Room/Godown at the site to be mutually decided within the said property of the Society until the construction work is completed under these presents, provided the Developers obtain the permission of the authorities concerned in respect thereof.

52) Within 3 months of obtaining the last occupation certificate the Developers shall at their own costs and expense provide security for the Developers, other persons, the toilets, the workers quarters, the site office and other constructions so put up.



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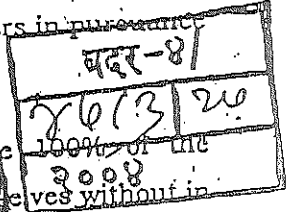
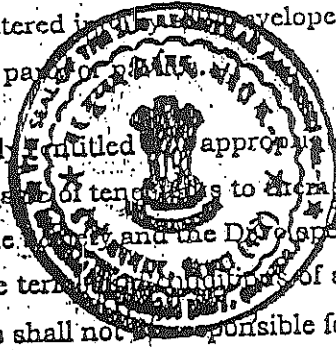
53) The Developers shall bear and pay all costs of construction of the proposed construction including costs, charges and expenses of obtaining all permissions, approvals, sanctions, statutory or otherwise, N.A. orders, I.O.D. and Commencement Certificate as also payments to the M.C.G.M. by way of deposits, security deposits, scrutiny fees, development charges, land under construction, debris deposit or any other charges, payments to architects, engineers, contractors, labour contractors, suppliers of building materials, workmen, employees, security staff and cost of acquiring additional T.D.R. to be purchased from M.H.A.D.A. and other expenses relating to the development of the said property.

54) The Developers shall further be entitled to at their own costs and expenses appoint any Contractors and/or sub-contractors for the purpose of doing any of the jobs to be done by the Developers in terms hereof, at the entire risk and responsibility of the Developers. The Developers shall always be liable for any act or omission of any of such contractors, sub-contractors etc.

55) The Society and its members shall fully co-operate with the Developers and with all the representatives of the Developers i.e. Architects, Engineers, Officers, Staff, Labourers, Employees, appointed by the Developers. The Society shall also co-operate in supplying of the original title documents/deeds to the advocates of the Developers as and when required and/or to other information and papers required by all or any of them for submission to various development authorities including the Brihan Mumbai Mahanagarपालिका and also for taking measurements of the existing tenements and the measurement of the buildings and its terrace portion and construction of additional flats.

56) The Developers shall be entitled to enter into any writing, including allotment letters, agreements with the proposed purchasers of the sale premises for such consideration and on such terms and conditions as they may deem fit on principal to principal basis and the Developers shall comply with all the terms and conditions of all such agreements so entered into by the Developers with any such third parties. The Developers shall keep the Society indemnified in respect of any or all claims or disputes arising out of the agreements entered into by the Developers in pursuance of this agreement with any third party or parties.

57) The Developers shall be solely entitled to appropriate 100% of the consideration received from the sale of tenements to themselves without in any way being accountable to the Society and the Developers shall be liable and responsible to carry out the terms and conditions of such agreements and Society and/or its Members shall not be responsible for the same,



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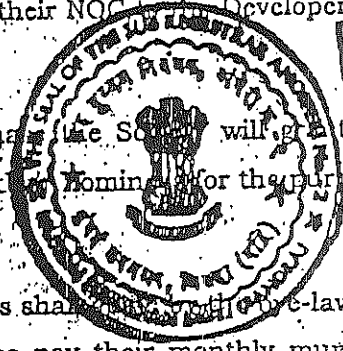
subject to the Developers complying with their part of the contract in respect of payments to society and handing over the various premises in building 'C' to the society as per this agreement.

58) Subject to the terms and conditions hereof the purchasers of the sale premises in buildings 'A' and 'B' to be constructed on the said property shall at their risk and responsibility be free to borrow housing loans from any financial institution/bank/organization/ employer by mortgaging their respective flats allotted to them. The repayment of the loans, interest and other charges on such loans shall be the sole responsibility of the proposed purchaser who is availing such loan. However, on non-payment of the loan by the proposed purchaser, the recourse available to the financial institution would be only to such premises and the premises owner and not to the said property or any part or portion thereof. The Society and/or the Existing Members shall be deemed to have granted their N.O.C. to the flat allottee to raise housing loans.

59) The Developers shall be entitled to take loan and/or borrow money from Bank / any Financial Institution / Organisation against the security of sale premises and security of the portion of the said premises on which the same are to be constructed PROVIDED HOWEVER that the Developers shall use the amount so borrowed for the purpose of development and construction as envisaged under these presents. Such borrowings shall be by the Developers on principal-to-principal basis. The repayment of such loans interest costs and other charges on such loans shall be the sole responsibility of the Developers and the entire loan is to be liquidated simultaneously with sale of all the flats / shops in the sale premises. However, on non-payment of the loan by the Developers, the recourse available to the Bank / Financial Institution / Organisation would be only to such sale premises and such portion of the said premises. The Society and/or existing members and the remaining property shall in no way be liable or responsible for the same. The Society and/or the existing members shall be deemed to have their NOC to Developers for raising such loan/s.



60) On receipt of IOD for the first phase the Society will grant attorney to the Developers and/or their nominees for the purposes set out in these presents.



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61) The purchasers of the new premises shall be bound by the bye-laws, rules and regulations of the Society and also pay their monthly municipal taxes, Society charges and other outgoings in respect of their respective flats/premises allotted to them, regularly to the separate society that may be formed by them, without laying any claim on the hardship compensation held by the Society for its existing members.

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62) The Developers shall look after the maintenance of the buildings 'A' and 'B' and shall be liable to pay maintenance and other outgoings to the concerned authorities and persons. However the Developers shall maintain accounts in respect of the amounts recovered and the amounts spent and shall hand over the said accounts to the Society that may be formed or if cannot be formed, to the Society. However if any flat is not sold, the Developers shall pay the outgoings in respect thereof and shall keep the Society indemnified in this respect.

63) During the period of construction, the Developers shall also be entitled to draw water from the water taps for drinking purposes only and shall pay for the same as per the sub-meter to be fixed. As far as water required for construction is concerned, the Developers shall obtain a separate water connection at its own costs and expenses.

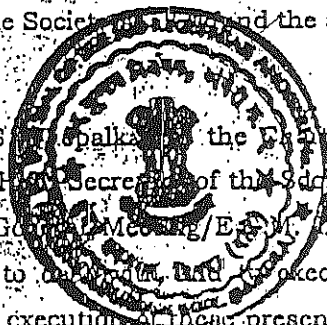
64) Under no circumstances, the Developers shall ask for any amount from the Society or any contribution from its members towards expenses for putting up such construction.

65) All unsold flats and premises in buildings 'A' and 'B' shall always belong to the Developers and the Developers alone shall be entitled to allot the same as provided in these presents and bear pay taxes, levies etc.

66) All necessary deposits, premiums, development charges payable to B.M.C. and/or to any other authorities including B.S.E.S. Ltd. in respect of the new construction shall be borne and paid by the Developers only. If and when the Society receives any refund of any amount of such deposits that have been paid by the Developers, the Society shall hand the same to the Developers.

67) The Society has appointed Mr. S. S. [Signature] as the Chairman of the Society and Mr. Victor Dias as the Secretary of the Society vide its Resolution passed in the Special General Meeting/E.G.M. held on the _____ day of _____, 2003, to execute all the documents with the Developers. On execution of these presents, the said Society will hand over to the Developers copies of all the aforesaid Resolutions and other necessary documents. If the Developers require any other papers documents, plans, I.O.D., C.C. the Developers will make their own arrangement at the costs, charges and expenses of the Developers in the event the same are not available with Society.

68) The Society and the Existing Members hereby agree and undertake with the Developers that they will not deal with or dispose off or create any third party right, title and interest in respect of the said flats, which are earmarked for sale by the Developers being the sale premises.



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69) The Developers shall also be entitled to put up their name-board on the said property and appoint agents for allotting new flats and car parking spaces in the said new buildings 'A' and 'B' and fix and pay their remuneration/commission.

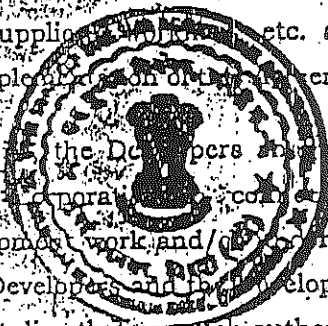
70) It is agreed by the parties hereto that since on the basis of this Agreement, the Developers shall have to incur expenditure and fulfill several obligations (including financial obligations as herein mentioned) the said Society and the Existing Members will not be entitled to and will not cancel terminate and/or rescind this Agreement for the grant of Development Rights or any other Agreement as shall be executed pursuant to this Agreement. Provided however, notwithstanding anything contained in this agreement if the Developers do not obtain permission from M.H.A.D.A. within 180 days of the date of this agreement, the Society shall be entitled to terminate this agreement after a grace period of 30 days, which grace period shall be subject to the Developers paying liquidated damages @ Rs.1,00,000/- per day. However in case of delay, the cause of the delay shall be investigated by the Arbitrators and if found eligible a suitable extension to the period will be granted alternatively if the delay is on the part of the Developer the penalty as above will be imposed and the decision of the Arbitrators shall be binding on both the parties hereto.



The Developers agree to indemnify and keep indemnified the Society against all losses, damages, claims, actions, prejudices or proceedings in respect of the terms and conditions which are required to be fulfilled by the Developers qua the Society under these presents and shall indemnify all losses that the Society may sustain or suffer by reason of the Society, permitting the Developers to put up the construction thereon and/or by virtue of any agreement entered into with any contractor, sub-contractor, sub-Developers, material suppliers, etc. and liability and/or arising out of the implementation of this Agreement.

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72) Whatever refundable deposits the Developers may have to pay to any authorities including the Corporation in connection with the said construction and/or development work and/or for these presents, the same shall be paid by the Developers and the Developers shall be entitled to get refunded their deposit directly from such authorities and in order to enable the Developers to obtain the same the Society shall sign all writings applications, letters etc. as may be required by the Developers. In case any deposit is refunded to the Society by such authority, the Society will reimburse the Developers to the extent of the amount received by them.



73) As and when required by the Developers and the Society shall make, sign and execute or cause to be made signed and executed all papers, affidavits, applications, forms, deeds, documents, etc. and shall do or cause to be done all deeds, things and matters as may be necessary and required for

[Handwritten signature]

the purpose of putting into effect the intention of the parties hereto, provided however, the cost, charges and expenses thereof shall be borne and paid by the Developers herein save and except as otherwise provided therein.

74) As an essential part of this agreement it has been agreed, declared and confirmed between the parties hereto as follows:-

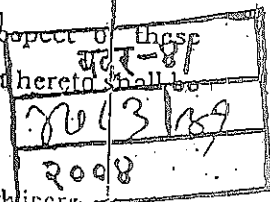
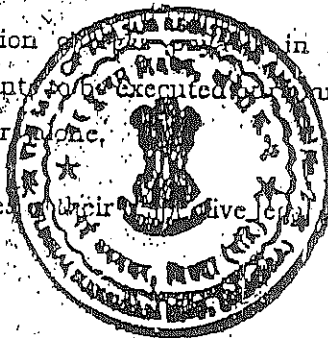
- a) That by this agreement no possession is transferred or intended to be transferred in favour of the Developers within the meaning of the Bombay Stamp Act, in force or any other law or legislation. However this development agreement shall be duly stamped and registered at the cost of the Developers within 30 days of the date of execution of this agreement.
- b) That the possession of the said land is and shall always remain with the Society.
- c) This Agreement shall not be construed as a Partnership or Joint Venture or Agreement of Partnership and the same shall be on Principal-to-Principal basis.



75) Any dispute that may arise in interpretation of these presents or in respect of the agreements that would be executed by the members of the Society or for any other reason in respect of the development of the property then the same shall be referred to the arbitration of 2 Arbitrators viz. (1) The legal advisor of the Developers Mr. Kantibhai Underkat or another legal advisor of the Developers and (2) The legal advisor of the society Mr. M. A. Chandan or another legal advisor of Society. However the said two arbitrators shall appoint a third arbitrator as per the provisions of the Arbitration and Reconciliation Act. The decision of the Arbitrators shall be final and binding upon both the parties. The arbitration shall be in accordance with the provisions of the Arbitration & Conciliation Act, 1996 or any modification thereof and shall be held in Mumbai.

76) All stamp duty and registration charges in respect of these presents and any other documents to be executed hereunder shall be borne and paid by the Developer.

77) Each party will bear and pay fees of their respective legal advisors.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hand and seal on the day and year first hereinabove mentioned.

[Handwritten signatures]

THE SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of vacant land bearing S. No. 106-A (part) ^{C.P.S.No. 195 (part)} situated at Andheri Versova Road, Andheri (West) and admeasuring about 12,912 square yards i.e. 10,796 square meters or thereabouts at Andheri in Greater Bombay in the Registration Sub-District of Bandra and bounded as follows:

- On and towards the North by : 40 feet wide road.
- On and towards the South by proposed : 40 feet wide road.
- On and towards the East by : 60 feet wide road.
- On and towards the West by : 60 feet wide road.

SIGNED SEALED AND DELIVERED BY)
THE withinnamed "THE SOCIETY")
M/S. GODI KAMGAR SAHAKARI)
GRIHAN SANSTHA LTD.)
in the presence of ...)

1. Ujari K. Pisharady
2. E. G. Randive
(C.G. Randive)

SIGNED SEALED AND DELIVERED BY)
withinnamed "DEVELOPERS")
BHARAT INFRASTRUCTURE &)
ENGINEERING PVT. LTD.)
whose common Seal is)

hereunto affixed pursuant to the)
resolution of the Board of Directors of)
the Company passed on the 5th day)
of December, 2003 by the hands of)
Shri. H. S. Wadhwa)
in the presence of H. S. Wadhwa)

1. H. S. Wadhwa
2. H. S. Wadhwa

RECEIVED the day and year first)
hereinabove Written of and from the)
withinnamed Society A sum of)
Rs.25,00,000.00 (Rupees Twenty Five)
Lakhs only) being the amount of)
earnest Money to be paid by them,)
us by Cash/Cheque No.546696 on)
State Bank of India dated 8.12.2003)

- WITNESS
1. Ujari K. Pisharady
 2. E. G. Randive

E. G. Randive
(C.G. Randive)

WE SAY RECEIVED
M/s. Godi Kamgar Sahakari Grihan Sanstha Ltd.

Secretary / Chairman

2/12/2003

[Signature]

For Bharat Infrastructure & Engineering Pvt. Ltd.
[Signature] A. Bay
Director



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No 3/32
2008

2/12/2003

Annexure - I

Plan showing the land leased in red coloured boundary lines

Annexure II

List of members of the said Society with other particulars like premises in their respective possession.

Annexure III

Tentative layout for the proposed re-development and reconstruction of said property approved by the Society and its members showing the proposed phase-wise development.

Annexure IV

Amenities to be provided in the Society's office.

Annexure V

List of the modern equipments to be provided in the health club.

Annexure VI

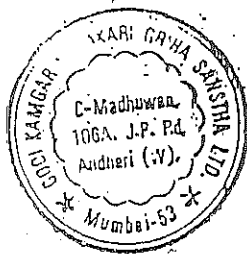
Specification and list of amenities to be provided in the new construction for the members by the Developers.

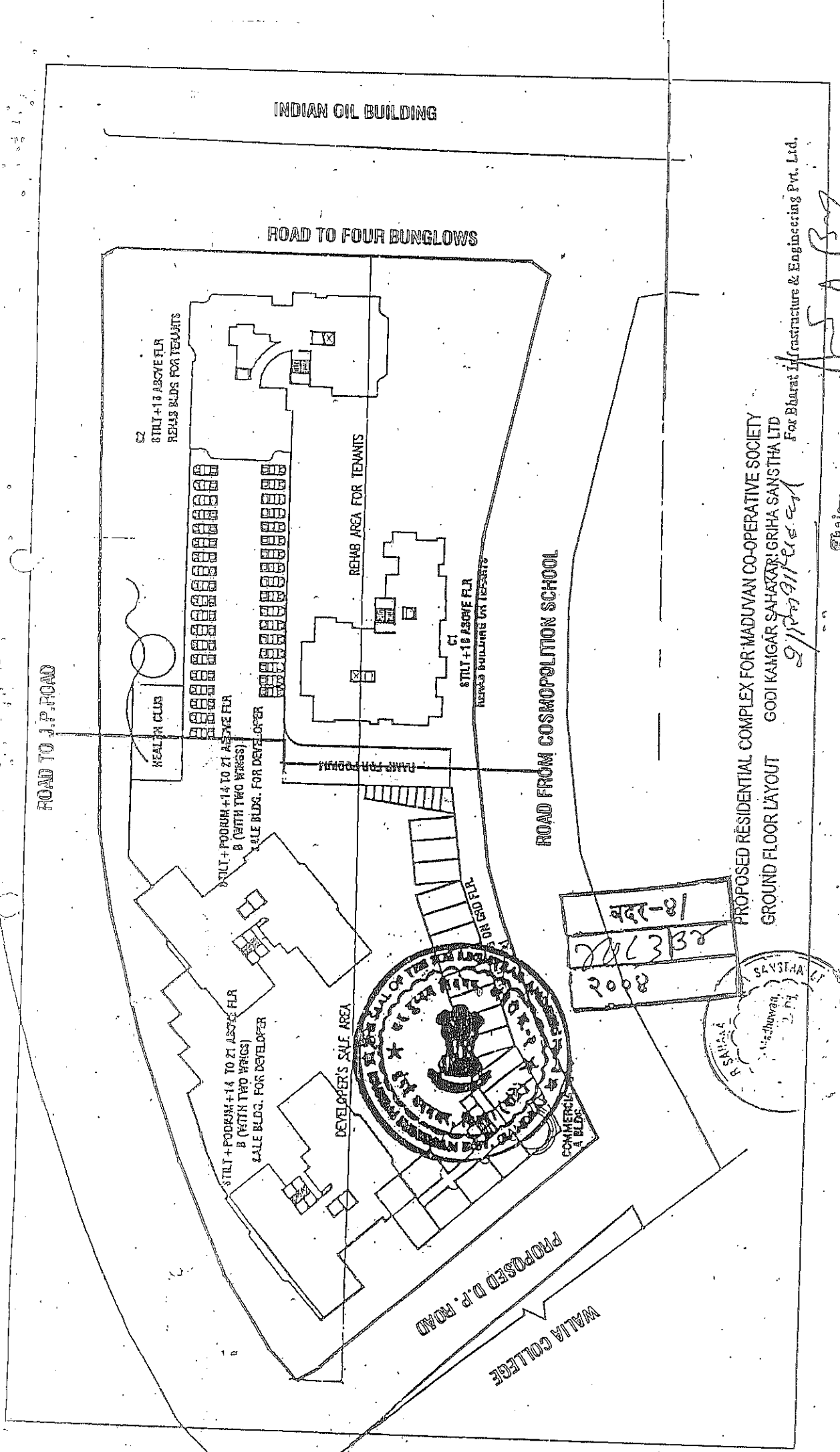
GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD.

For Bharat Infrastructure & Engineering Pvt. Ltd.

[Signature]
Chairman

[Signature]
Director
10/13-87
10/13
2008





PROPOSED RESIDENTIAL COMPLEX FOR MADUVAN CO-OPERATIVE SOCIETY
 GROUND FLOOR LAYOUT GODI KANGAR SAHAKARI GRIHA SANSTHA LTD

For Bharat Infrastructure & Engineering Pvt. Ltd.

Signature

Chairman

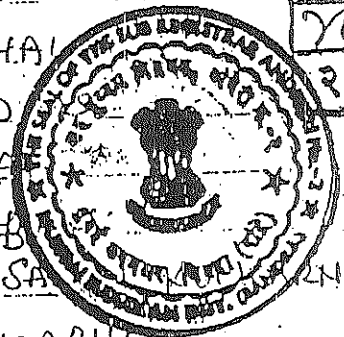
Director

Signature

LIST OF MEMBERS AS ON 21 NOV, 2008.

LOT NO.	NAME OF MEMBER.
A/001	MR. WALTER JACOB
A/002	MR. R.S. BHAIKAR
A/003	MR. A.A. DALAL
A/004	MR. NARENDRA VITHAL THAKRE
A/005	MRS. N.S. PHATARDHOD
A/006	MR. S.A. DHURI
A/007	MR. ROHIT S. MEHTA
A/008	MRS. B.H. SAWANT
A/009	MR. K. BALAMURUGAN
A/010	MR. JERRY CHERIAN
A/011	MRS. LEELA PUROHIT
A/012	MRS. SAMASHATI M. KOTIAN
A/013	MR. RAVACHAND L. BAJANI
A/014	MR. NARENDRAKUMAR S.
A/015	MR. ... M.H. TIKAM
A/016	MR. C.T. NERURKAR
A/017	MR. UDAY SHANTARAM LAD
A/018	MR. A.J. NAZ
A/019	MRS. S.G. ATHAI
A/020	MRS. V.G. MUD
A/021	MR. A.D. DESAI
A/022	MRS. A.V. PRABHU
A/023	MRS. DEEPAI SAHAY
A/024	MR. S.B. KULKARNI
A/025	MRS. N.B. PATEL
A/026	MRS. V.V. NAIKUDE
A/027	MRS. ROBERT D'SOUZA
A/028	MR. M.S. AKERKAR
B/029	MRS. SUNANDA S. SAWANT

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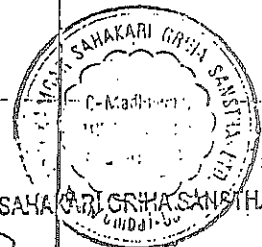
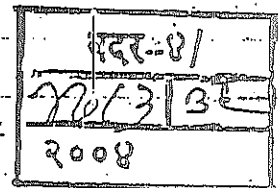
For Bharat Infrastructure & Engineering Pvt. Ltd.

A. B. B. B.
Director

GODI KAMGAR SAHAKARI GPHS SANGH LTD. PUNE

...
Chairman

FLY NO	NAME OF MEMBER
B/030	MR. S.S. BHOPALKAR
B/031	MR. C.G. RANDE
B/032	MRS. M.S. SINDHE
B/033	MR. W.D. SAWANT
B/034	MRS. ROHINI CHANDRAKANT POTIAR
B/035	MRS. S.M. DESAI
B/036	MR. E.K. RASTENDRAN NAMBIAR
B/037	MR. S.S. SALVI
B/038	MRS. K.R. KULKARNI
B/039	MR. SUNEEL A. PRADHAN
B/040	MR. G.S. PALAV
B/041	MRS. MADHURANI S. JALNAL
B/042	MR. S.S. TANKIKAR
B/043	MR. R.H. PATEL
B/044	MR. NANUH MARU
B/045	MR. VICTOR DIAS
B/046	MRS. K.P. KOLAMBKAR
B/047	MR. D.P. SAMANT
B/048	MRS. S.G. M.
B/049	MRS. R.A.
B/050	MRS. V.
B/051	MR. SA.
B/052	MRS. S.
C/053	MR. V.B.
C/054	MR. S.D. PEDNEKAR
C/055	MR. K.R. PRADHODESAI
C/056	MRS. S.S. PALAV
C/057	MR. U.K. PISHAROOY
C/058	MRS. R.B. SAWANT
C/059	MR. K.S. NAIR



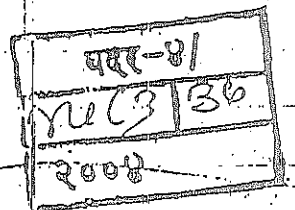
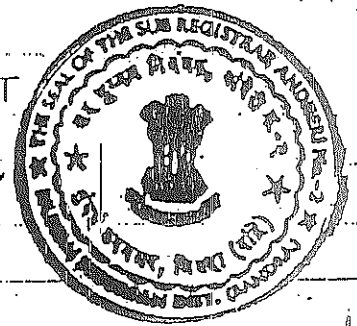
For Bharat Infrastructure & Engineering Pvt. Ltd.

A. Bay
Director

GODI KAMGAR SAHAKARI GRHA SANSTHA LTD

[Signature]
Chairman

FLAT NO.	NAME OF MEMBER.
C/060	MR. SHEKHAR H. PATIL
C/061	MRS C. D'SOUZA
C/062	MR. A.B. PHANSALKAR
C/063	MR. ASHOK MENCH
C/064	MR. RAMESH CHANDRA KAPoor
C/065	MRS. KAMLABEN V MISTRY
C/066	MR. M.H. MULLA
C/067	MRS. N.V. MISTRY
C/068	MR. L.J. D'SA
C/069	MRS U.P. DIVEKAR
C/070	MR. J.M. D'SOUZA
C/071	MR. D.V. RANGHEKAR
C/072	MRS. SANGEETA P SAWANT
C/073	MR. A.L.J. REGO
C/074	MR. SANJAY ASTHANA
C/075	MRS. S.A. PATHARE
C/076	MR. P.V. MADKAIKAR
D/077	MR. R.D. CHAVDA
D/078	MR. A.L. D'SOUZA
D/079	MR. R.V. AWERKAR
D/080	MR. S.G. GHARAT
D/081	MR. R.D. JOSHI
D/082	MR. LANCELOT C. D'SOUZA
D/083	MR. K.T. PINGOLKAR
D/084	MR. M.S. MITHAVKAR
D/085	MR. ANANT SHANKAR PATKAR
D/086	MR. A.M. PADGAONKAR
D/087	MR. J.R. BORSE
D/088	MR. A.S. D'SOUZA
D/089	MR. F.V. NAZ



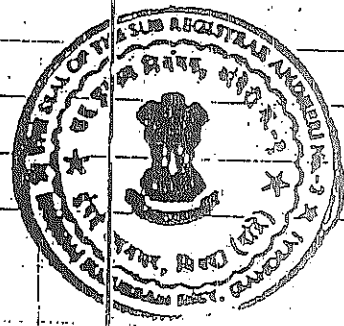
For Bharat Infrastructure & Engineering Pvt. Ltd.

A. B. B. B.
A. B. B. B.
Director

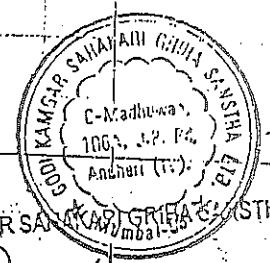
GODI KANGAR SAHANI & CO.

g. R. g. R. g. R.
Chairman

FAT NO	NAME OF MEMBER
D/090	MRS. R.P. KULKARNI
D/091	MRS. P.G. MOKASHI.
D/092	MR. SUBHASH RAMCHANDRA SASTE
D/093	MR. S.G. DESAI
D/094	MRS. S.B. SAMANT
D/095	MR. B.A. JAVERI
D/096	MR. G.A.K. SHAIKH.
D/097	MRS USHA BHASKAR PAWASKAR
D/098	MRS. N.S. SHETH.
D/099	MR. K.S. KAWLE
D/100	MR. S.S. KANVINDE
D/101	MRS AMITA VAIDYA
D/102	MRS. H.S. SHAIKH.
D/103	MRS. S.R. JAVERI
D/104	MR. OSLYN J. CARVALHO
E/105	MR. S.R. WACH.
E/106	MRS. R.R. SATGAR.
E/107	MR. J.F. D'SOUSA.
E/108	MR. S.T. SHINDE
E/109	MR. U.M. MADAN.
E/110	MR. V.S. KANVINDE
E/111	MRS. K.N. KOGLIKAR
E/112	MR. SHRISH. A. KARTIK
E/113	MRS. S.R. VICHARE
E/114	MRS. P.B. BAGWE
E/115	MR. T.N. SAMANT
E/116	MRS. ANNIE FERNANDES.
E/117	MR. K.N. SHIRODKAR
E/118	MR. N.G. KAMAT
E/119	MRS. TRUPTI V SAWANT



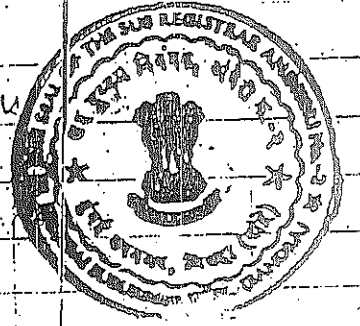
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For Dharat Infrastructure & Engineering Pvt. Ltd.
A. Say
Director

GODI KAMGAR SANGHATANA MUMBAI LTD
KARTI GRIHA
Chairman

FCATNO.	NAME OF MEMBER.
E/120	MR JAGDISH MORE x PRAMOD MORE
E/121	MR. P.B. KORNAR
E/122	MR. P.K. NAIK
E/123	MR. F. D'SOUZA
E/124	MR A.S. MOODBIDRI.
E/125	MR D.R. SARDesai
E/126	MRS. MANIBEN KRISHNOLAL MISTRY.
E/127	MR. V.D. SHARMA.
E/128	MR. M.B. MISTRY.
F/129	MR. C.E. LACERDA.
F/130	MRS. I.V. KAMAT
F/131	MR. J.M. KAMDAR
F/132	MR. P.M. SALASTEKAR
F/133	MR. J.T. RODRIGUES
F/134	MR. R.Y. NADKARNI.
F/135	MRS. BABRUNISA. A.R. SHAIK
F/136	MRS. J.A. LACERDA.
F/137	MR. C.P. PANGAM.
F/138	MR. M.B. LAD.
F/139	MR. S.L. PEDNEKAR
F/140	MRS. HEERA DEVICHAND CHOUDHRY
F/141	MR. M.P. CHITRE
F/142	MR. I.I. TALWAR.
F/143	MRS. NAYANA SALASTEKAR.
F/144	MR. P.D. KULKARNI.
F/145	MR. P.B. MASHALKAR
F/146	MR. R. CASTILLO
F/147	MR. PRAVIN VASANT KAMBLI
F/148	MRS. V.R. NAIK
F/149	MR. J. MANIYAR



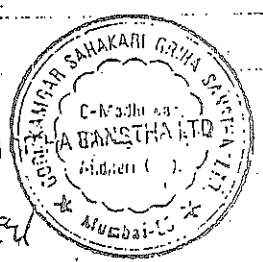
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For Bharat Infrastructure & Engineering Pvt. Ltd.

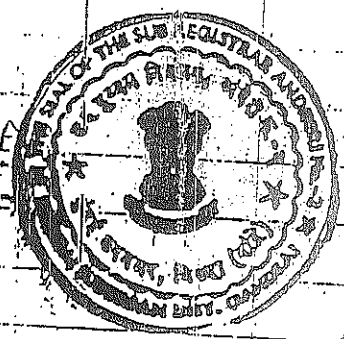
A. Boy
Director

GODI KAMGAR SAHAKARI

g/r. Kamgar
Chairman



FLAT NO	NAME OF MEMBER
F/150	MR. R. J. MANTREKAR
F/151	SMT RAJNI SHANKAR SURVE
F/152	MR. V. K. SANT
G/153	MRS. Y. R. TILVE
G/154	MR. S. R. TAMBE
G/155	MR. V. S. RANE
G/156	MRS. GRACY PINTO
G/157	MR. VIDYADHAR THATTE
G/158	MRS. SURTA CHETAN KANTHARIA
G/159	MR. C. J. JOSHI
G/160	MR. N. A. NAIK
G/161	MR. D. G. RANE
G/162	MR. G. FERNANDES
G/163	MR. S. M. BANDHWADKAR
G/164	MR. SANDEEP B. MUNGEKAR
G/165	MRS. ALIES THOMAS
G/166	SMT MARY B. PINTO
G/167	MR. S. B. KOLWALKAR
G/168	MR. R. G. PEERBHAY
G/169	MR. UDAY MAYEKAR
G/170	MR. S. FERNANDES
G/171	MR. P. W. MIRKAR
G/172	MRS. I. A. VICHARE



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 2003/80
 2008



For Bharat Infrastructure & Engineering Pvt. Ltd.

S. A. Boy

Director

GODIKAMGAR SAHAKARINI GRAH SANSTHA LTD

S. S. Kulkarni

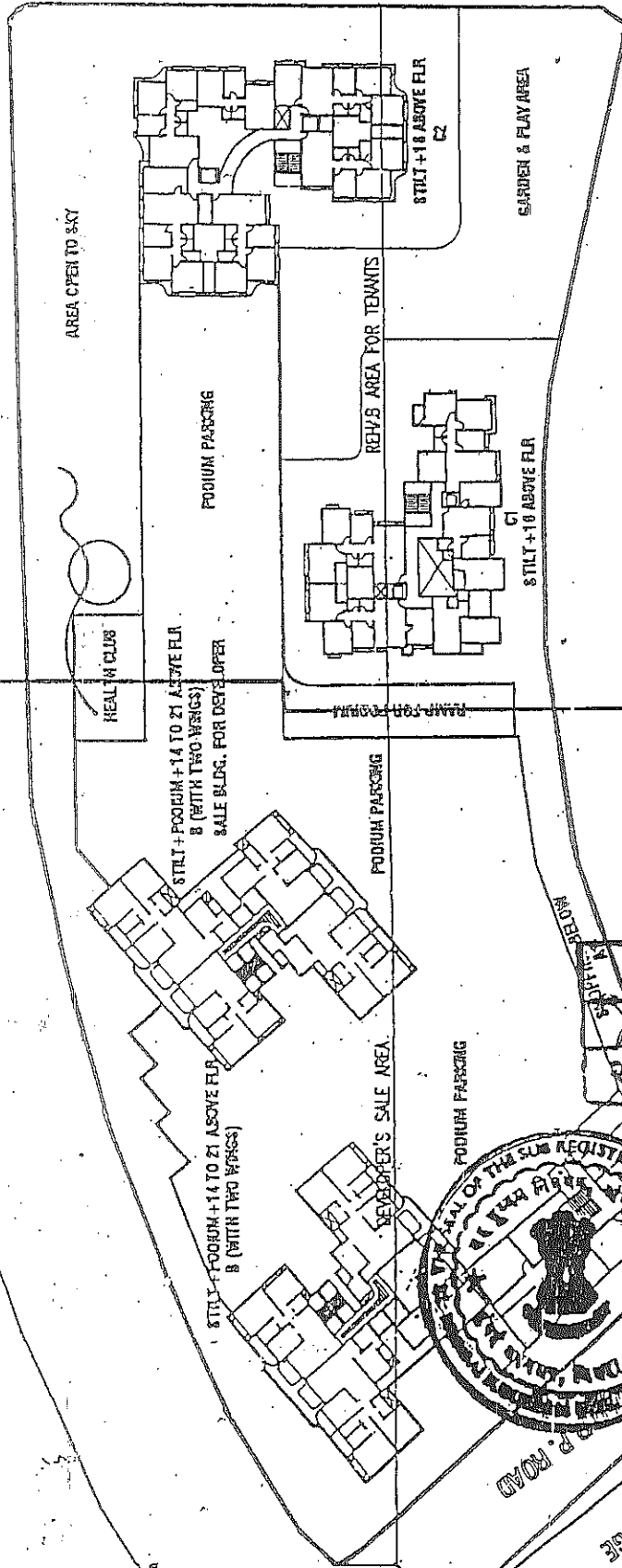
Chairman

INDIRA NAGAR

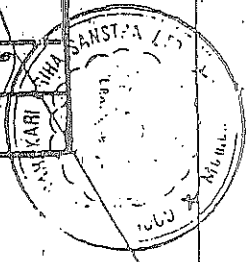
ROAD TO J.P. ROAD

INDIAN OIL BUILDING

ROAD TO FOUR BUNGLOWS



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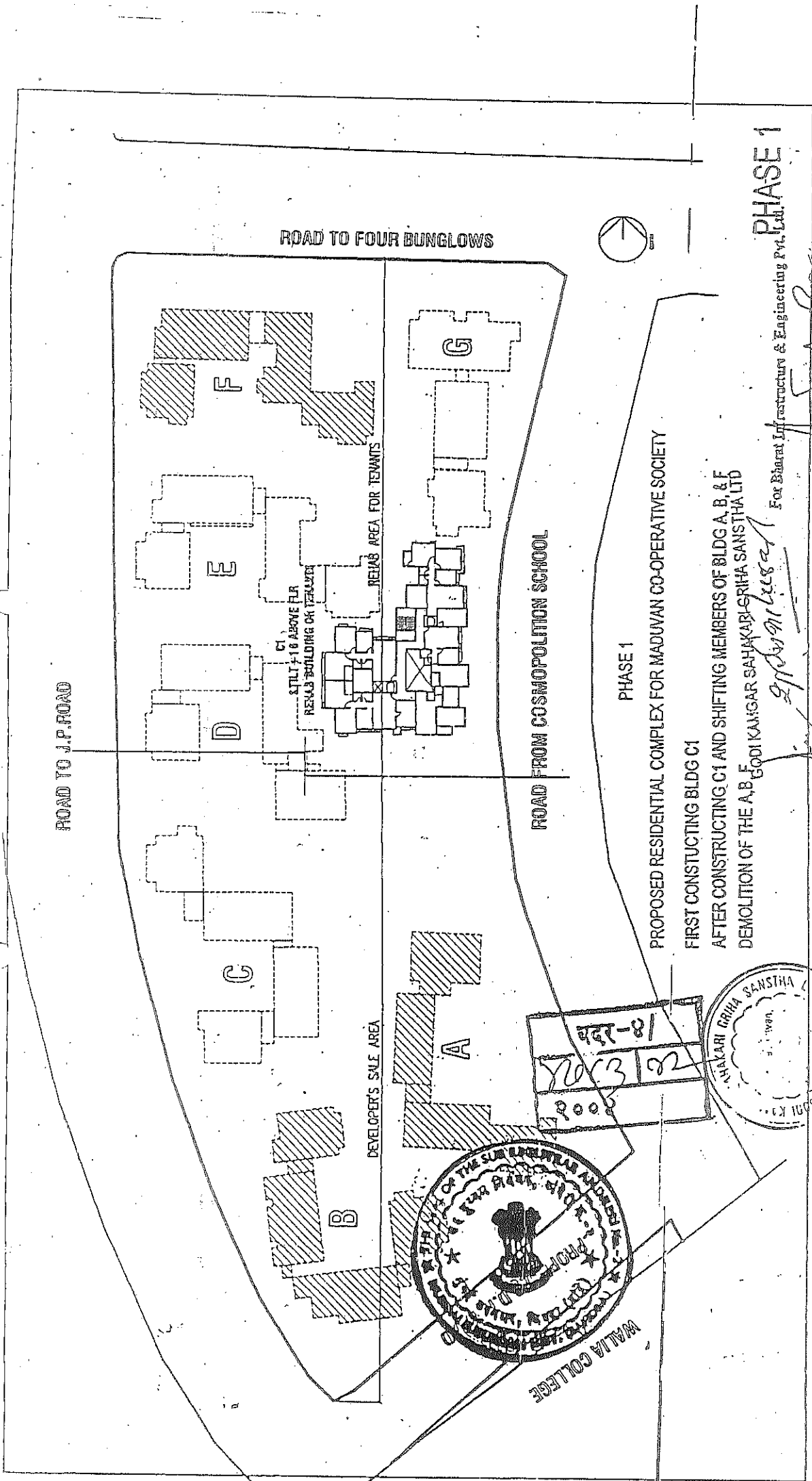
PROPOSED RESIDENTIAL COMPLEX FOR MADUVAN CO-OPERATIVE SOCIETY
TYPICAL FLOOR LAYOUT

GODI KAMGAR SAHAKAR GRIHA SANSTHA LTD
For Eminent Infrastructure & Engineering Pvt. Ltd.

8/2/91/2060

Sharma

A. B. / Director



PHASE 1

PROPOSED RESIDENTIAL COMPLEX FOR MADWAN CO-OPERATIVE SOCIETY

FIRST CONSTRUCTING BLDG C1

AFTER CONSTRUCTING C1 AND SHIFTING MEMBERS OF BLDG A, B, & F

DEMOLITION OF THE A, B, & F

PHASE 1

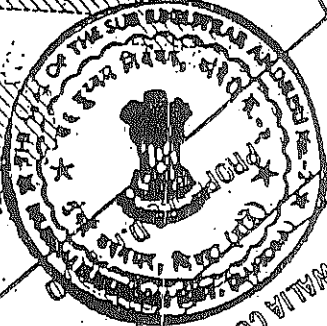
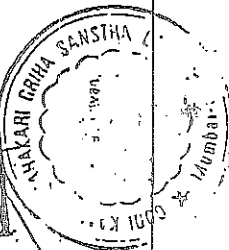
For Bharat Infrastructure & Engineering Pvt. Ltd.

Chairman

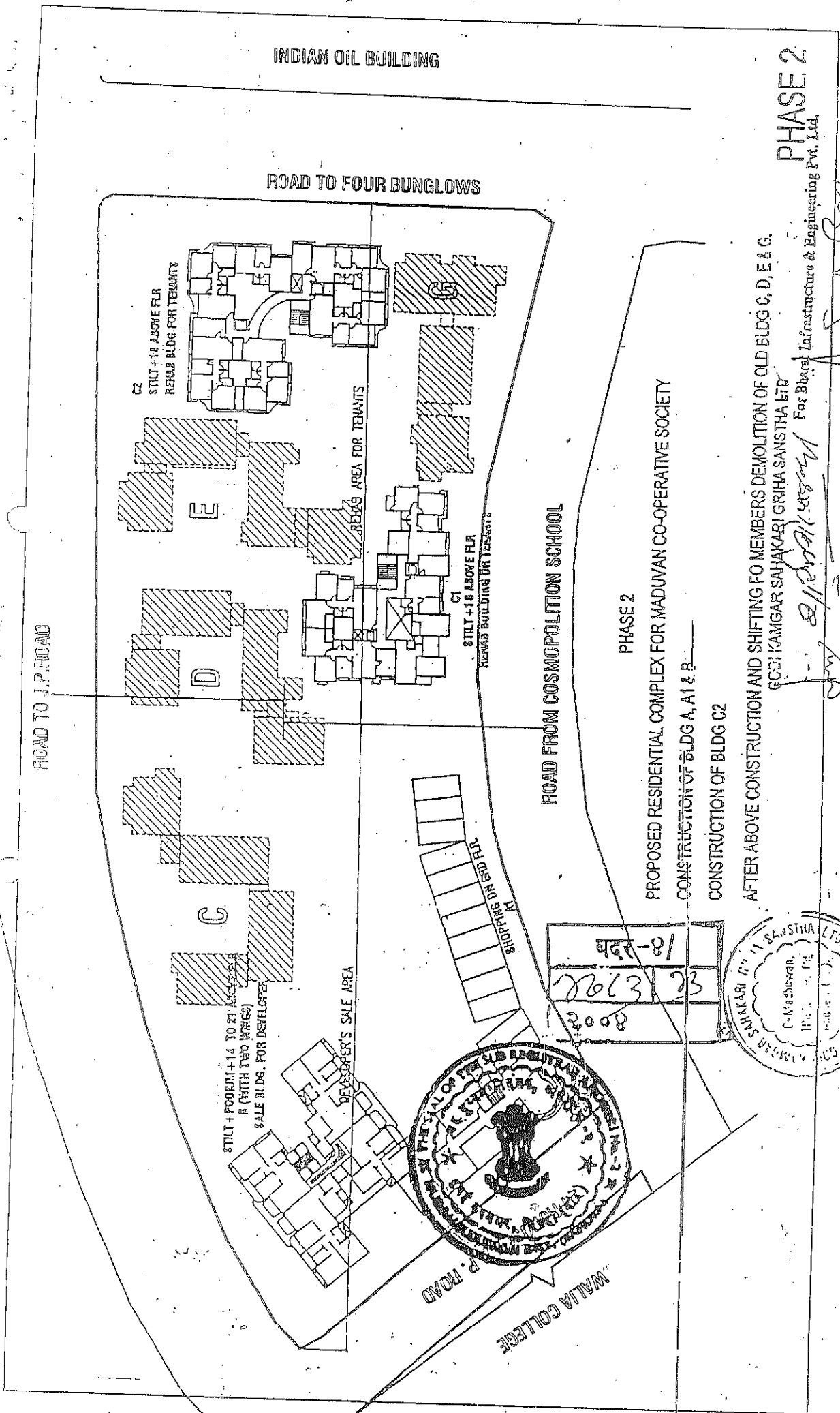
Director.

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WALIA COLLEGE



PHASE 2

PROPOSED RESIDENTIAL COMPLEX FOR MADUVAN CO-OPERATIVE SOCIETY

CONSTRUCTION OF BLDG A, A1 & B

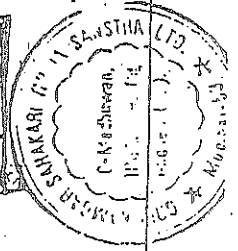
CONSTRUCTION OF BLDG C2

AFTER ABOVE CONSTRUCTION AND SHIFTING TO MEMBERS DEMOLITION OF OLD BLDG C, D, E & G.

CSCE/KAMGAR SAHAKARI GRIHA SANSTHA LTD

For Bharat Infrastructure & Engineering Pvt. Ltd.

PHASE 2



धदर-४/ २०६३/२३

Chairman

[Handwritten Signature]

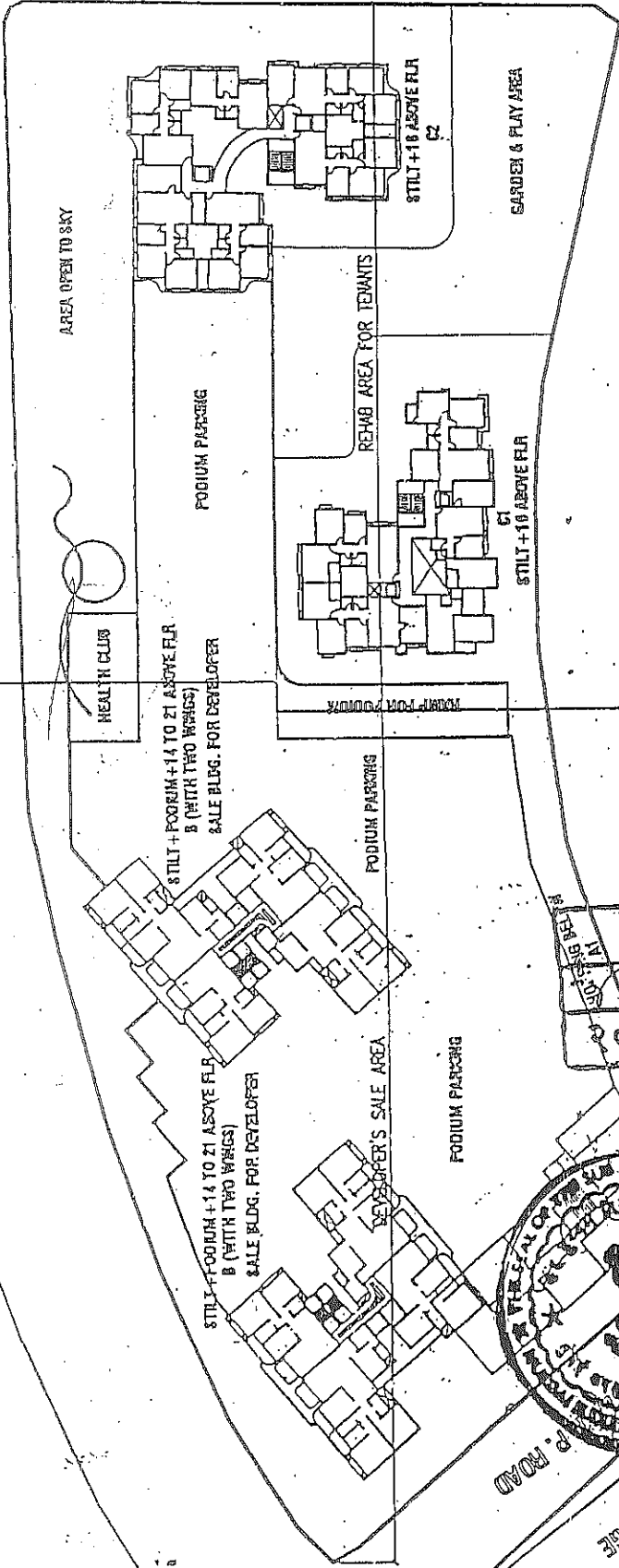
Director

INDIA ROAD

ROAD TO J.P. ROAD

INDIAN OIL BUILDING

ROAD TO FOUR BUNGLOWS



ROAD FROM COSMOPOLITAN SCHOOL

PHASE 3

PROPOSED RESIDENTIAL COMPLEX FOR MADUVAN CO-OPERATIVE SOCIETY

COMPLETION OF INFRASTRUCTURE LIKE RAMP, PODIUM, HEALTH CLUB AND GARDEN.

GOSIKAMGAR SAHAKARI GRIHA SANSTHA LTD

For Bharat Infrastructure & Engineering Pvt. Ltd

PHASE 3

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Director.

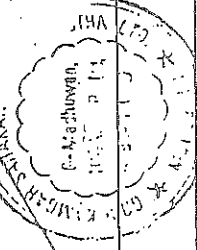
SHARMA



WALIA COLLEGE

J.P. ROAD

2008	2013/8	बदर-8
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ANNEXURE - IV

LIST OF AMENITIES TO BE PROVIDED
IN THE SOCIETY'S OFFICE

Society's office of 200 Sq.Ft. as approvable by M.C.G.M. shall be provided with Johnson Ceramic Tile Flooring and Two Nos. of Windows of 6' x 4' size and flush door etc. complete. The necessary office furniture viz. one of Administrative Cabinet, One No. of Table of size 6' x 2'6" and Ten Nos. of Chairs of Nilkamal Make will be provided. Two Nos. of Tube Lights and One No. of Fan will be provided for the same. The Society Office will be provided with attached Toilet with washbasin etc. complete with the amenities.

GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD For Bharat Infrastructure & Engineering Pvt. Ltd.

g/p... R...
Chairman

A. B. B. /
Director.



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ANNEXURE - VI

SPECIFICATION & LIST OF AMENITIES TO BE PROVIDED IN THE NEW
CONSTRUCTION FOR THE MEMBERS BY THE DEVELOPERS

AS PER TENDER DOCUMENT & IN SHORT AS FOLLOWS:

CIVIL WORK:

1. Pile Foundation
2. Concrete M: 25 in foundation & M: 20 in superstructure.
3. Steel CRS 500 with Earthquake Resistant Design
4. Internal 4" Brickwork & External 6" Brickwork
5. Internal Plaster in single coat & External Sandfaced finish plaster in two coats.

WATERPROOFING:

1. Terrace waterproofing finished with China Chips
2. Waterproofing to Toilets, Tanks, Etc.

PLUMBING:

1. PVC pipe of Supreme / Prince & C. I. Pipes of Neco with drainage (4" dia.), waste water (3" dia.), rain water (4" dia.) & vent pipe (3.5" dia.).
2. G. I. Pipes of 'C' Class of Tata / Zenith as per Telescopic Line Design
3. Fittings of Jaguar (Queen series) or Arc Co. & sanitary ware of Hindustan with accessories viz. Towel Rod, Soap Dish, PVC Cabinet, etc.
4. Geyser of Racold make of 5 litres in bathroom.
5. Jaquar sink tap for kitchen with provision for one aqua guard point.

FLOORING:

1. All Flooring in Hall, Passage, Dining, Kitchen & Bedroom Area in White Marble / Marbo Granite tile 2'0" X 2'0" with 6" skirting.
2. Kitchen Platform in Granite in L Shape with main platform 2'3" wide & secondary platform 1'6" wide with stainless steel sink of size 24" X 18".
3. Kitchen Cabinets in Steel Trolley & Steel Wire Drawers with Laminate below Platform
4. Kitchen Dado in glazed Tiles of 6" X 6" below platform & 12" X 8" above platform upto 7'0" heights, Toilet & Bathroom upto 7'0" heights.
5. Granite Frame in step for Wash Basin.
6. Granite Frame in step for Toilet & Bottom Board.
7. Granite Counter with moulding for Wash basin.
8. Chequer Tiles in Compound Landing in 1/2" thickness.
9. Entrance Lobby with flooring in white tile & Dado in granite tiles.
10. Staircase in Marble with 4" skirting.

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२००८



GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD

For Bharat Infrastructure & Engineering Pvt. Ltd.

Chairman

Director.

ELECTRICAL:

1. Switches of CPL / Roma Wire with main circuit in 7/20 wire & others in 3/20 of Finolex.
2. Extensive Light Points with TV, Telephone, Intercom Points.
3. ELCB & MCB of Datar/Indokupp.

ALUMINUM WINDOWS:

1. Anodised Aluminum Windows of size 8' X 4' in hall & bedroom, 6' X 4' in kitchen, 1'6" X 2'0" for toilet & bath louvers, A.C. duct window of 2'6" X 2'0" for hall & bedroom.

DOORS:

1. C. P. Teak Wood in 6" x 4" frame for Main Door, 4" x 3" for other Doors & granite doorframe for toilet & bathroom.
2. Main Door in paneled C. P. Teak Wood & Internal Doors in Laminated Flush Door & SAFETY DOOR FOR MAIN DOOR.
3. Anna Plast Decorative Doors for Toilet & Bath
4. Main door with brass fitting & Godrej night latch & internal door with brass fitting.

PAINTING:

1. Internal Paint in Luster with POP
2. External Paint in Apex

GATE / GRILLS:

1. Gates 2 Nos. with Fixtures of size 15'0" X 7'0".

LIFT:

1. 2 Lifts per Wing with capacity of minimum 6 persons

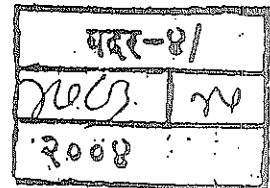
SOLAR SYSTEM:

1. Solar System to be provided

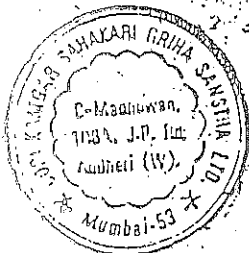
All the above mentioned amenities and other amenities and facilities will be provided as per the tender document.

MISCELLANEOUS:

1. Garden with Children Play area with six nos. of benches, one swing & one slide.



GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD



Chairman

For Bharat Infrastructure & Engineering Pvt. Ltd.

Director.

GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD.

(Regd. No. BOM/HSG. 612 OF 1964)

C, Madhuwana, 106-A, Jalprakash Road, Andheri (West), Mumbai - 400 053.

15th July, 2004

The Director
M/s. Bharat Infrastructure &
Engineering P. Ltd.
Shree Amba Shanti Chambers,
Off Church Road,
Andheri (East),
MUMBAI - 400 059.

Dear Sir,

Agreement dated 08.12.2003

We are in receipt of your letter dated 28th June, 2004 which we have placed before the joint meeting of the Managing Committee and Redevelopment Committee held on the 13th July, 2004 and have to inform you as under :-

We, in principle, without prejudice and without affecting the terms and conditions of the above agreement, are agreeable to grant you an extension of 120 days, as requested by you, i.e. till 2nd Oct. 2004 for completion of all the formalities in connection with the redevelopment project and commence work. This extension is being granted to you in good faith and a spirit of mutual co-operation.

With regard to reasons for delay, we beg to submit that :

- (a) Initially we were informed that MHADA has not decided upon the rates for issue of additional FSI/TDR and this matter prolonged till end March, 2004.
- (b) By end March 2004 elections were declared.
- (c) At the later stage sometime in April, 2004, seven of our members (not the remaining 14) as mentioned by you, have taken objections which may have affected the further processing of the matter.

We however sincerely hope that you will be successful in clearing all the matters and start the work at the earliest.

Thanking you,



Yours faithfully,
FOR GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD.

[Signature]
CHAIRMAN

[Signature]
SECRETARY

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Issues to bharat

(2)

TENDERS FOR THE
REDEVELOPEMT WORK OF

M/S. Godi Kamgar Sahakari

Griha Sanstha Ltd.

"MADHUVAN"

OFF J.P. ROAD, ANDHERI (W),

MUMBAI 400 053.

ARCH/ENGINEERS :

M/S ELLORA PROJECT CONSULTANTS

GOVIND VILLA, PLOT NO-18, RSC-8, SECTOR-2

CHARKOP, KANDIVALI(W), MUMBAI 67.

TEL : 8680634/8671145

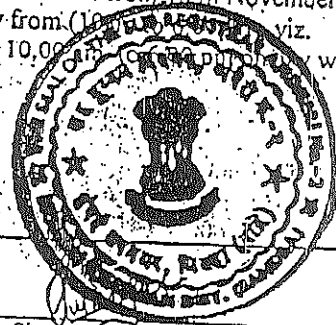
SR

REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

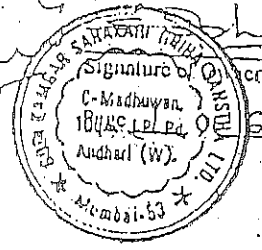
ELLORA PROJECTCONSULTANTS

TENDER FOR THE WORK OF REDEVELOPMENT OF THE M/S Godi Kamgar Sahakari Griha Sanstha Ltd. (Madhuvan Society), Off J.P. Road, near C.D. Barfiwala School, Andheri (w), MUMBAI 400053.

- 1> Scaled item rate tenders are invited from the developers of repute having adequate resources and experience in the execution of similar works of comparable magnitude for
 - a> Name & nature of work : Redevelopment work of M/S Godi Kamgar Sahakari Griha Sanstha Ltd. (Madhuvan Society)
 - b> Address : Off J.P. Road, near C.D. Barfiwala School, Andheri (w), MUMBAI 400053.
 - c> Time of completion : 36 months (Inclusive of holidays and Sundays and monsoon period)
 - d> Earnest Money deposit : Rs. 25,00,000/- (RS. Twenty Five lakhs only) by Cheque in favour of M/S Godi Kamgar Sahakari Griha Sanstha Ltd.
 - e> Cost of tender document : Rs. 5,000/- (Rs. Five thousand only) per set payable by pay order/demand draft non-refundable to the consultant.
- 2> Tender documents will be available from 18th November 2002 to 3rd December 2002 on any working day from 10.00 AM to 5.00 PM viz. At the society office from 10.00 AM to 5.00 PM on any working day

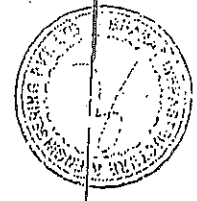


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Signature of Consultant

Signature of Developer



REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

M/S Godi Kamgar Sahakari Griha Sanstha Ltd. Madhuvan society,
Off. J.P. Road, Near C.D. Barfiwala School,
Andheri(w), Mumbai 400 053.
Tel : 6303006

The tenders shall be submitted in two separate envelopes :

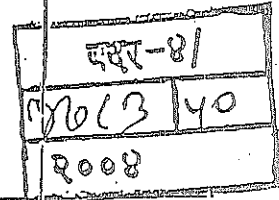
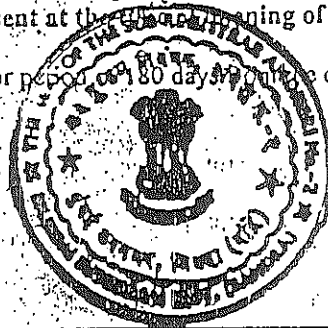
- 1> Technical bid
Comprising of :
 - Form of tender
 - Instructions to tenderers
 - General condition of contract.
 - Schedule 'A' to 'E'
 - Specification
 - Standard technical specifications
 - Special specifications (if any)

2> Commercial bid

Only sealed tenders shall be accepted and they should be addressed to M/S ELLORA PROJECT CONSULTANTS and should be submitted from 7 th December 2002 to 16 th December 2002 from 10.00 am to 6.00 pm at Society Office of M/S Godi Kamgar Sahakari Griha Sanstha Ltd. (Madhuvan Society), Off J.P. Road, near C.D. Barfiwala School, Andheri (w), MUMBAI .400053.

The Tenders will be opened at 7.00 p.m. on 16 th December at society office in the presence of the consultant, redevelopment committee members and the tenderers who wish to be present at the time of opening of the tenders.

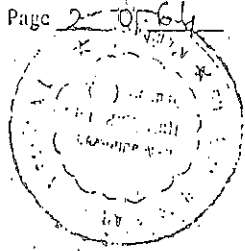
3> Tenders shall be valid for period of 180 days from the date of submission.



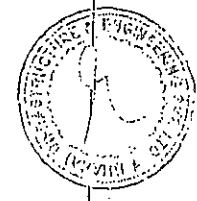
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Signature of Consultant

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Signature of Developer



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REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

FORM OF TENDER

Place : MUMBAI

Date :

M/s. Ellora Structural Consultants
Govind Villa, Plot no-18, RSC-8,
Sector-2, Charkop, Kandivli(w),
Mumbai-400 067.

Dear Sir

Having examined the drawing and specification schedule of quantities relating to the works specified in the memorandum herein after set out and having visited and examined the site of works specified in the said memorandum and having acquired the requisite information relating there to as affecting the tender. I /We hereby offer it to execute the works specified in the memorandum with in the time specified in memorandum at the rates mentioned in the attached schedule of quantities and in accordance in all respect with the specification, design, drawings and instruction in writing referred to in condition of the tender the Articles of Agreement, Special conditions, Schedule of Quantities and Condition of the contract and with such materials as are provided for, by, and in all other respects and in accordance with such conditions so far as they may be applicable.

MEMORANDUM

A : Description of the work :

Proposed redevelopment to
THE M/S Godi Kamgar Sahakari
Griha Sanstha Ltd., (Madhavan
Society), Off J.P. Road, near C.D.
Barfiwala School, Andheri (w),
MUMBAI .400053.



B> : Earnest Money

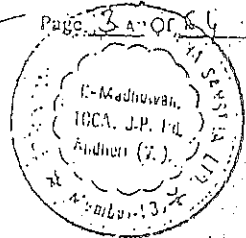
Rs. 25,00, 000/-
(Rs. Twenty Five lacs only)

25-8/-
26/3/49
2008

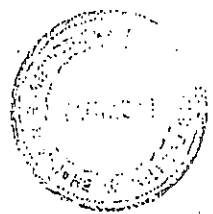
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Signature of Consultant

Signature of Developer



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K. Raw



C) Time allowed for completion of the work from seventh day after the date of written order to commence work from MCGM regarding the first building as shown in phase I for the existing members is 36 months.

Should this tender be accepted, I/We hereby agree to abide by and fulfill the terms and Condition of contract annexed here to so far as they may be applicable or in default there of to forfeited And pay to the employer the amount mentioned in the condition

I/We deposited the sum of Rs. 25,00,000/- (RS. Twenty five lakhs or ly) as earnest money with the society & which amount is not to bear any interest. Should we fail to execute the contract when called upon to do so I/We do hereby agree that this sum shall be forfeited by me/us to the employer.

The lists showing the particulars of large works carried out the name of manufacturers of specialised items.

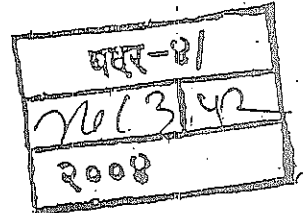
Our bankers are:

(i) State Bank of India - Commercial Branch, Shyamkumar Tonde Gauder, Agarwal Market, Vile Parle (East) Mumbai-400045

(ii) Development Credit Bank Ltd. - Shoppe Anbha - Shanti Chambers, 7th floor, Anbha Kurba Road & Chivorch Road opp. Leela Galleria, Andheri (E) Mumbai-400059

The names of Partners/Director of our firm are:

- (i) MR. ATUL A. BAROT.
- (ii) SMT. REKHA A. BAROT.
- (iii)
- (iv)

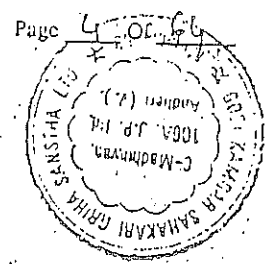


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KS Raw

ELLORA PROJECTCONSULTANTS

REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRHIA SANSTHA LTD., ANULHRI(W), MUMBAI

Name (s) of the Partner(s) / Director(s) of the firm authorised to sign

- (i) MR. ATUL A. BAROT.
- OR.
- (ii) SMT. REKHA A. BAROT.

Name of person having power of attorney to sign the contract. (certified true copy of the power attorney should be attached)

- (i) MR. ATUL A. BAROT.
- (ii)

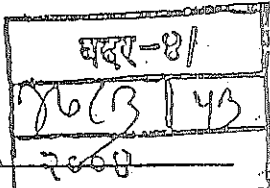
Yours faithfully
for Ellora Infrastructure & Engineering Pvt. Ltd.

Atul A. Barot
Signature of the Developer Director

SEAL OF THE FIRM

- Signature & address of the witness
- (i) M.N.L. *Shah*
 - (ii) MR. HASHMAT SHAIKH, *Shaiikh*
 - (iii) MR. CHARUSHHEGA. PATIL, *Patil*

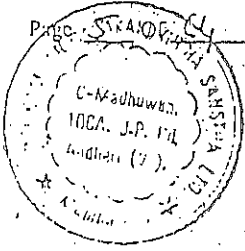
Address -
C-603, Mahavir Dham, Sector II, Chhatrapati Shivaji Maharaj, Mumbai - 400 065
601, Shree Amrta Shakti, Chhatrapati Shivaji Maharaj, Mumbai - 400 065
21/02, Mhada Vardha, Chhatrapati Shivaji Maharaj, Mumbai - 400 065



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Signature of Owner

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Signature of Consultant

Atul A. Barot
Signature of Developer



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16/08/08

INSTRUCTIONS TO TENDERERS

INVITATION TO TENDER

ELLORA PROJECT CONSULTANTS for and behalf of the M/S Godi Kamgar Sahakari Griha Sanstha Ltd. (Madhuvan society), Near C.D.Barfiwala School, J. P. Road. Andheri (w), Mumbai:400053 herein after referred to as the CLIENTS, will receive the tenders for WORK OF REDEVELOPMENT OF THE EXISTING BUILDINGS according to the specifications and details attached in the tender documents herewith.

INFORMATION REGARDING THE SOCIETY:

M/S Mazgaon Dock Godi Kamgar C.H.S. Ltd.,(MADHUVAN SOCIETY) IS A REGISTERED SOCIETY UNDER NO. BOM/HSG-612 OF 1964 and consists of 172 members. The land admeasuring 10794.50 sqm. (Ten thousand seven hundred and ninety four point fifty square meters only) was allotted to the society by way of a lease deed dated 18/12/1970 registered under no. BOM/5227/67 and the possession was taken by the society. After taking the possession of the premises the society has constructed 7 nos of buildings as shown in the layout attached herewith and there are three types of flats in each building which can be classified as follows :

Type of flat	Carpet area upto
A	360 sqft
B	560 sqft
C	725 sqft

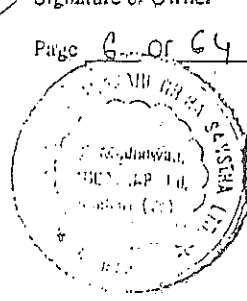
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Page 6 of 64



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REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

The details of the seven buildings from A to G is as follows :

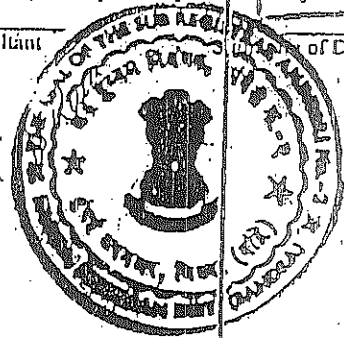
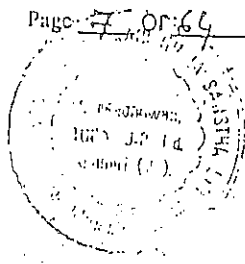
Sr.No.	Building no	type of flat			Total
		A	B	C	
1>	A Building	8	16	4	28
2>	B building	0	16	8	24
3>	C building	0	16	8	24
4>	D building	8	16	4	28
5>	E building	0	16	8	24
6>	F building	0	16	8	24
7>	G building	0	16	4	20
TOTAL		16	112	44	172

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Signature of Owner

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Signature of Developer



As per the plane table survey conducted at site the plot area works out to 10616.35 sqm. (Ten thousand six hundred and sixteen point thirty five only) and there is a vacant piece of land marked "R" and the same is used by the members as recreational ground /play ground.

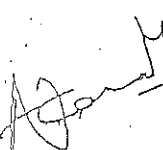
EXISTING STRUCTURE:

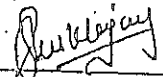
The existing buildings consist of stilt/ground plus three and four storied R.C.C. framed seven structures with named A, B, C, D, E, F and G constructed in 1973. The layout of the property as per the plane table survey carried out is attached herewith. Our engineers inspected the existing structures internally and externally and the same are found to be in damaged and dilapidated condition. The external columns are cracked and the reinforcement is exposed and the core of the concrete is damaged. The reinforcement is corroded to a heavy extent and the concrete is loose and flaky in nature. For the columns and beams the corrosion has reduced the reinforcement to a greater extent and it has damaged the concrete core of the columns. The plaster is in dilapidated condition and the same has caused seepage of water inside the structural members and caused further damages to the same. The staircase slab exhibit cracks at bottom and the reinforcement is exposed and the cover of the reinforcement is damaged and the core concrete exhibit cracks.

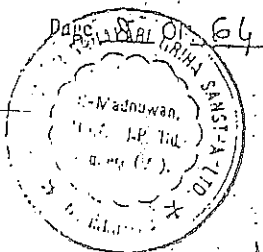
The slabs are showing soccer effect and the same may be due to inadequate thickness of slab and inadequate reinforcement. The cost of redevelopment works out to be exorbitant and this situation has compelled reconstruction/redevelopment as right and timely solution.

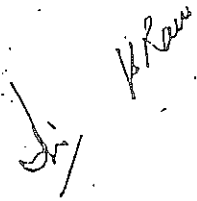
The premises are located at ten minutes travel distance from the Andheri railway station, which is one of the central place in the western suburbs. The bus, train and other transportation facilities are available for traveling to any parts of Mumbai. The Market, Super bazaar (Apna Bazar), cinema hall, etc. are available in the nearby vicinity. The location is ideal for peaceful residential purpose. The surrounding locality is well developed & all the facilities like school, colleges, technical institutes, and hospitals are available in nearby vicinity.

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Signature of Owner


Signature of Consultant





REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

EXISTING AREA DETAILS:

The existing buildings are a part of MHADA's layout on plot bearing Sr.No.106 at Dadabhoy Nauroji Nagar, Andheri(west), Mumbai and the land was conveyed to the society by MHADA by way of an Indenture of Lease dated 18/12/1970. The total area of the plot as per the lease deed is 10794.50 sqmts (Ten thousand seven hundred and ninety four point fifty sq.mts. only).

The area of the plot as per the plane table survey conducted at site is 10616.35 sqm. (Ten thousand six hundred and sixteen point thirty five sqm.)

EXISTING MEMBERS:

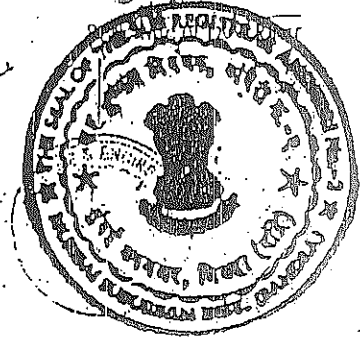
The society consists of 172 flats and the carpet area occupied by them as per the society records are as follows :

Flat type	Carpet area occupied Upto	No of flats	Total carpet area
A	360 sqft	16	5760 sqft
B	560 sqft	112	62720 sqft
C	725 sqft	44	31900 sqft
TOTAL			100380 sqft

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Signature of Owner

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Signature of Consultant



PROPOSAL DETAILS:

M/S Godi Kamgar Sahakari Griha Sanstha Ltd., (MADHUVAN SOCIETY) off J.P. Road, Near C.D. Bafiwala School, Andheri(west), Mumbai 400 057 are proposing to redevelop the existing building premises having considered the present state of the existing buildings. Hence it is proposed to demolish the existing buildings having part still/part ground plus three and four storied seven structures with named A, B, C, D, E, F and G in phase manner and proposing new buildings by way of getting the benefit of the additional F.S.I. of approved layout available with MHADA and as permissible as per the rules and regulations of the M.C.G.M. for the existing member and additional flats for sale to public, to be created by way of purchasing additional F.S.I. from MHADA. For the implementation of the project they have appointed M/S ELLORA PROJECT CONSULTANTS as consulting architects & engineers.

For the development of the property developer has to purchase additional F.S.I. from MHADA by way of FSI generated from the layout and; the maximum F.S.I., which can be utilized on the plot under reference work out to 2.40 times the plot area as per the prevailing norms of MHADA and MCGM. The schemes with 2.40 F.S.I. with utilization of the F.S.I. generated from road and reservations area within the same layout are approved by MHADA & MCGM at kandivli, Borivali, Andheri, pant nagar(Ghatkoper), Tilak Nagar(Chembur) etc.:

From the F.S.I. purchased from MHADA the developer shall provided an additional area of 120 sqft carpet (One hundred and twenty sqft carpet only) over and above the area in use by the members at present (as per the details given above) including the balcony area as per the approved plans of MCGM or as per the site conditions which ever is more (excluding unauthorized covered areas).



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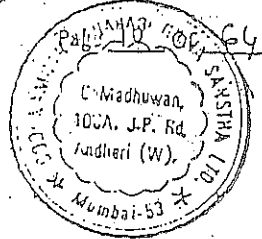
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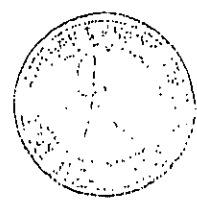
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Signature of Developer



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REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

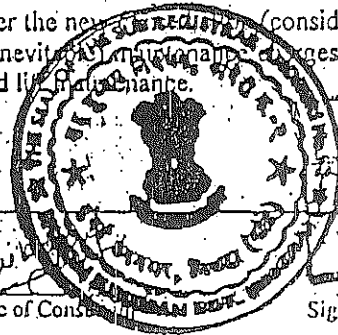
As can be seen, area occupied by members is extremely un uniform, including interiors of flats, location of bathrooms etc. Interior designs are very old fashioned, reducing the utility for a given area. However during the phase of reconstruction/redevelopment it is proposed to have 3 class of uniformity/ type of flats for the existing members and improved planning of the building. The carpet area to be allotted to the existing members is proposed as follows :

Proposed Type of flat	Existing Carpet area (1)	Additional Carpet area demanded (2)	Total Carpet area (3 = 1 + 2)
A Type	360 sqft	120 sqft	480 sqft
B Type	560 sqft	120 sqft	680 sqft
C Type	725 sqft	120 sqft	845 sqft

The tentative area statement with area for the existing members and the area available for sale is attached herewith for the reference of the developers marked as annexure B.

The members are to be provided with the newly constructed flats with modern planning of floor utilisation and modern amenities as per the list attached herewith marked annexure A with the additional area at the cost of developer. The members shall not be shifted from the existing flat and the new building will be constructed in the open space available with the society near the garden area and the entire scheme is to be implemented in phase wise manner as per the plans attached herewith for the reference of the developers.

It is important to keep in mind that after the new construction (considering the present state of the building, new construction is inevitable) charges would go up by way of additional property tax, security and lift maintenance.

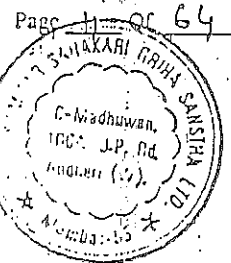


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Signature of Developer



REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRHA SANSTHA LTD., ANDHERI(W), MUMBAI

The existing building shall be kept in the same state and the new buildings will be constructed in the open space available in the society premises and the members will be shifted in phase manner in the newly constructed building and after the members are shifted in newly constructed building the existing buildings will be demolished in phase manner.

- 1> The existing ground level shall be raised above the existing road level by 1'6" and the silt and basements will be provided for parking purposes. The existing 80 nos of silt area parking and additional 50 nos of silt or basement parkings and 42 nos of open parking spaces around building A and B shall be duly constructed by the developer, free of cost and handed over to the society and the same shall be under the control of the society and shall be allotted by the society to the existing members. Open compound space and terrace shall be under the control of the society and the developer shall have no right over the same. The open parking around the A and B building shall be reserved for the existing society members and the developer will not claim any right over the same.
- 2> The Demolition of the existing buildings shall be carried out as per IS 4130-1991. The demolition shall always be well planned before hand and shall generally be done in reverse order of the one in which the structure was constructed. The operations shall be got approved by the Consultant before commencement of the work. All the material obtained from demolition shall be the property of the society unless otherwise specified and shall be kept in safe custody until they are handed over to the consultant.
- 3> New under ground and overhead water tanks shall be constructed as per the capacity requirement of the existing members and the new members as per MCGM Rules and regulations. The developer shall obtain additional water connection from MCGM at his own cost and expenses.
- 4> For the development of the project, the contractor or any other facilities of expenditure is to be made as per the requirement of the ES them the same shall be borne by the developers.

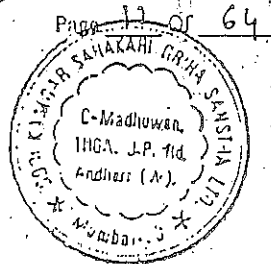


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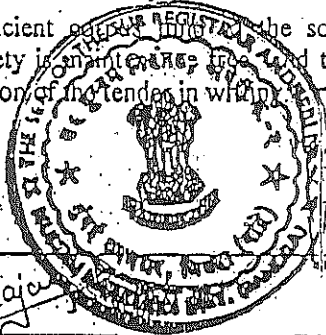
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Signature of Developer



REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRHA SANSTHA LTD., ANDHERI(W), MUMBAI

- 5> The existing drainage line needs to be discarded and new drainage lines needs to be provided as per the requirement of MCGM and during the execution of the work temporary drainage lines needs to be provided and the expenditure for the same shall be borne by the developers.
- 6> The internal roads are to be provided of adequate width as per the D.C.R 1991 in Dense Bituminous Macadam and the cost of construction of the same shall be borne by the developers.
- 7> Society office of 200 sqft area shall be provided by the developer at his cost within the stilt area as per the norms and the same shall be constructed with good amenities as per the list attached.
- 8> The lift/lifts of OTIS shall be provided by the developer for minimum 6 persons at his cost.
- 9> The new construction for the members shall be carried out by the developer at his cost as per the list of amenities attached herewith.
- 10> The developer shall construct and provide a community hall free of cost to the society having a built up area of 2500 sqft (Two thousand sqft only) attached to the recreational ground for the welfare and use of the existing as well as new members with stilt area for the same as per the plans attached herewith for the reference of the developers.
- 11> The developer shall construct and provide a health club of 1000 sqft built up area with all the modern equipments for the use of the existing and new members and the same shall be handed over to the society and under the control of the society and the developer shall have no right over the same.
- 12> The developer shall provide sufficient ~~sewer registers~~ the society for the existing members so that the society is ~~maintained~~ and the same shall be intimated at the time of submission of the tender in which

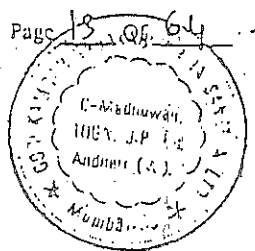


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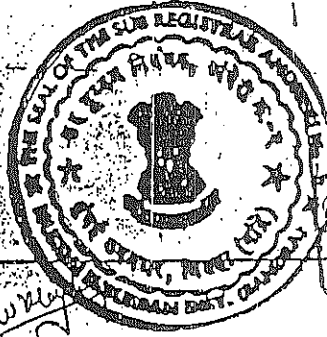
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Signature of Developer



REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRHHA SANSTHA LTD., ANDHERI(W), MUMBAI

- 13> The developer shall provide additional corpus fund for the new members to be accommodated in the development proposal and the same shall be intimated to the society in writing at the time of submission of the tender.
- 14> If any stamp duty or additional registration charges are to be paid to the MCGM, MHADA, State Government or any of the approving/concerned local authorities then the same shall be borne and paid by the developers and the existing members or society shall not be liable to pay the same and the same shall be entirely borne and paid by the developers.
- 15> The developer has to bear the expenses for disconnection of the electricity meter and providing new electricity connection and meters for the existing members.
- 16> The developer shall provided connection for cooking gas to each of the existing member free of cost and no deposit/ additional charges for connection shall be paid by the members.
- 17> All defective work is liable to be demolished, rebuilt and defective materials replaced by the tenderer at his own cost. Defective materials demolished from work site for bad work have to be removed from work site by the tenderer at his own expense, latest within a week, failing limit the consultant shall get it removed from the site in a manner he deems fit and the expenditure towards the shifting shall be recovered from the tenderer. In case the work is accepted as per the instructions of the consultant with repairs to the same then the cost of repairs shall be borne by the tenderer.

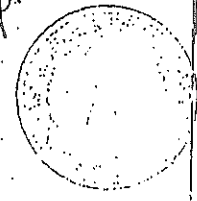
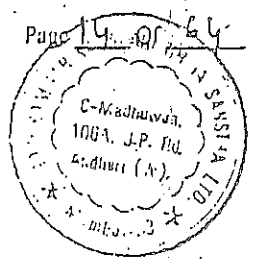


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Signature of Consultant

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Signature of Developer



REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W),
MUMBAI

- 18> The user of the land as permitted by the society is purely residential however commercial user which will not disturb the working of the society may be permitted at ground floor of the buildings to be constructed for the existing members; however the user of the commercial area shall be got approved by the developer from society and consultant prior getting the approval of the plans from MCGM and MHADA. The sale building can be constructed with commercial user at ground and first floor at the discretion of the society. Restaurant, beer-bar and wine shops, mutton shop are strictly not permitted by the society. However the commercial user may be permitted by the society subject to payment of additional premium which shall be mentioned in the tender form on the basis of built-up area of the commercial area.

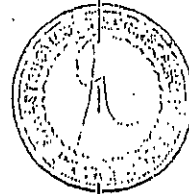
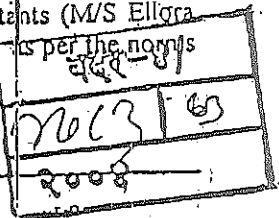
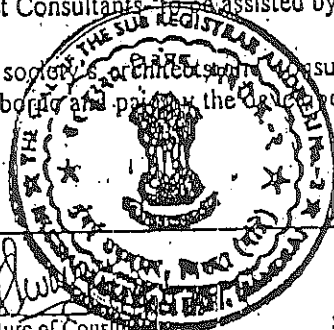
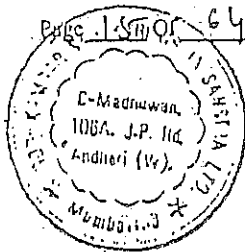
OTHER DETAILS :

1. Envisage demolition/construction period from getting commencement certificate from MCGM and upto getting occupation certificate from MCGM. 36 months including monsoon period, holidays etc. for all the buildings constructed for reacomodation of the existing members failing which the developer shall be liable to pay liquidated damages as per the schedule attached herewith.
2. The development work for construction of the sale building shall be completed by the developer within a span of 36 months from the date of obtaining the commencement certificate for the construction of the existing members building failing which the developer shall be liable to pay liquidated damages at the rate of Rs. 1,00,000/- per day (rs. One lakhs only per day).
3. Society would apply for all permission in its name through its architect and consultants M/S Ellora Project Consultants to be assisted by the developer.
4. The professional fees of the society's architect and consultants (M/S Ellora Project Consultants) shall be borne and paid by the developer as per the norms of PEATA.

Signature of Owner.

Signature of Consultant

Signature of Developer

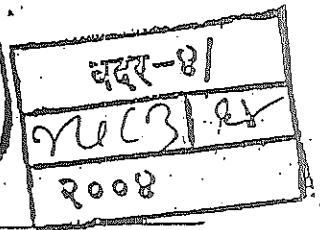



ELORA PROJECT CONSULTANTS

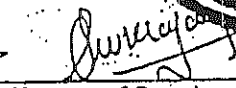
REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRHIA SANSTHA LTD., ANDHERI(W),
MUMBAI

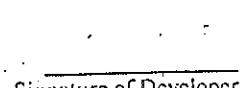
5. Members shall vacate their flat within a span of 15 days after construction of the flat in new building and occupy the new flats as allotted by the society. The developer shall intimated 30 days in advance to the society regarding the completion of the newly constructed building.
6. The developer himself is required to deal directly with all matter of expenditure and income pertaining to this entire project and the society/Managing committee would not get involved in money handling or accounting.
7. Society will ensure to take appropriate opinion/clarifications from experts/authorities on tax matter, stamp duty if any, etc or any other matter.
8. MCGM for disconnecting temporarily and the restoration; BSES for disconnecting/restoration of meters of members and society's.
9. Society would engage the services of legal expert to draft agreement with the developer and the professional fees for the same shall be paid by the developers.
10. The developer shall submit Bank Guarantee in the name of society for timely and successful completion of contract as per all agreed terms and conditions.

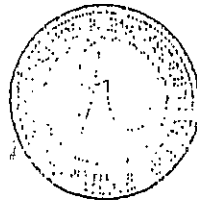
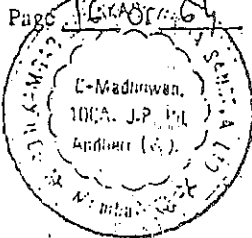
The above details are based on the information provided by the society.




Signature of Owner


Signature of Consultant


Signature of Developer



REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

ADDITIONAL F.S.I FROM MHADA :

The developer has to purchase the additional F.S.I. from MHADA as per the rates prevailing at the time of the development of the property and it is the responsibility of the developer to obtain the additional F.S.I. from MHADA. The expenditure for purchasing the ADDITIONAL F.S.I. and the additional lease rent to be paid, additional amount to be paid to MHADA for additional members, and all the charges, fees, premium etc. as may be applicable shall be paid by the developer. The financial bid submitted by the developer shall be binding on the developer and no reduction or changes in the same shall be allowed due to increase in the rates of F.S.I., construction cost and any other kind, type of escalation in the market rates of material or any other item of work.

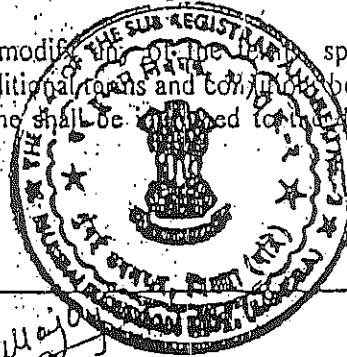
APPROVAL FROM CONCERNED AUTHORITIES :

It is the sole responsibility of the developer to obtain the necessary approval of the plans and the project from the concerned authorities and MCGM. The necessary charges, fees, premium, penalties if any and all the charges for obtaining the approval of the plans shall be paid and borne by the developers. The necessary assistance will be given by the society by signing the necessary and valid documents as required for approval of the plans.

The developer shall obtain the approval of the plans from the concerned authorities within three months from the date of entering into agreement with the society and the work shall commence within five months time period after entering into agreement with the society. In case of any delay in the same the developer shall be liable to pay the liquidated damages to the society at the rate of Rs. 1,00,000/- per day.

ADDITIONAL TERMS AND CONDITIONS :

Society reserves the right to amend or modify the specifications and conditions to the contract or to add any additional terms and conditions before signing the agreement with the developer and the same shall be notified to the developer with a notice of three days in advance.

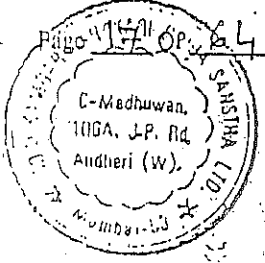


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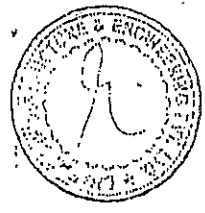
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Signature of Consultant

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Signature of Developer



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GENERAL CONDITIONS :

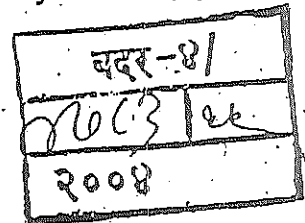
Tenders shall not be accepted after the hour & date fixed for opening the tenders.

Tenders received after the hour & date so fixed will not be considered. Tender will be received upto 16/12/2002. The Consultants/M.C. of Society reserve the right to reject all the tenders or the highest/lowest or any other tenders which in the best judgment of the consultants/M.C. of Society does not appear to be in the best interest of the tenderers shall have no cause of action or claim against the consultants/society or its officers, employees, successors for rejection of their tenders

The tenderers cannot take any kind of action against the society and/or claim against the society for rejection of their tenders.

Tender documents are not transferable.

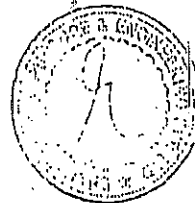
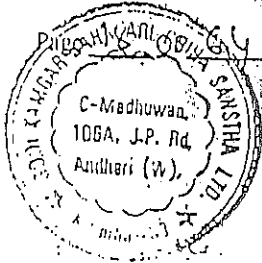
- 1) Tendering is open to all development undertaking firms who fulfill the requirements set over herein for financial standing, past experience of executed works (ONLY development) of similar nature and organizational capability with the developer/developers having at least minimum 15 years experience in the field of development.
- 2) The tenderer shall submit the experience or standing of their own company and the details of the associated companies will not be taken into consideration for the purpose of the qualification of the tender.
- 3) Tenderers are required to furnish the information in the format of the schedule A to E mentioned below and which are attached to the summary sheet in the tender.



Signature of Owner

Signature of Consultant

Signature of Developer



SCHEDULES :

- i) Schedules A for Financial Data Sheets.
- ii) Schedules B for project experience record of similar building works executed.
- iii) Schedules C- details of personnel.
- iv) Schedules D- Bio-data of the technical personnel who will be available for execution of the work under this tender.
- v) Schedules E - Details of work in hand and works tendered for as on the date of submission of these tenders.

1) The tenderer are requested to go through the requirement of their eligibility for the work under this tender given herein under.

2) They are also required to furnish necessary documentary evidence in support of their competence under the above schedules. The data/documents furnished should be true or if the tenderer has attempted to conceal any data unfavorable to him his tender will be rejected out-right.

3) The tenderers are requested to take a special note of the fact that only those tenderer who meet the minimum requirement for this work in respect of financial standing qualifications, possession of plant and equipments past experience of executing similar repairs works and their organizational capability will only be considered for evaluation and scrutiny. The tenders in respect of which these requirement are not fulfilled will be rejected without assigning any reasons. The tenderers are requested to please take a special note of the fact that the above-mentioned qualification will form an important consideration for evaluation and scrutiny in addition to their financial offer. The tenderers are also requested to note that the information called for should be invariably given in the formats of schedules accompanying and not in any other form. In case the space available in the schedules is inadequate, the tenderers may furnish this information on separate sheets. The information should be invariably in the formats asked for.

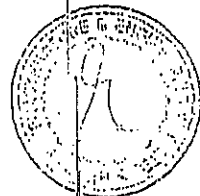
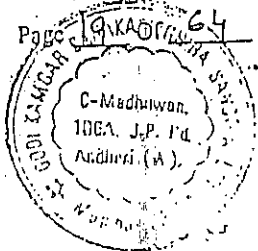


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Signature of Owner

Signature of Consultant

Signature of Developer



ELLORA PROJECT CONSULTANTS

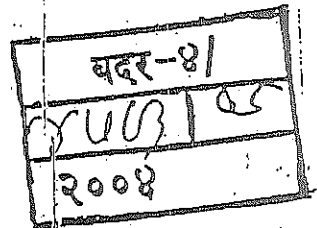
REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W),
MUMBAI

COST OF TENDERING :

4. The Consultant will not defray the expenses incurred by the tenderer in tendering and will not be bound to accept the highest/lowest of any tender.

SITE VISIT :

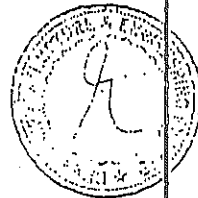
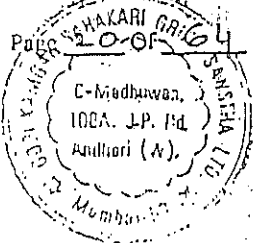
5. The tenderer is advised to visit and examine the site for works and its surrounding & obtain for himself on his own responsibility all information that may be necessary for preparing the bid and entering into a contract. The costs of visiting the site shall be at tenderers own expense.
6. Specified reference in the specification to any material by trade name or catalogue number shall be considered as establishing a standard of quality and performance and not as limiting competition & tenderer in such cases. Developer may freely use any other product provided that it ensures and equal or higher quality than the standard and meets the Consultants/society's approval.
7. It shall be incumbent on the successful and legal tenderer to pay the necessary stamp duty on the contract charges and all the legal charges for preparation of the contract agreement as ruling on the date of execution of the contract.
8. The terms of payment are defined under term's special condition of contract. The Consultants/M.C. of Society shall not under any circumstances relax these terms of payment and will not consider any alternative payment term. Tenderer should therefore in their own interest note this provision to avoid rejection of their tenders.



Signature of Owner

Signature of Consultant

Signature of Developer



REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRHIA SANSTHA LTD., ANDHERI(W),
MUMBAI

ELLORA PROJECT CONSULTANTS

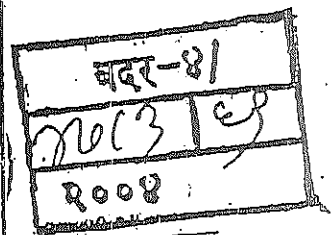
9. The following documents and drawing set are referred to as tender documents.

- A. Tender Notice.
- B. Comprising of:-
Instructions to tenderers
General condition of contract.
Schedule 'A' to 'E'
Standard Specification
Standard technical specification
- C. Special specifications (if any)
Tender Form
- D. Financial Bid

10. Tenderers shall carefully examine the tender documents and fully satisfy themselves as to all the condition and matters which may in any way affect the work or omission from the specifications or other documents or should he be in doubt as to their meaning or should he require any other clarifications of the tender documents he should at once address the query to the Consultants. All queries should be raised minimum 2 days prior to date of submission

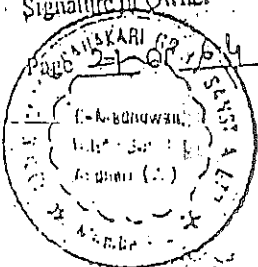
11. At any time prior to the deadline for submission of tenders the Consultants/M.C. of Society may for any reason whether at their own initiative or in response to a clarification requested by a prospective tenderer modify the tender documents by the issuance of minimum and extend the date of opening of tender.

12. Tenders shall be submitted in English and information in the tender shall be in English. Information in any other language shall be accompanied by its translation in English Only English text shall be governing. Failures to comply with may disqualify a tender.



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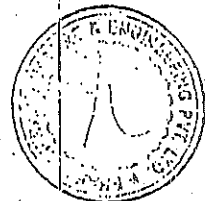
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Signature of Consultant

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Signature of Developer



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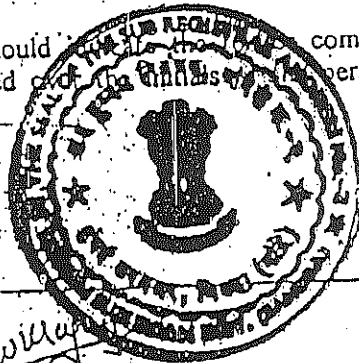
13. In the event of a contract the tender and documents attached thereto shall be considered as forming part of the contract documents. The tender shall be submitted in a sealed form in envelopes issued with the tenderer. This envelope shall show on the outside the name of the tenderer and the address. In addition the lower left hand corner of the envelope should indicate the contract number and the tender opening date. No tender shall be accepted unless it is properly sealed tenderers shall not be allowed to fill in or seal their tenders at the Society's office. Tenderers are requested to present the tenders in good time on the stipulated day as to avoid rush at the closing hours.

Each copy of the tender shall be accompanied by the following documents:

- a) The tenderers general programme for the execution of the works giving the bar chart and pert chart for the execution of the work in phase wise manner.
- b) A chart showing estimated monthly labor force.
- c) A list of the major items of plant and machinery, which the tenderer proposes to deploy on the site.
- d) A list of those parts of the works, which the tenderer proposes to sub-let together with the names of the appropriate sub developers.
- e) A covering letter stating any other matter in relation to his tender, which the tenderer considers should be drawn to the particulars notice of the Consultants. In addition the original tender shall be accompanied by:-

IT Clearance Certificate.

Time being the essence the tenderer should complete the work within the completion date(s). Erasures and other changes shall be noted on the tender by the person signing the tender.

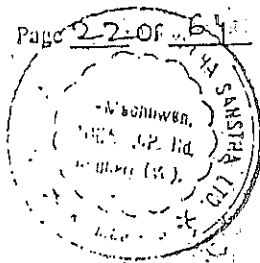


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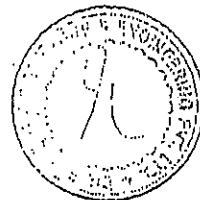
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Signature of Consultant

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Signature of Developer



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TENDER SUBMISSION

14. Tender must be received by the Consultants/M.C. of Society on the day and at the address specified in the tender notice. The consultants may at their discretion extend the deadline for submission of the tenders by issuing as amendments in which case all right-obligation of consultants and the tenderer previously subject to original deadline shall thereafter be subject to the new deadline as extended.

16. The tender shall be kept valid for acceptance for a period of 180 calendar days from the day of opening the tenders.

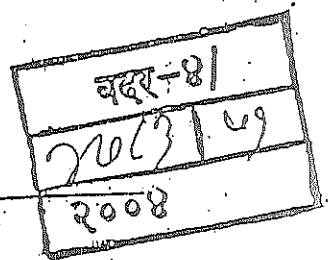
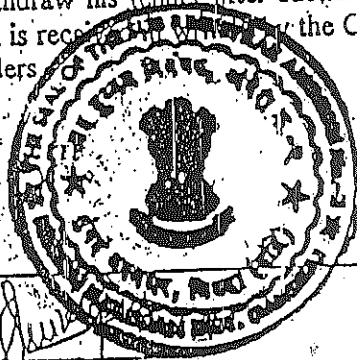
EARNEST MONEY DEPOSIT

In the form of Cheque in favour of the society duly crossed signed and dated. If during the tender validity period the tenderer withdraws his tender or the tender or the successful tenderer fails to submit contract and bank guarantee as specified within 10 days after receiving notice of the award of the contract and fails to submit contract deposit the earnest money shall be forfeited and tenderer may disqualify himself for further work with the Consultants. After award has been finalised the earnest money deposit will be returned to the respective unsuccessful tenderers within the 15 days. The successful tenderer's earnest money deposit will be retained as a security deposit. No interest will be paid on any tender deposit/Earnest Monet deposit.

17. Tenderer are requested to sign the tender form, annexes, all schedules, forms addendum's if any Etc. after making appropriate entries wherever necessary.

MODIFICATION & WITHDRAWLS OF TENDERS

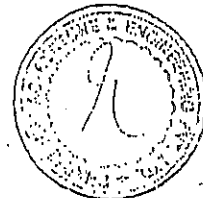
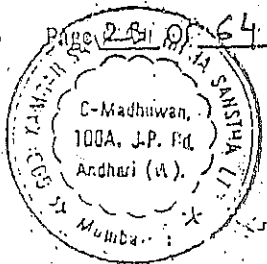
18(1). The tenderer may modify or withdraw his tender after submission provided that modification or the notice of withdrawal is received by the Consultants prior to the prescribed date of submission of tenders



Signature of Owner

Signature of Consultant

Signature of Developer



REDEVELOPMENT OF GODI KAMGAR SAHAKARI GHANA SANSTHA LTD., ANDHERI(W), MUMBAI

18(2). The tenderers modifications or notice of withdrawal shall be prepared sealed marked and delivered with the envelopes additionally marked "MODIFICATION" or "WITHDRAWAL" as appropriate.

18(3). Withdrawal of a tender during the interval between the deadline for submission of tenders and expiration of the period of the tender validity specified by the tenderer in the tender form may result in forfeiture of the earnest money deposit.

THE TENDER OPENING

19(1). The Consultants will open the tenders, including submission made in presence of the managing committee of the society in the office of Society.

AWARD OF WORK

21. Notification of the award will be made in writing to the successful tender. The contract will be awarded to the best qualified and responsive tender offering, best overall evaluated tender in conformity with the specification and technically feasible rates.

SIGNING OF CONTRACT

22. The Consultants will send the bidders the forms of agreement provided in bidding documents after the tenders pays the contracts deposits and the legal charges prevailing on that date incorporating all agreement between the parties within 10 days of receipt of the form of agreement the successful bidder shall sign the form and return it to the Consultants.

DEFINITION

(A) The "CLIENTS" shall mean as outlined in special specification. It shall mean the Institute / Society / Trust operating through the Managing Committee and also their successors from time to time.

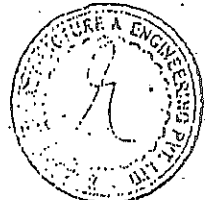
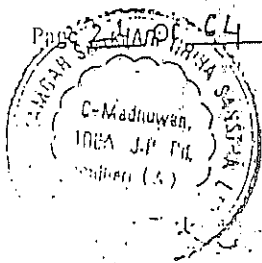


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Signature of Owner

Signature of Consultant

Signature of Developer



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ELLORA PROJECT CONSULTANTS

REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

(B) The "CONSULTANTS" shall mean the Consulting Engineer firm mentioned above and operating through its constituted nominee / power of attorney holders / associates or any officiating personal and also their successors from time to time.

(C) The "CONTRACT" shall mean the tender and acceptance thereof and formal agreement executed between the Developer and Clients together with the documents referred to therein including these conditions and appendices and any special conditions the specification, design, drawings, price schedules, bills of quantities and schedules of rates. All these documents taken together shall be deemed to form one contract and shall be complementary to one another.

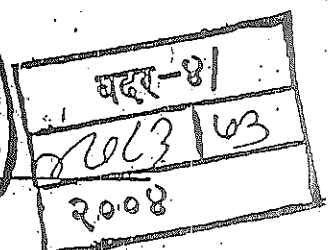
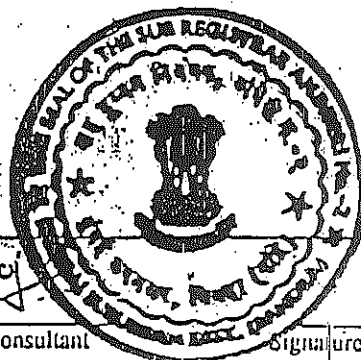
(D) The "DEVELOPERS" shall mean the individual or firm or company whether incorporated or not undertaking the works and shall include legal representatives of such individuals or persons composing such firms or company as the case may be and permitted assigns of such individuals or firms or company.

(E) "CONTRACT RATES" means the rates named in the letter of acceptance including physical contingencies subject to such addition or deduction there from as may be under the provisions hereinafter contained.

(F) "SPECIFICATIONS" means the specifications referred to in the tender and any modifications thereto as may from time to time be furnished or approved in writing by the Consultants.

CONSULTANTS DECISION

The whole work shall be under the direction of the Consultants whose decision shall be final, conclusive and binding on all parties to the contract on all questions relating to the works and meaning of plans, working, sections and specifications connected with the work.

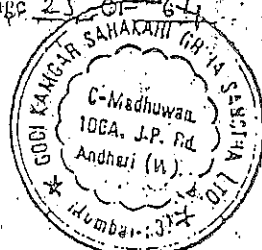


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Signature of Owner

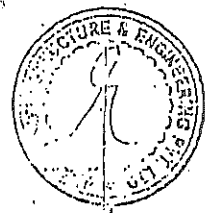
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Signature of Consultant

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Signature of Developer

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ASSIGNMENTS

The developer shall not assign, transfer or attempt to assign transfer the contract and Any part thereof or any benefit or interest therein or there under otherwise than by a Charge in favour of the developers bankers of any money due or to become due Under this contract, without the prior written approval of the Consultants. If the developer sublets the contract to any of the third party and if the same is brought to the notice of the society then the earnest money deposit and the bank guarantee submitted by the developer will be forfeited.

SUBLETTING

The Developer shall not sublet or attempt to sublet the whole of work. Except where otherwise provided by the contract, the Developers shall not sublet any part of the work without the prior written approval from the Consultants/client. The approval if necessary shall not be unreasonably withheld and such approval, if given shall not relieve the developer from any liability or obligation under defaults and neglect of any sub-developer, his agents, servants or workmen as fully as if they were the acts defaults, neglects of the Developers, his agents, servants or workmen.

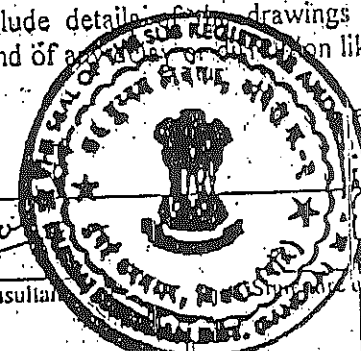
CONTRACT DOCUMENTS

The Developer shall furnish two certified copies of the contract documents and all further drawings, which may be issued during the progress of work. He shall keep one of this documents on site in good order and it shall at all reasonable time be available for inspection and used by the Client/Consultants his representatives or other inspecting officers. None of these documents shall be used by the Developer for any purpose other than of this contract.

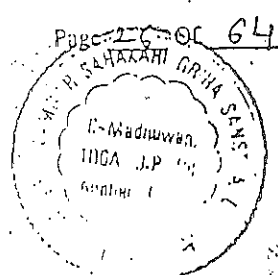
The Developer shall given written notice to the Client/Consultants whenever planning or progress of the works is likely to be delayed or disrupted unless any further drawing or order including a direction, instruction or approval is issued by the Client/Consultants within a reasonable time. The notice shall include details of the drawings or order required and of why and by when it is required and of any delay or disruption likely to be suffered if it is late.

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Signature of Owner

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Signature of Consultant



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Signature of Developer



REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W),
MUMBAI


**CONSULTANTS TO HAVE POWER TO ISSUE FURTHER DRAWINGS OR
INSTRUCTIONS:**

The Client/Consultants shall have the power and authority from time to time or at all times to make and issue such further drawings and issue such further instructions and directions as may appear to him necessary or proper for the guidance of the Developer and the good and the sufficient execution of the works according to terms of the specifications and Developers shall receive, execute, obey and be bound by the same according to the true intent and meaning thereof, as fully and effectual as though the same had accompanied or had been mentioned or referred to in the position of any work completed by the specifications or may thereby to be omitted. With or without the substitution of any other work in lieu thereof or may order any work or portion of work executed or partially executed to be removed, changed or altered and if needful may order that other works shall be substituted instead thereof and differences of expenses occasioned by any such deviation or alteration so ordered and directed shall be added to or deducted from the amount of this contract. However all decisions in this regards shall be taken by the Consultants, which shall be final and binding upon the Developer.

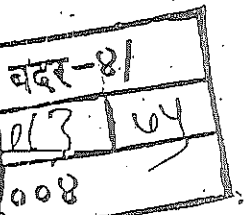
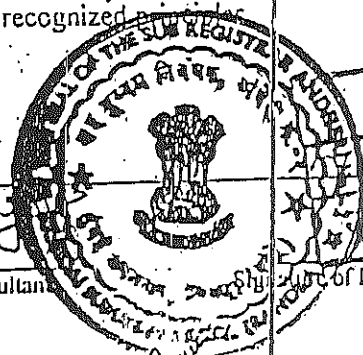
The time for completion of work shall in the event of any deviation resulting in additional cost over the contract sum being ordered, be extended or reduced reasonably by the Consultants. The Consultants decision in this case shall be final.

WORKS TO BE CARRIED OUT

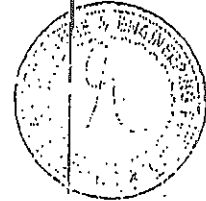
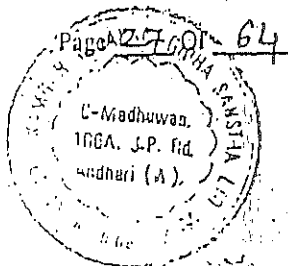
The works to be carried out under the contract shall, except as otherwise provided in these conditions, includes all labour, materials, tools, plants equipment's and transports which may be required in preparation of and in full and entire execution and completion of the works. The description given in the schedules of works/items/quantities, and the bills of quantities shall, unless otherwise stated will include cost of materials, carriage and cartage, carrying in, returns of empty, hoisting, fitting and fixing in position and all other labour necessary in and for all the full and entire execution and completion as aforesaid in accordance with the good practice and recognized principles.


Signature of Owner


Signature of Consultant



Signature of Developer



SECURITY DEPOSIT

The Developer shall give bank guarantee to the society as Security Deposit equal to three percent of the total cost of construction of the of which the earnest money deposited shall be adjusted in security deposit for due fulfillment of the contract.

The mode of making this deposit shall be as under:

- a) EMD to be converted as Security Deposit.
- b) Balance amount to be given in the form of Bank Guarantee

REFUND OF SECURITY DEPOSIT

Security deposit shall be released after defect Liability Period is over.

EMPLOYMENT OF LABOUR

The developer shall employ the labour in sufficient nos. to maintain the required rate of progress and quality to ensures workmanship of the Consultants. The Developer shall not employ in connection with the work any child who has not completed his 15 years age. He shall be also not employ an adolescent who has not completed his 18 years unless his certified fit for work as an adult as prescribed under clause (b) of sub- section (2) of the factories Act 1948.

The Developer shall also see that the provision regarding employment of young person covered by the employment of children's Act 1933 & the Factories Act 1948 as amended from time to time shall be fully complied with. The Developer shall also see that the provisions set for under the minimum wages Act & contract shall regulation & abolition Act. 1970 with the Maharastra contract labour (Regulation & abolition) Rules 1971 as amended from time to are fully complied with by him and shall maintain necessary register & records, for payment of wages overtime etc. made to his workmen required by the conciliation office (central) ministry of labour, Govt. of India, or such other authorize person appointed by the central or the State Govt. The Developer shall make his own arrangements for the engagement of all labour local or otherwise. The Developer shall indemnify Client/Consultants or any agent servant or employee of Client/Consultants for any other lapses on the part of Developer on a account of non compliance of the above refereed Act. or any other Acts. such as workmen contract labour Act. The Developer shall follow all the rules provisions acts as per present rules of labour & indemnify the Client & Consultants from the lapses thereof.



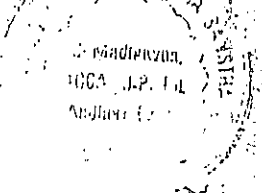
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Signature of Owner

Signature of Consultant

Signature of Developer

Page 2 of 6



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USE OF SPECIFICATIONS I.S.I.

In case where no particular specification is given for any article to be used under the contract the relevant specification where one exists of the Indian Standard Institution shall apply.

INSPECTION & APPROVAL

All work embracing more than one process shall be subject to the examination and approval at each stage there of and the Contract shall given due notice to the Client/Consultants when each stage is ready in default of such notice, to the Consultants shall be entitled to appraise the quality and extent thereof or order rework without any liability to owner/clients.

No work shall be covered up or put out of view without the approval of the Consultants & the Developer shall offer full opportunity for examination and measurement of any of work which is about to be covered up or out of view and for examination of foundation before permanent work is placed thereon. The Developer shall give due notice to the consultant/client whenever any such work or foundation is ready for examination and the consultant shall without unreasonable delay unless he consider it necessary & informs the developer in writing accordingly attend for the purpose of examining such foundations.

In the event of the failures of the Developer to give such notice he shall if required by the consultant uncover such work at the Developers expenses. The Developer shall maintain a history card for all structural members to be repaired in the formats to be given by the client/Consultants.

UNCOVERING & MAKING GOOD

The Developer shall uncover any part of the work and/or make opening in or through the same as the Client/Consultant may from time to time direct for his verification & shall reinstate and make good such part to the satisfaction of the consultants if any such apart has been covered up put out of the view after being approved by the Consultant & subsequently found on uncovering to be executed in accordance with the contract the expenses of the uncovering and /or making opening in or through the work and making good the same be borne by the developer.



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Signature of Owner

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Signature of Consultant

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Signature of Developer

Page 29 of 64
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Bandra (W)

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K. Raw



SUSPENSION OF WORK

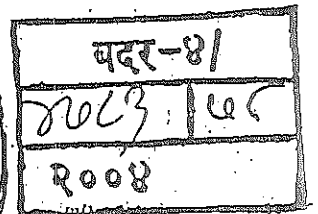
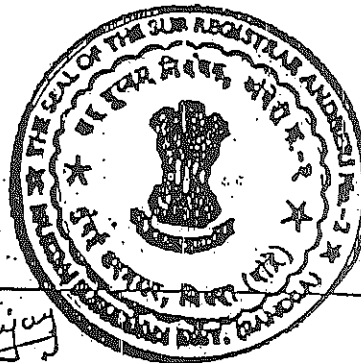
The Developer shall on receipt of the order and in writing from the client/consultant suspend the progress of the works or part thereof for such time and in such manner as the Consultants may deem fit. The Developer shall be eligible for extension time subject to the cause of suspension being force major. No reimbursement or claims shall be entertained from the Developers on this account. The developer shall not suspend the work for any reasons and if work is suspended by the developer for more than a span of 30 days then society shall have power to terminate the contract without giving any reasons and the award the contract to the next highest bidder at the risk and cost of the developer and the security deposit of the developer shall be forfeited by the society for faithful compliance of the work.

DEFECTS LIABILITY PERIOD

The Developer shall be responsible to make good and remedy at his own expenses within such period as may be stipulated by the Consultants any defects, which may develop or be noticed before the expiry date of the period from certified date of completion. The Defect Liability Period shall be 24 (Twenty Four) calendar months from the date of completion certificates issued by the Consultants. The security deposit will be retained for the period of 2-years.

SUPERVISION CHARGES

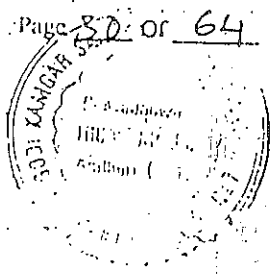
The developer shall have to borne the supervision Charges of Rs.30,000/-per Month (Rs. Thirty thousand per month.) payable to the society. It shall be recovered from the developer by the society. These charges shall be borne by developer till the entire period of project



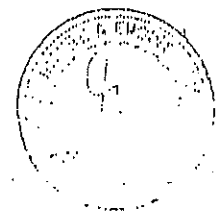
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Signature of Consultant

Signature of Developer



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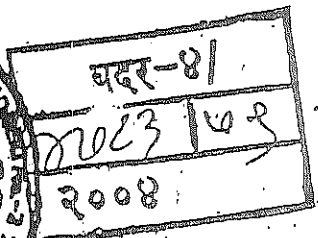
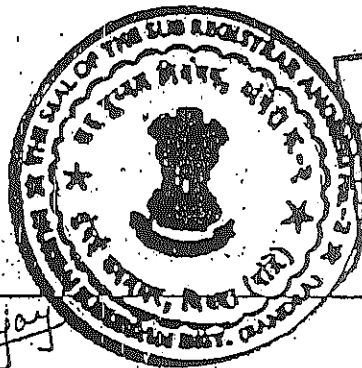


ARRANGMENT OF TRAFFIC DURING CONSTRUCTION :

The developer at all times carry out the work in roads in a manner creating least interference to the flow of traffic while consistent with the satisfactory execution of the same. For all works involving improvements to the existing roads, the contractor shall in accordance with the directives of the consultant provide and maintain during execution of the work, a passage for traffic either along a part of existing carriageway under improvement or along a temporary diversion constructed close to the road. The developer shall take prior approval of the consultant regarding traffic arrangement during construction.

ARRANGMENT OF SECURITY AND SAFETY :

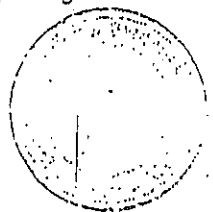
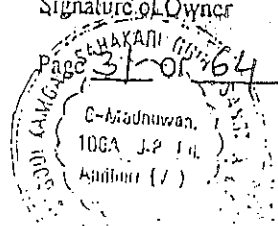
The developer shall take all the necessary precautions during the phase of construction regarding the life and property of the existing members.



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Signature of Owner

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Signature of Consultant

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Signature of Developer



REDEVELOPMENT OF GODI KAMGAR SHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

LIABILITY FOR DEFECTS OR IMPERFECTIONS AND RECTIFICATION'S THEREOF

If it shall appear to the Consultants/clients at any time during execution of work or during the defect liability period that any work has been executed with unsound/imperfect or unskillful workmanship or that any material or article provided by the Developer for the execution of the work is unsound or of a quality inferior to that contracted for or other not in accordance with the contract or that any defect shrinkage or other faults have appeared in the work arising out of defective or improper material of workmanship the Developer shall upon receipt of notice from the Consultants/client shall forthwith rectify or remove or reconstruct the said work or material so specified period and provided for proper material/work at his own expenses within the specified period time to the fullest satisfaction of the Consultants.

In case the Developer fails to do so the Client/Consultants is free to rectify the same at the risk and cost of the Developer. All splashes of white wash cement mortar paint etc. shall be removed by the Developer without waiting for the Client/Consultants to inform him about the same. The Client/Consultants reserve to decide the cost and rate at which this shall be charged to the Developer and recovered from the Developers Bill/SD or demand the Developer to reimburse the same.

The "damaged"/ "defects" which might have arisen due to improper workmanship & /or material on part of the Developer which shall be discretely decided only by the Consultants and informed in writing to the Developer which shall be immediately attended/reimbursed (if unattended within specified time limit) by the Developer.

ARBITRATION

All disputes or differences whatsoever which shall at any time i.e. during the execution of the contract or maintenance there of till total completion of the contract between the parties hereto concerning the works shall be effected by the Consulting Engineers who will act as the arbitrator. His decision shall be binding upon the Developer & Society and the cost of Arbitration shall be born by both the parties.

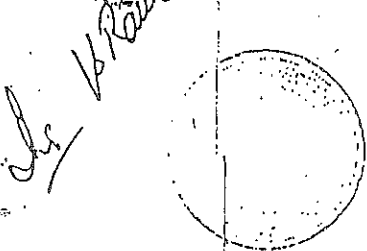
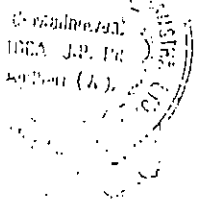


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Signature of Owner

Signature of Consultant

Signature of Developer



ELLORA PROJECTCONSULTANTS

REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W),
MUMBAI

TAXES

The developer shall pay the necessary income tax, sales tax, works contract tax, ESIC and the certificates for the same shall be submitted to the society.

NOTICE OF LOCAL BODIES

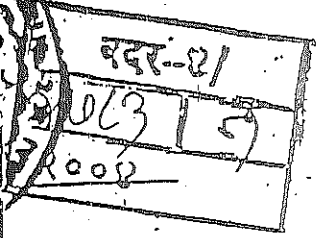
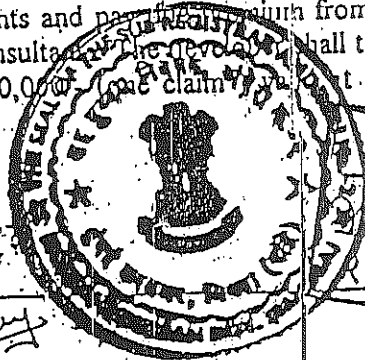
The Developer shall comply with and procure all clearance / permission from all concerned departments (Municipal Corporation Of Greater Mumbai, Maharashtra Housing And Development Authorities and/or any other authorities) to ensure smooth functioning of the work under contract and indemnify the clients and the Consultants of any claim that may arise thereof. The necessary charges, premiums, deposits, payments for obtaining the permissions shall be borne by the developer. If any penalty to be paid to the concerned authorities then the same shall be entirely born and paid by the developer and the progress of work shall not be hampered on account of the same.

WORKS CONTRACT TAX

All charge on account of octroi terminal or sales tax and other duties on material obtained for the work from any source including the tax applicable as per Maharashtra Sales Tax Act, on the transfer of property in the goods involved in the execution of works contract property in the goods involved in the execution of works contract (reenacted) Act. 1991 etc. shall be borne by the Developer.

INSURANCE

The Developer will ensure that full insurance is available for all workmen at site from commencement to the completion. He will take full responsibility thereof. The said insurance policies fully paid up with the consultants and pay the premium from time to time and furnish the said receipt to the clients/Consultants. The Developer shall take third party insurance of an amount equal to Rs. 10,00,000/- (one crore) at any time during the execution of the work.

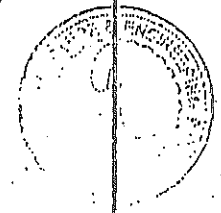
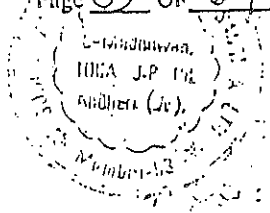


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Signature of Owner

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Signature of Consultant

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Signature of Developer

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DAMAGE TO PROPERTY

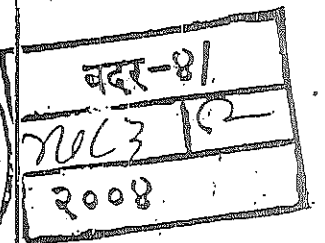
Any damage to the personal / Society property by the Developer and /or its labour force will have to made good by the Developer at his Cost.

REJECTION OF TENDERS

- 1) The Tender will be liable to be rejected outright if while submitting it:-
 - a) The tenderer proposes any alteration in the work specified in the tender in the form allowed for the execution and any other conditions.
 - b) Any of the pages of the tender are removed/replaced.
 - c) All corrections and additions or pasted slips are not initialed by the Tenderer.
 - d) The tender is not complete in all respects.
 - e) EMD is not submitted with the tender at time of submission.

1) The tenderers shall complete and submit the following for his tender to be considered as bonafide:-

- a) Form of tender and Appendix.
- b) Bill of Quantities each page duly signed.
- c) List of plant / equipment and personnel to be employed on the said works.
- d) List of pervious similar works executed with a statement of locations of the works, their magnitude, time for completion name of the employer / Consultants to whom reference may be made in regard thereof stating the telephone nos.

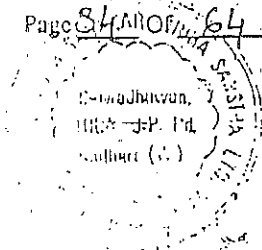


Signature of Owner

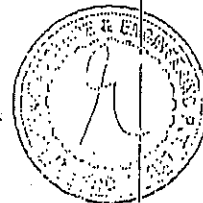
Signature of Consultant

Signature of Developer

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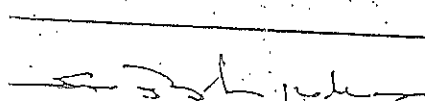
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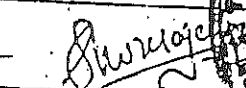


SAFETY PROVISION

The developer shall take enough safety precautions for material handling scaffolding and ladder works, mechanical devices electrical devices, cranes , machinery's laborers for all heights and depth of works as per standards practice and applicable rules and regulations. Special care is to be ensured for handling and working with construction admixtures. The Developer shall ensure that all the suggest provisions for safety are followed in to as required by the manufacturer. The Developers shall indemnify the clients defects, accident, liability during working.

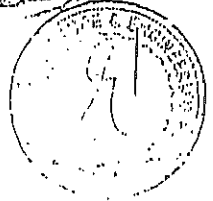
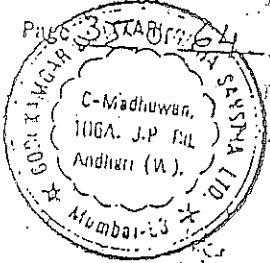
1. Suitable scaffolds shall be provided for workmen for all that cannot safely be done from the ground, or from solid construction expects such short period work as can be done safely from ladders. When a ladder is used an extra mazdoor shall be engaged for holding the ladder and if the ladder is used for carrying materials as well, suitable footholds and handholds shall be provided on the ladder and the ladder shall be given an inclination not steeper than 1/4 to 1 (1/4 horizontal and 1 vertical).
2. Scaffolding or staging more than 3.25 meters above the ground or floor, swung or suspended from an overhead support or erected with stationery support, shall be have a guard rail properly attached, belted braced and otherwise secured at least 1 meter high above the floor or platform of such scaffolding or staging and extending along the entire length of the outside and ends thereof with only such openings as may be necessary for the delivery of materials. Such scaffolding or staging shall be so fastened as to prevents it from swaying from the building or structure. All workers working on scaffolding shall be issued safety belts and it shall be the responsibility of Developer to enforce the use of safety belts in dangerous situations.
3. Working platform, gangways, and stairways shall be so constructed that they do not sag unduly or unequally, and if height of a platform or gangway is more than 3.25 meters above ground level or floor level, it shall be closely boarded, have adequate width and be suitably fenced, as described in 2 above.
4. Every opening in floor of a building or in a wall shall be provided with suitable means to prevent fall of persons. Such means shall be suitable fencing or railing with a minimum height of 1.2 meters.


Signature of Owner


Signature of Consultant

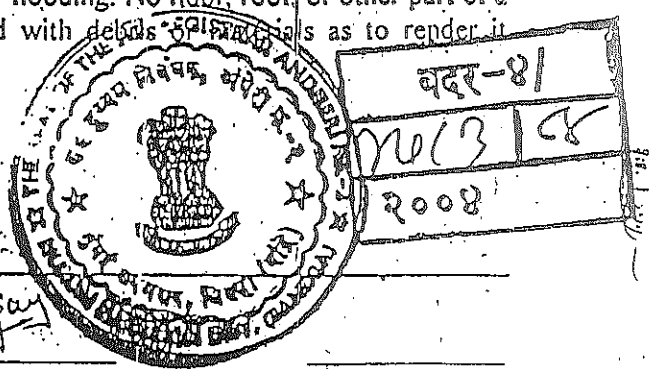


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REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

5. Safe means of access shall be provided to all working platform and other working places. Every ladder shall be securely fixed. No portable single ladder shall be over 6 meters in length. Width between side rails in rung ladder shall in no case be less than 60 cm. For ladder upto and including 3 meters in length. For longer ladders this width shall be increased by at leas 6cm for each additional 30 cm., of length. Uniform step spacing shall not exceed 30cm. Adequate precaution shall be taken to prevent danger from electrical equipment. No materials on any of the sites shall be so stacked or placed as to cause danger or inconvenience to any person or the public. The developer shall provide all necessary fencing and lights to protect members of public and works from accidents and shall be bound to bear expenses of defense of every suit, action or other proceeding at law that may be brought by any person for injury sustained owing to neglect of the above precautions and to pay any damages and costs which may be awarded in any such suit, action or proceedings to any such person or which may with or without the consent of the developer be paid to compromise any claim by any such person.
6. Demolition: Before any demolition work is commenced and also during the process of the work.
- a) All roads and open areas adjacent to the work site shall either be closed or suitably protected.
 - b) No electric cable or apparatus which is liable to be a source of danger or a cable or apparatus used by operator shall remain electrically charged.
 - c) All practical steps shall be taken to prevent danger to persons employed, from risk of fire or explosion, or flooding. No floor, roof or other part of a building shall be so overloaded with debris as to render it unsafe.



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Signature of Owner

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Signature of Consultant

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Signature of Developer



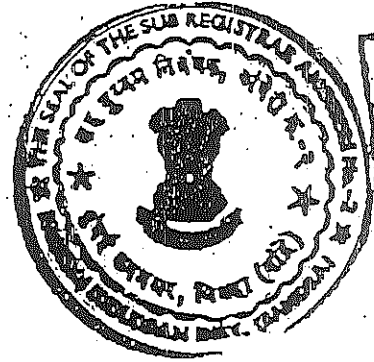
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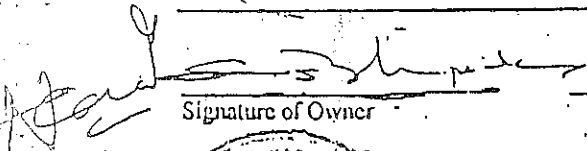
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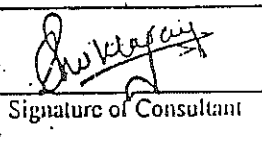
7. The developer shall not employ men below the age of 18 and women on the work of painting with products containing lead in any form. Whenever men above the age of 18 are employed on the work of lead painting the following precautions shall be taken:

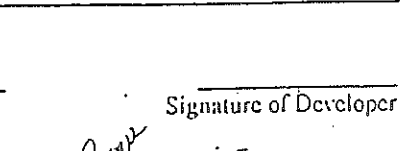
- i) No paint containing lead or lead products shall be used except in the form of paste or ready made paint.
- ii) Suitable face masks shall be supplied for use by workers when paint is applied in the form of spray or surface having lead paint dry and scrapped.
- iii) Overalls shall be supplied by the developer to workmen and adequate facilities shall be provided to enable working painters to wash Suring and on cessation of work.

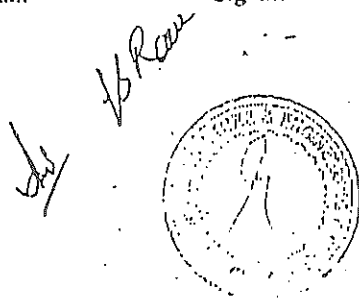
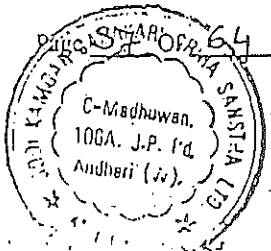


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Signature of Owner


Signature of Consultant


Signature of Developer

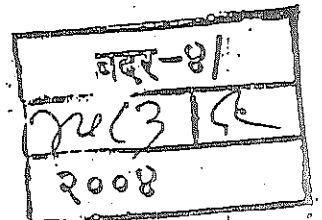


ELLORA PROJECT CONSULTANTS

REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRHA SANSTHA LTD., ANDHERI(W),
MUMBAI

APPENDIX HEREIN BEFORE REFERRED TO

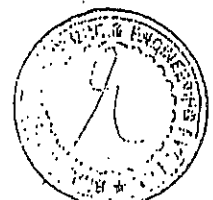
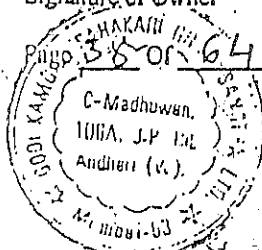
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|----|----------------------------------|--|
| 1. | Defect Liability Period | 24 Months |
| 2. | Period Measurement and Valuation | 3 Months |
| 3. | Date of Commencement | |
| 4. | Time period for Completion | 36 months from the date of obtaining the commencement certificate for the first building to be constructed for the existing members as shown in phase I. |
| 5. | | |
| 5. | Agreed liquidated damages | Rs. 1,00,000/- per day |
| 6. | Limit of Retention Fund | 2 years |
| 7. | Supervision Charges | RS. 30,000/- Month. |



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Signature of Owner

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Signature of Consultant

[Handwritten Signature]
Signature of Developer



[Handwritten Signature]
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Director

ELLORA PROJECT CONSULTANTS
REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

SCHEDULE A

IDENTIFICATION AND FINANCIAL DATA SHEET

1. Firm Name :
2. Year of incorporation :
3. Type of incorporation :
4. Office addresses :
5. List of Board of Directors/partners :
6. Principal officers who will manage project from head office :

Name	Position	Dt. Of appointment
------	----------	--------------------
7. Principal officers who will manage project from site office :

Name	Position	Dt. Of appointment
------	----------	--------------------
8. Local associate firm or agents
9. Total liabilities :
10. Total assets :
11. Current liabilities:
12. Bank Overdrafts :
13. Net worth
14. Liquid assets
15. Stock outstanding:
16. Current assets :
17. Bank reference :
18. Annual turn over for last five years (Give separately)
17. Income tax clearance certificate

ATTACHED ON SEPERATE SHEET

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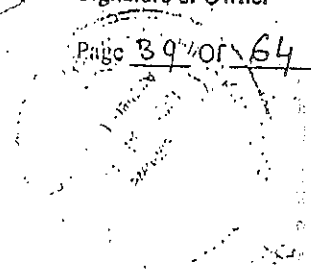


Please attach the balance sheet and income tax clearance certificate duly certified for the last five years.

 _____ Signature of Owner	 _____ Signature of Consultant	_____ Signature of Developer
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Fed. Govt. of India, Ministry of Engineering & Technology



 Director

REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRHA SANSTHA LTD., ANDHERI(W),
MUMBAI

SCHEDULE B

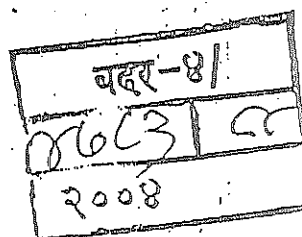
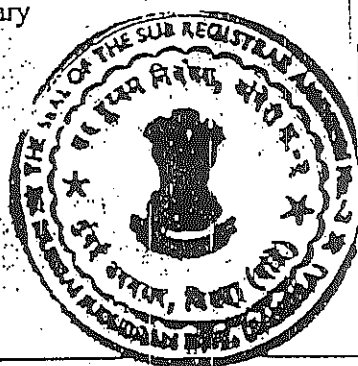
PROJECT WISE EXPERIENCE RECORD OF
WORKS CARRIED OUT :

1. Name of the project and location :
2. Name & address of the client :
3. Brief description :
4. Starting date/Completion date :
5. Value of the project
Total built up area in sqft
Residential

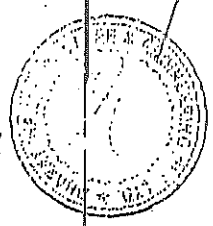
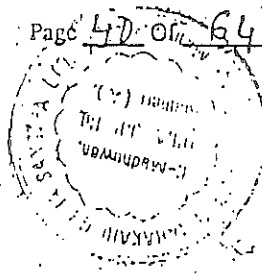
Commercial
6. Data of key personnel who executed the project on behalf of applicant
A> Name B> Qualification
C> Category D> Exp. Before project
- 7> Construction plants and equipment's used by the applicant :
- 8> Seal of the company
- 9> Signature of the tenderer with date :

Note : Attach separate sheets if necessary

Attached on separate sheets.



Signature of Owner _____ Signature of Consultant _____ Signature of Developer _____
For Bharat Infrastructure and Eng. Pvt. Ltd. Director



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REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

SCHEDULE C

PERSONNEL

TENDERER'S NAME

1. Number of graduate engineers in the employment's at present and available for deployment for this work

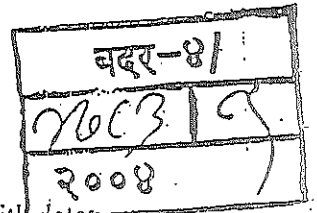
- I With more than 15 years experience
- II Between 10 to 15 years experience
- III Between 5 to 10 years experience
- IV Upto 5 years experience

List attached Separately.

2. Number of supervisory construction personnel available for employment on present job with qualification and experience in years.

List attached Separately.

I/We hereby confirm that number of personnel I/We will engage for proposed job will not be less than those listed in item 1 & 2 and agree to engage more personnel if necessary in the opinion of the consultant at no extra cost.



Seal of company



Signature of tenderer with date

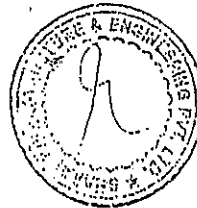
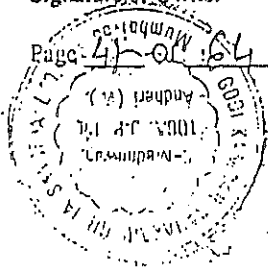
For Ellora Infrastructure & Engineering Pvt. Ltd.

Director

Signature of Owner

Signature of Consultant

Signature of Developer



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SCHEDULE D

Bio data of technical personnel (Separate sheet to be used for each staff member)

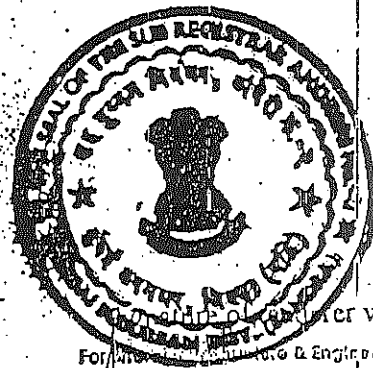
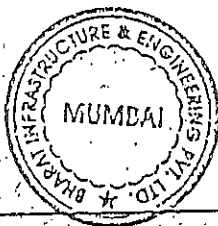
Name :
Date of Birth :
Education :
Position held in the organization :

Experience in particular projects :
(Experience during employment with present employer and also in previous employment)

Project	Name	Year	Employer	Expe. (On Project
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Attached Separately

Seal of company



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For Director with date
For BHARATI INFRASTRUCTURE & ENGINEERING PVT. Ltd.

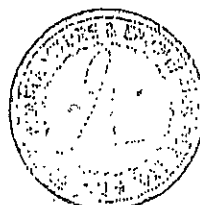
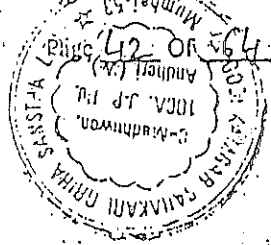
S. A. B.

Director

Signature of Owner

Signature of Consultant

Signature of Developer



S. A. B.

REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

SCHEDULE E

DETAILS OF WORK IN HAND AND WORKS TENDERED FOR AS ON THE DATE OF SUBMISSION OF TENDER

FIRM'S NAME

Name of work	Tendered Cost	Cost of work Remaining to be Executed	Anticipated date of completion
--------------	---------------	---------------------------------------	--------------------------------

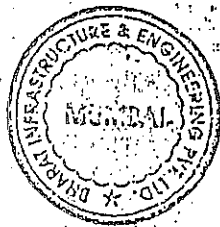
Attached

Work Tender for

Name of work	Place	Estimated cost	Date of decision Expected	Stipulated date and period of Completion
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NIL

Seal of company



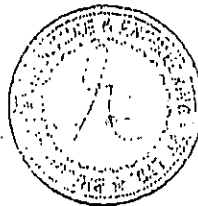
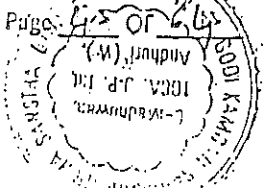
Signature of Tenderer with date

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Signature of Owner

Signature of Consultant

Signature of Developer



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ANNEXURE - A.



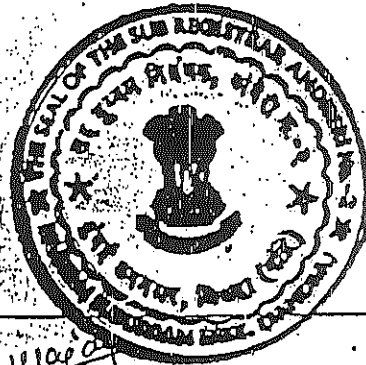
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REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W),
MUMBAI

TECHNICAL SPECIFICATION



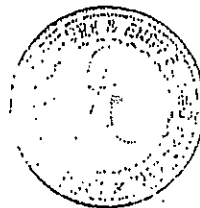
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Signature of Owner


Signature of Consultant

Signature of Developer

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REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

PREAMBLE :

These specifications cover the items of work in structural and non structural parts of the works coming under preview of this document. All work shall be carried out in confirmation with this. In general provision of the Indian Standards, Indian Road Congress Codes, MOST specifications for Roads and Bridge Works (III Revision) and other national standards shall be followed. These specifications are not intended to cover the minute details. The work shall be executed in accordance with best modern practices. All codes and standards referred to in these specifications shall be the latest revision thereof.

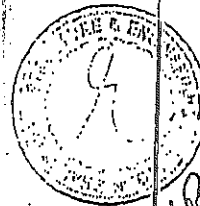


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Signature of Owner

Signature of Consultant

Signature of Developer



Handwritten signatures and initials of the Developer.

REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

SPECIFICATIONS FOR REDEVELOPMENT FOR MADHUVAN C.H.S.LTD., D.N.NAGAR, ANDHERI(W), MUMBAI 400 053.

- 1> THE STRUCTURE WILL BE DESIGNED AS PER THE IS CODES OF PRACTISE FOR DEAD LOAD, LIVE LOAD, EARTHQUAKE LOAD, WIND LOAD AS PER IS CODES OF PRACTISE I.E. IS -456 AND IS-1893.
- 2> SOIL INVESTIGATION WILL BE CARRIED OUT AT SITE TO ACERTAIN THE SAFE BEARING CAPACITY OF THE SOIL OR THE DEPTH OF PILE FOUNDATION AND THE ROCK SOCKETING LENGTH AS PER THE IS CODES OF PRACTISE TO DEFINE THE SOIL SYSTEM. THE FOUNDATION SYSTEM WILL BE PILE FOUNDATION WITH DRILLED CAST IN SITU PILES IN M30 GRADE OF CONCRETE WITH BIRLA COASTAL OR ACC SURKSHA CEMENT FOR THE SAME. THE ADMIXTURES FOR CURING AND CORRISION INHABITORS WILL BE ADDED DURING EXECUTION OF THE WORK.
- 3> THE FOUNDATION WORK (PILE CAPS ETC.) SHALL BE CARRIED OUT IN M25 GRADE OF CONCRETE AS PER THE REVISED IS CODES OF PRACTISE. THE ADMIXTURES FOR CURING AND CORRISION INHABITORS WILL BE ADDED DURING EXECUTION OF THE WORK.

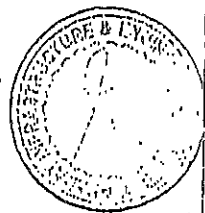


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Signature of Owner

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Signature of Consultant

Signature of Developer



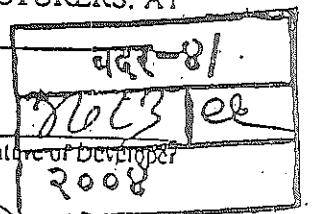
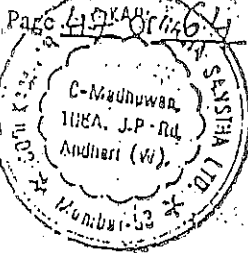
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- 4> FOR R.C.C. WORK 53 GRADE OF CEMENT SHALL BE USED OF APPROVED BRAND VIZ. L&T, AMBUJA, BIRLA SUPER AND FOR FOUNDATION WORK S.R.C. OR ACC SURAKSHA SHALL BE USED AS RECOMMENDED BY SOIL EXPERTS. FOR OTHER CIVIL WORKS VIZ. PLASTERING, MASONRY WORK ETC. 43 GRADE OF CEMENT SHALL BE USED OF ACC, BIRLA.
- 5> THE SUPER STRUCTURE WILL BE CONSTRUCTED IN M20 (1:1.5:3) GRADE OF CONCRETE WITH MIX DESIGN CARRIED OUT AT EVERY STAGE OF WORK WITH CRS 500 GRADE OF RENIFORCEMENT BARS FOR THE SAME. THE CONCRETE USED FOR THE R.C.C WORK SHALL BE IN MIX DESIGN CONCRETE OF M25 GRADE OF CONCRETE.
- 6> THE EXTERNAL MASONRY WORK WILL BE CARRIED OUT IN 6" THICK MASONRY WORK AND INTERNAL WALLS IN 4" THICK BRICK WORK IN 1:4 CEMENT MORTAR.
- 7> EXTERNAL PLASTER WILL BE AVERAGE 25 MM THICK WITH SAND FACED FINISH IN TWO COATS WITH 1:4 PROPORTION FOR FIRST COAT OF AVERAGE THICKNESS 15 MM AND 1:3 PROPORTION FOR SECOND COAT OF AVERAGE THICKNESS 10 MM. FOR BOTH THE COATS OF PLASTER WATER PROOFING CHEMICAL OF ROFF CONSTRUCTION CHEMICALS VIZ. PLASTER MASTER &/OR HYPROOF SHALL BE ADDED AS RECOMMENDED BY THE MANUFACTURERS. AT

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Signature of Developer



16/08/08

REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI


THE JUNCTION OF THE R.C.C. MEMBERS AND MASONRY WORK POLYMER SLURRY SHALL BE FILLED UP WITH APPLICATION OF CHICKEN MESH SO AS TO AVOID THE DEVELOPMENT OF CRACKS AT THE JUNCTION IN FUTURE.

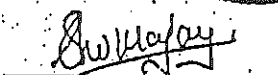
8> INTERNAL PLASTER WILL BE 18 MM THICK SAND FINISH PLASTER IN SINGLE COAT IN 1:4 C.M. PROPORTION.

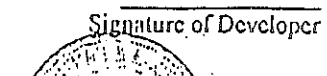
9> FOR THE TERRACE WATERPROOFING WORK SHALL BE CARRIED OUT FOR THE ENTIRE AREA WITH THE STAIRCASE CABIN IN THREE LAYERS VIZ, FIRST CHEMICAL COATING OVER THE SLAB SURFACE OF ROFF CHEMICALS SLURRY THEN OLD SEASONED BRICK BATS SHALL BE LAID TO PROPER SLOPES OF AVERAGE 4" THICKNESS IN 1:4 C.M. AND OVER THE SAME I.P.S SHALL BE LAID IN 1:4 C.M. OF 1" AVERAGE THICKNESS AS MENTIONED IN THE TECHNICAL SPECIFICATIONS WITH CHINA CHIPS LAID OVER THE SAME IN 1:4 C.M. AND TERRACE LAID TO PROPER SLOPES. DURING EVERY STAGE PONDING TEST SHALL BE CARRIED OUT TO TEST THE WATER PROOFING TREATMENT. WATER PROOFING CHEMICALS OF ROFF SHALL BE ADDED DURING THE EXECUTION OF THE TREATMENT AS RECOMMENDED BY THE MANUFACTURER.

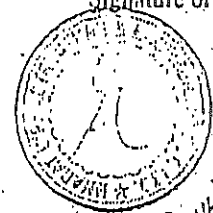
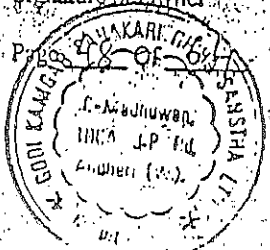


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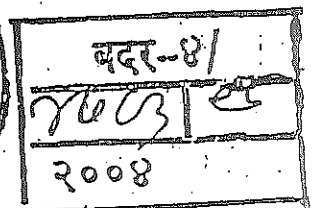
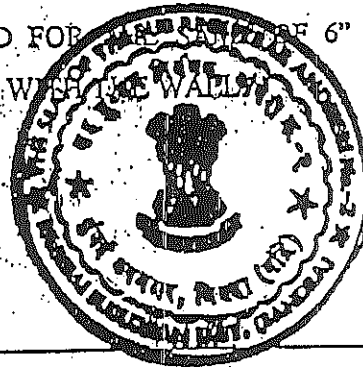

Signature of Owner


Signature of Consultant


Signature of Developer



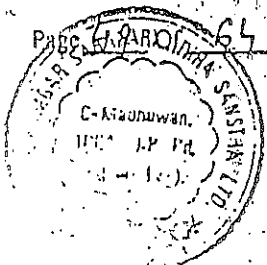
- 10> THE DRAINAGE (4" DIA.) , WASTE WATER(3" DIA) AND RAIN WATER (4" DIA) & VENT PIPE (2.5" DIA) LINES SHALL BE IN ULTRA VIOLET RAYS RESISTING P.V.C. PIPES OF SUPREME OR PRINCE MAKE AND THE LAST LEGTH SHALL BE IN C.I. PIPES OF NEO MAKE AS PER THE IS STANDARDS.
- 11> ALL THE G.I. WATER LINE PIPES SHALL BE IN C CLASS PIPE OF TATA/ZENITH MAKE AS PER THE TELESCOPIC LINE DESIGN GIVEN BY THE CONSULTANT AND CARE SHALL BE TAKEN WHILE REROUTING THE G.I. LINE THAT UNIFORM FLOW OF WATER IN ACHIEVED AND ON THE TERRACE THE LINES ARE ROUTED WITHOUT DSTURBING THE MOVEMENT.
- 12> THE FLOORING IN HALL, PASSAGE, DINING, +KITCHEN AND BED ROOM AREA WILL BE IN WHITE MARTBLE/(MARBO GRANITE TILE OF 2' X 2') OF BASIC RATE 90 RS/SQFT LAID TO PROPER LINE AND LEVEL AS PER THE INSTRUCTIONS OF THE ARCHITECT IN 1:4 CEMENT MORTAR WITH MIRROR FINISH FOR THE SAME AND SKIRTING SHALL BE PROVIDED FOR THE SAME OF 6" HEIGHT IN NEAT CEMENT FLOAT IN FLUSH WITH THE WALLS.



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Signature of Consultant

Signature of Developer



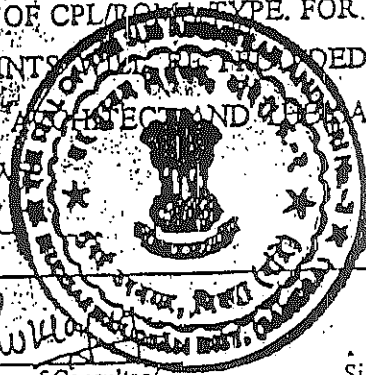
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REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W),
MUMBAI

13> THE KITCHEN PLATFORM WILL BE IN L SHAPE WITH MAIN PLATFORM OF WIDTH 2'3" AND SECONDARY PLATFORM OF 1'6" WIDTH IN GRANITE OF BASIC RATE RS. 180 PER SQFT WITH KADAPPA SANDWITCH TYPE OF CONSTRUCTION FOR THE SAME AND THE SINK WILL BE OF STAINLESS STEEL 24" X 18" SIZE OF NIRALI MAKE. GRANITE MOULDING PATTI WILL BE PROVIDED FOR THE KITCHEN PLATFORM. BELOW THE KITCHEN PLATFORM WHITE COLOURED GLAZED TILE OF 6" X 6" SIZE WILL BE PROVIDED WITH GLAZED TILE OF 12" X 8" SIZE ABOVE THE KITCHEN PLATFORM OF JHONSON & JHONSON MAKE WITH BASIC RATE OF RS. 35 PER SQFT. UPTO FULL HIEGHT ABOVE THE FLOOR LEVEL.

14> BELOW THE KITCHEN PLATFORM KITCHEN CABINETS IN STEEL TROLLEY AND DRAWERS STEEL WIRES WILL BE PROVIDED WITH DECORATIVE LAMINATE FOR THE SAME OF APPROVED COMPANY AND BRAND.

15> CONCEALED ELECTRIC FITTINGS WILL BE PROVIDED WITH MAIN CIRCUIT IN 7/20 WIRE AND OTHER IN 3/20 WIRE OF FINOLEX MAKE AND THE FITTINGS WILL BE OF CPL/ROM TYPE. FOR THE VARIOUS AREA THE ELECTRICAL POINTS WILL BE PROVIDED AS PER THE LAYOUT PREPARED BY THE ARCHITECT AND THE SAME SHALL BE APPROXIMATELY AS FOLLOWS

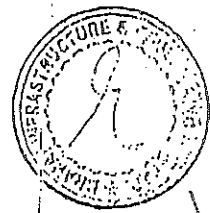
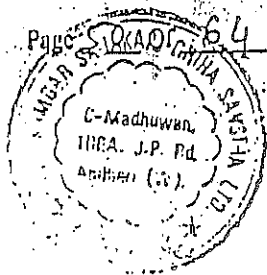


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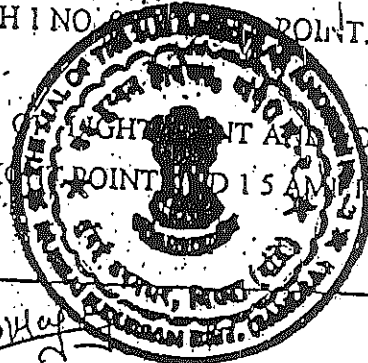
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- 1> HALL : 15 NOS OF LIGHT POINTS AND 3 NOS. OF 15 AMP. POINTS AND 2 NOS. OF TELEPHONE POINTS AND ONE CABLE TV POINT. ONE NO. OF INTERCOM POINT CONNECTED WITH THE SECURITY CABIN/ MAIN ENTRANCE AREA.
- 2> KITCHEN : 10 NOS. OF LIGHT POINT WITH 2 NOS. OF 15 AMP. POINTS
- 3> BEDROOM: 15 NOS OF LIGHT POINTS AND 3 NOS. OF 15 AMP. POINTS AND 2 NOS. OF TELEPHONE POINTS AND ONE CABLE TV POINT. ONE NO. OF INTERCOM POINT CONNECTED WITH THE SECURITY CABIN/ MAIN ENTRANCE AREA.
- 4> TOILET : 1 NOS. OF LIGHT AND 1 NO. OF EXHAUST FAN POINT
- 5> BATHROOM: 1 NOS. OF LIGHT POINT & 1 NO. OF EXHAUST FAN POINT WITH 1 NO. OF EXHAUST FAN POINT.
- 6> PASSAGE : 1 NO OF LIGHT POINT AND FOR THE WASH BASIN AREA ONE NO. LIGHT POINT AND 15 AMP POINT.

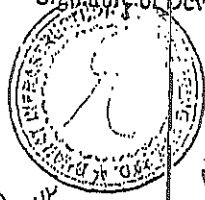
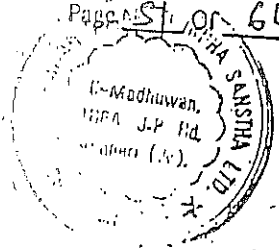


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Signature of Owner

Signature of Consultant

Signature of Developer



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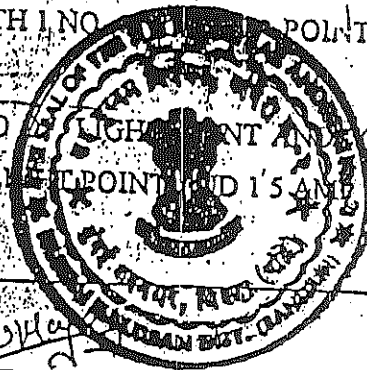
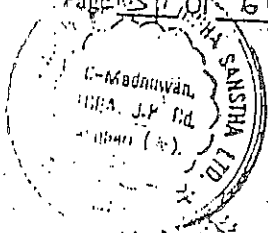
- 1> HALL : 15 NOS OF LIGHT POINTS AND 3 NOS. OF 15 AMP. POINTS AND 2 NOS. OF TELEPHONE POINTS AND ONE CABLE TV POINT. ONE NO. OF INTERCOM POINT CONNECTED WITH THE SECURITY CABIN/ MAIN ENTRANCE AREA.
- 2> KITCHEN : 10 NOS. OF LIGHT POINT WITH 2 NOS. OF 15 AMP. POINTS
- 3> BEDROOM: 15 NOS OF LIGHT POINTS AND 3 NOS. OF 15 AMP. POINTS AND 2 NOS. OF TELEPHONE POINTS AND ONE CABLE TV POINT. ONE NO. OF INTERCOM POINT CONNECTED WITH THE SECURITY CABIN/ MAIN ENTRANCE AREA.
- 4> TOILET : 1 NOS. OF LIGHT AND 1 NO. OF EXHAUST FAN POINT
- 5> BATHROOM: 1 NOS. OF LIGHT POINT & 1 NO. OF EXHAUST FAN POINT WITH 1 NO. OF POINT.
- 6> PASSAGE : 1 NO. OF LIGHT POINT AND FOR THE WASH BASIN AREA ONE NO. OF LIGHT POINT AND 1 5 AMP. POINT

Signature of Owner

Signature of Consultant

Signature of Developer

Page 51 of 64



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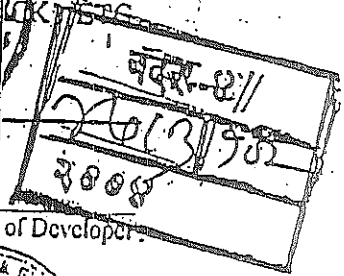
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FOR ALL THE FLATS ELCB AND MCB OF DATAR/INDO KUPP SHALL BE PROVIDED AS PER THE REQUIREMENT OF BSES SO AS TO AVOID SHORT CIRCUIT ETC.

16> CONCEALED G.I. PLUMBING WORK INSIDE THE FLAT WILL BE CARRIED OUT IN TATA / ZENITH PIPES OF 'C CLASS' AS PER THE IS CODES OF PRACTISE AND WITH HOT AND COLD THREE IN ONE MIXER OF "JAQUAR MAKE" OF QUEEN SERIES OR ARC CO. & GYESER OF RACOLD MAKE OF 5 LITRES IN BATH ROOM AND WITH WASH BASIN ETC. OF HINDUSTAN MAKE WITH BOTTOLE TRAP, ANGLE COCK, PILLER COCK OF JAQUAR MAKE ETC. COMPLETE. THE NECESSARY ACCESSORIES VIZ. TOWEL ROD, SOAP DISH, HANGERS ETC. WILL BE PROVIDED IN THE BATH AND TOILET AREA. FOR THE WASH BASIN AREA ONE P.V.C. MOULDED CABINET WILL BE PROVIDED.

17> FOR THE KITCHEN AREA ONE NO. OF KITCHEN SINK TAP OF "JAQUAR MAKE" WILL BE PROVIDED WITH THE NECESSARY FITTINGS AND ONE NO. OF AQUA GUARD POINT WILL BE PROVIDED FOR THE KITCHEN AREA.

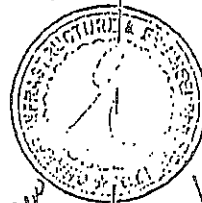
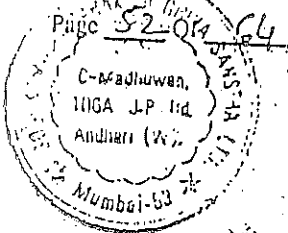
18> THE TOILET WILL BE PROVIDED WITH EUROPEAN W.C. OF APPROVED COLOUR WITH FLUSH TANK COMPLETE WITH JAQUAR MAKE BIB COCK AND ANGLE COCK TOP COCK ETC. COMPLETE FOR THE SAME.



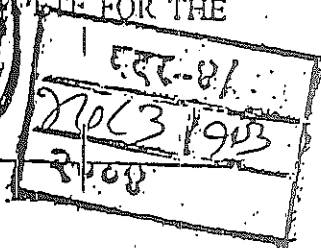
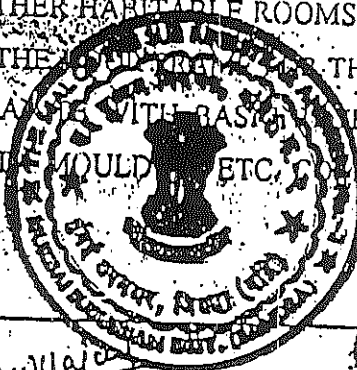
Signature of Owner

Signature of Consultant

Signature of Developer



- 19> TILES TO BE PROVIDED UPTO FULL HEIGHT(7' ABOVE FLOOR LEVEL) IN BATH ROOM AND TOILET WITH BASIC RATE OF TILES 30 RS/SQFT. OF JHONSON & JHONSON MAKE. THE SAME TILES WILL BE PROVIDED IN THE PASSAGE AREA NEAR THE WASH BASIN UPTO A HEIGHT OF 7' ABOVE THE FLOOR LEVEL. COUNTER IN GRANITE SHALL BE PROVIDED FOR THE WASH BASIN AREA WITH MOULDING ETC COMPLETE.
- 20> THE WINDOWS WILL BE ANODISED ALUMINIUM SLIDING WINDOWS OF APPROVED MAKE of 3.2 mm gauge made from extruded aluminum of alloys HF:9:WF of IS 733-1956 WITH GRANITE FRAMING (BASIC RATE OF GRANITE SHALL BE RS. 150/- PER SQFT) FOR THE SAME IN DOUBLE PATTI THE ALUMINIUM WINDOW FOR HALL AND BED ROOM WILL BE 8' X 4' AND FOR KITCHEN 6'X4'. FOR TOILET AND BATH LOUVERS SHALL BE PROVIDED OF SIZE 1'6" X 2'. FOR THE HALL AND BED ROOM AREA WINDOW OF 2'6" X 2' SIZE SHALL BE PROVIDED WITH GRANITE FRAMING FOR THE SAME FOR A.C. DUCT.
- 21> THE MAIN DOOR FRAME SHALL BE IN C.P.TEAK WOOD OF SIZE 6" X 4" AND DOOR FRAMES OF OTHER HABITABLE ROOMS SHALL BE 4" X 3" SIZE IN C.P.TEAK WOOD. THE DOOR FOR THE TOILET AND BATHROOM WILL BE IN GRANITE WITH BASIC RATE RS. 150/- PER SQFT. IN DOUBLE PATTI WITH MOULDING ETC. COMPLETE FOR THE SAME.



[Signature]
Signature of Owner

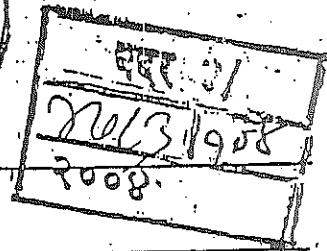
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Signature of Consultant

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Signature of Developer

Page 53 of 64
SANTHA LTD.
MUMBAI

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K. Ravi

- 22> THE DOORS FOR HALL SHALL BE PANELLED DOOR OF APPROVED DESIGN AND FINISH IN C.P. TEAK WOOD WITH BRASS FITTINGS AND GODREJ NIGHT LATCH ETC. COMPLETE WITH LOCK AND KEY ARRANGEMENT FOR THE SAME AND FOR THE BED & KITCHEN. SAME SHALL BE FLUSH DOORS WITH SUNMICA COATING OF IMM. THICK ON BOTH THE SIDE WITH BRASS FITTINGS FOR THE SAME.
- 23> FOR TOILET AND BATH ANNA PLAST DECORATIVE DOORS SHALL BE PROVIDED WITH FITTINGS ETC. COMPLETE.
- 24> THE EXTERNAL PAINTING WORK WILL BE IN TWO COATS OF ACRYLIC PAINT APEX OF ASIAN PAINTS FOR ENTIRE AREA IN APPROVED COLOURS AND SHADE.
- 25> THE INTERNAL AREA VIZ. WALLS & CEILING WILL BE FINISHED WITH P.O.P. IN PROPER LINE AND LEVEL AND THE INTERNAL PAINTING WILL BE CARRIED OUT IN LUSTER FINISH PAINT OF ASIAN PAINTS.



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Signature of Consultant

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Signature of Developer

Page 54 of 64



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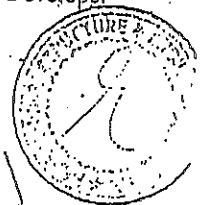
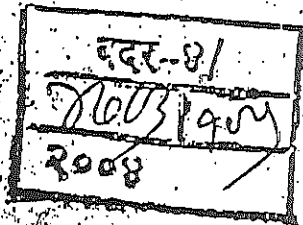
- 26> FOR THE OPEN SPACES AT GROUND FLOOR LEVEL, PAY ORDER/ DEMAND DRAFT TILES OF 30 MM AVERAGE THICKNESS OF VIPURA TILES SHALL BE PROVIDED FOR THE ENTIRE AREA WITH RUBBLE SOLING OF 9" THICKNESS FOR THE SAME AND THE WORK SHALL BE CARRIED OUT TO PROPER SLOPES TO DRAIN OUT THE STROOM WATER IN EFFICIENT WAY.
- 27> TWO NOS. OF M.S. GRILL GATES SHALL BE PROVIDED WITH BASIC RATE OF 150 RS/SQFT WITH R.C.C. COLUMNS FOR THE SAME IN M20 GRADE OF CONCRETE OF SIZE 12" X 12" WITH FOOTINGS ETC. COMPLETE OF HEIGHT 12' WITH REPLASTERING AND GRANITE STONE CLADDING FOR THE SAME. THE GATES SHALL BE OF SIZE 15' X 7'.
- 28> FOR THE COMPOUND GATE COLUMNS TWO NOS. OF LIGHT POINTS SHALL BE PROVIDED WITH LAMP SHED OF APPROVED DESIGN OVER THE SAME.
- 29> ALL AROUND THE BUILDING PREMISES 15 NOS. ELECTRICAL TUBE FITTINGS SHALL BE PROVIDED WITH CABLE WIRING FOR THE SAME.
- 30> THE UNDERGROUND WATER TANK WILL BE PROVIDED IN R.C.C. IN M20 GRADE OF CONCRETE AND THE OVER HEAD WATER SHALL BE R.C.C. CASTED IN M20 GRADE OF CONCRETE AND THE CAPACITY OF THE TANKS SHALL BE AS PER THE M.M.C. RULES AND REGULATIONS.

Signature of _____

Signature of Consultant

Signature of Developer

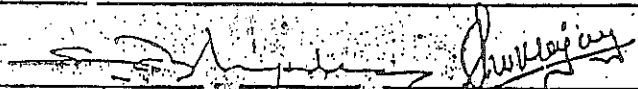
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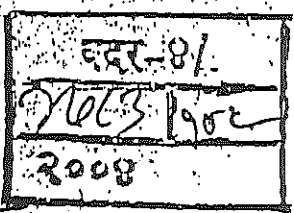
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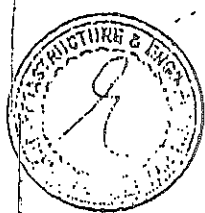
- 31> THE COMPOUND WALL SHALL BE CONSTRUCTED ALL AROUND THE PERIPHERY IN 9" THICK BRICK WORK OF 5' HEIGHT IN 1:4 C.M. AS PER THE APPROVED DESIGN AND DRAWINGS WITH 8" THICK RUBBLE WALL AS BASE FOR THE SAME CARRIED 2' BELOW THE GROUND LEVEL WITH P.C.C. OF 4" THICK IN 1:3:6 WITH RUBBLE SOLING FOR THE RUBBLE WALL. THE COMPOUND WALL SHALL BE PROVIDED WITH TWO COATS OF PLASTER FROM BOTH THE SIDES IN APPROVED DESIGN IN 1:4 C.M.
- 32> THE ENTRANCE LOBY SHALL BE PROVIDED WITH GRANITE TILES FOR THE WALL CLADDING IN APPROVED DESIGN & MAKE UPTO 1ST FLOOR LEVEL AND FLOORING SHALL BE GRANITO FLOORING OF JHONSON MAKE.
- 33> FOR THE STAIRCASE AREA MARBLE FLOORING SHALL BE PROVIDED FOR THE TRADE, RISERS & MOID LANDING AREA AND THE SKIRTING SHALL BE OF 4" THICKNESS FOR THE SAME . (THE BASIC RATE OF MARBLE SHALL BE 60 RS/SQFT)
- 34> THE ENTRANCE AREA WILL BE ILLUMINATED WITH FIVE NOS. OF DECORATIVE ELECTRIC FITTINGS AS PER DESIGN AND APPROVED BY CONSULTANT.


Signature of Consultant

Signature of Developer



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LIST OF APPROVED MATERIALS

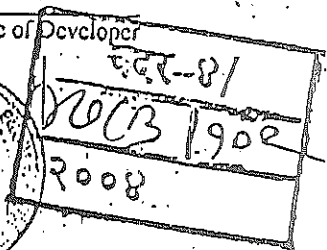
Sr.No.	Material	Approved Brands
1.	Cement O.P.C. Grade 43	ACC, Gujrat Ambuja, L & T, Birla
2.	Bricks	Ordinary clay bricks of any brand confirming to I.S. 1077 minimum crushing strength 35 Kg/sqcm Water absorption allowed 25% for bricks used in paneled walls. 20% for bricks used in load carrying.
3.	Water proofing compound	'Impermo', 'cicco', 'Roff', 'Sunanda Chemical', 'Scott No.1'
4.	A.C. Sheets	'Everest', 'Amco', 'Charminar'
5.	White cement	'ACC', 'JK White', 'Birla'
6.	C.I. Pipes	'Neco' confirming to ISI standard
7.	P.V.C. pipes	'Supreme', 'Prince' Confirming to IS 13592 & ISI and weight of pipes shall be 6 Kg/sqcm
8.	A.C. pipes	'Everest', Himalaya, 'Swastik'
9.	Water proof cement paint	'Snowcem.Plus' & 'Sandtex Matt'

Signature of Owner

Signature of Consultant

Signature of Developer

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16/11/08

REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

- | | | |
|-----|---------------------|--|
| 10. | Concrete additives: | |
| a> | Polymers | Roffe, Sunanda |
| b> | WP Compound | Roffe, Sunanda |
| c> | Repair mortar | Roffe, Sunanda |
| d> | Plasticizers | Roffe, Sunanda |
| e> | Epoxy | Ciba, Choksy |
| 11. | Sand | Sand shall be river sand with Silt content less than 3% by volume. |
| 12. | Water | Potable water free from organic or any other deleterious substances. |
| 13. | G.I. Pipes | C class of Tata & zenith with weight of pipes as follows

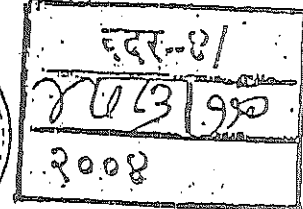
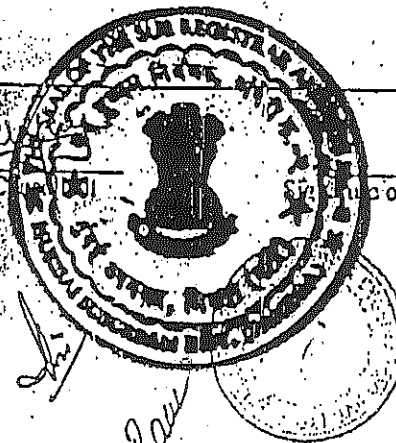
1/2" dia 1.51 kg/meter
3/4" dia 1.97 kg/meter
1" dia 3.08 kg/meter
1 1/4" dia 3.97 kg/meter
1 1/2" dia 4.58 Kg/meter
2" dia 6.38 Kg/meter |
| 14. | Ceramic tiles | Ghonson & ghonson

Nitco tiles |
| 15. | Glazed tiles | Ghonson & Ghonson |
| 16. | G.I. Fitting | Jaquar |

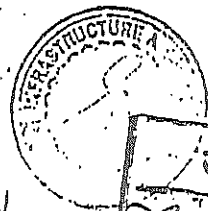
Signature of Owner

Signature of Consultant

Signature of Developer



ANNEXURE - B



16 Raw

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DETAILED WORKING OF THE PROPOSAL :

PROPOSAL DETAILS (WORKING OF THE AREAS) GIVEN ARE APPROXIMATE AND THE DEVELOPERS ARE INSTRUCTED TO GET THE WORKINGS CONFIRMED BEFORE SUBMISSION OF THE OFFER TO SOCIETY.

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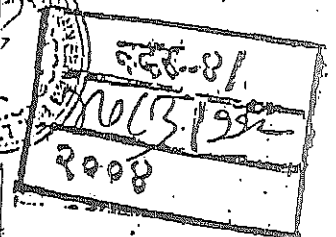
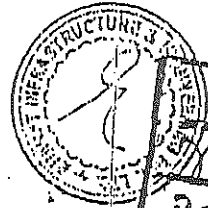
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DEVELOPMENT FOR MADHUVAN SOCIETY

DETAILS OF THE EXISTING SOCIETY

1 AREA OF THE PLOT AS PER LEASE DEED 10794.5 SQM

AS PER THE DATA GIVEN BY THE SOCIETY THE PLOT POTENTIAL IS CONSUMED BY THE SOCIETY

2 EXISTING BUILT UP AREA 10794.5 SQM

AFTER HANDING OVER ADDITIONAL AREA OF 120 SQFT TO EACH MEMBER THE DETAILS ARE AS FOLLOWS

1 TOTAL CARPET AREA TO BE HANDED OVER TO THE SOCIETY

A TYPE FLAT 480 X 16 7680 SQFT

B TYPE FLAT 680 X 112 76160 SQFT

C TYPE FLAT 845 X 44 37180 SQFT

TOTAL 121020 SQFT

I.E. 11243 SQM

BUILT UP AREA TO BE HANDED OVER TO THE SOCIETY

20% ABOVE THE CARPET AREA (11243 X 1.20) 13491 SQM

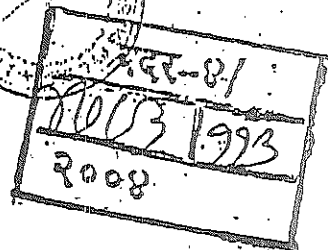
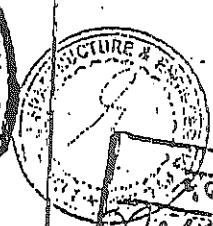
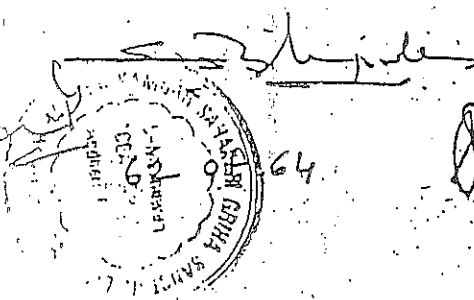
SAY 13500 SQM

DEDUCT 10% BALCONY AREA 1200 SQM

NET BUILT UP AREA TO BE HANDED OVER TO THE SOCIETY 12300 SQM

ADDITIONAL AREA TO BE HANDED OVER TO THE EXISTING MEMBERS (12300-10794.50)

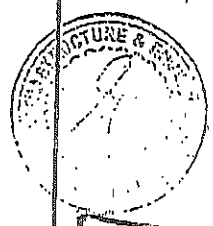
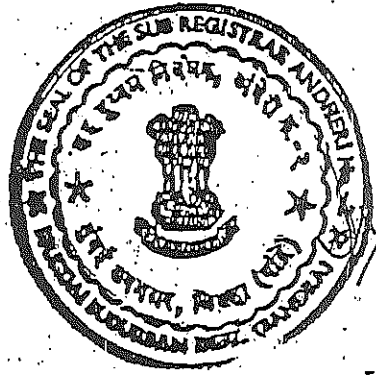
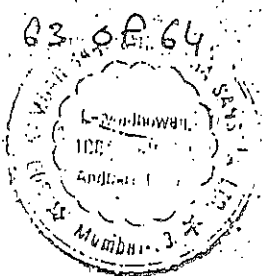
1505.5



AREA AVAILABLE FOR DEVELOPMENT AS PER MHADA POLICY 2:40 TIMES

PLOT AREA	10794.5 SQM	
TOTAL DEVELOPMENT ALLOWED 10794.50 X 2.40	25906.8 SQM	A
LESS EXISTING BUILT UP AREA	10794.5 SQM	B
OUT OF THE SAME SAY AREA OF 1505.50 SQM IS HANDED OVER TO EXISTING MEMBERS	1505.5 SQM	C
BALANCE AREA AVAILABLE (BUILT UP)	13606.8 SQM	D=(A- (B+C))
10% BALCONY AREA FREE OF F.S.I.	1360 SQM	E
AREA AVAILABLE FOR SALE (BUILT UP AREA)	14966.8 SQM	F = D + E

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AREA TO BE PURCHASED FROM MHADA AUHORITIES

PLOT AREA 10794.5 SQM

TOTAL DEVELOPMENT ALLOWED
10794.50 X 2.40 25906.8 SQM A

LESS EXISTING PLOT AREA 10794.5 SQM B

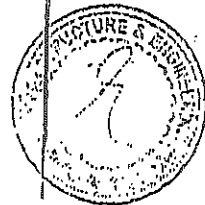
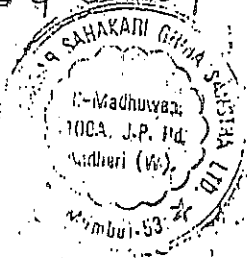
BALANCE AREA TO BE PURCHASED
FROM MHADA 15112.3 SQM C = A - B

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AREA TO BE PURCHASED FROM MHADA AUHORITIES

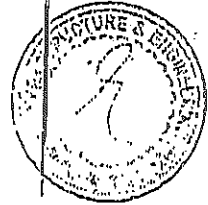
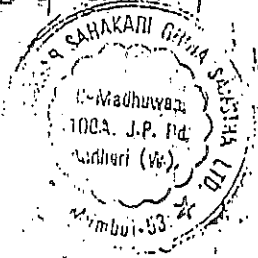
PLOT AREA	10794.5 SQM	
TOTAL DEVELOPMENT ALLOWED 10794.50 X 2.40	25906.8 SQM	A
LESS EXISTING PLOT AREA	10794.5 SQM	B
BALANCE AREA TO BE PURCHASED FROM MHADA	15112.3 SQM	C = A - B

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TENDER FOR THE PROPOSED REDEVELOPEMNT OF THE M/S Mazgaon Dock Godi Kamgar C.H.S.Ltd., (Madhuvan Society) , Off J.P. Road, near C.P.P.M. Barfiwala School, Andheri (w), MUMBAI.400053.

Date = 22/11/02

TENDER DOCUMENT NO.: 2

TENDER DOCUMENT ISSUED TO:

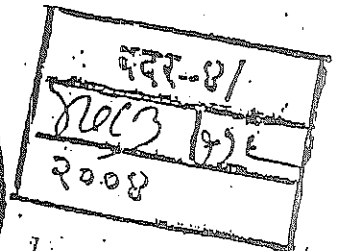
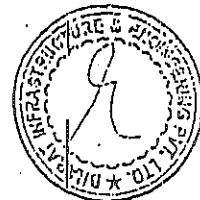
NAME : BHARAT Infrastructure and Engineering PVT. Ltd

ADDRESS : 601, Shree Anshu Shanti Chambers, off. Church Road, Opp. Hotel Leela Andheri - Kurla Road Andheri (East) Mumbai - 400059

The documents are received by me/us giving the details of the amendment in the tender :
E Project.

Signature : Munish Noronha 22/11/02

Date : 22/11/02



Amendments in the tender for the proposed work of redevelopment work of M/S Godi Kamgar Sahakari Griha Sanstha Ltd., "Madhuvan" Off. J.P.Road, Andheri(w), Mumbai 400 053.

Amendment no. 1 :

Page no. 50 technical specifications clause no.13 shall be read as follows :

The kitchen platform will be in L Shape with main platform of size 8'0" x 2'6" and secondary platform of size 4'0" x 1'6" in granite of Basic rate 180 Rs/sqft with kadappa sandwich type of construction for the same and the sink will be of stainless steel 24" x 18" of Nirali make. Granite moulding patti will be provided for the kitchen platform. Below the kitchen platform white coloured glazed tiles of 6" x 6" size will be provided with glazed tiles of 12" x 8" size above the kitchen platform of Jhonson & Jhonson make with basic rate of Rs. 35 per-sqft upto full height (10'0") above the floor level.

Amendment No.2 :

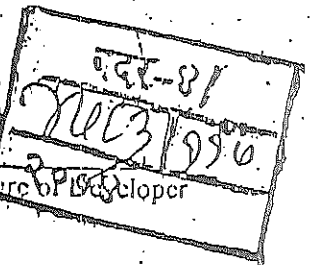
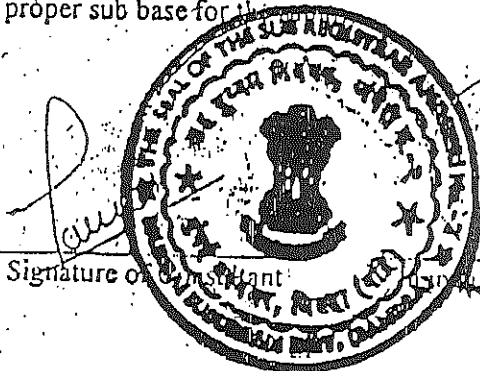
Page no. 54 technical specifications clause no. 22 shall be read as follows :

The doors for hall shall be paneled door of approved design and finish in C.P. Teak wood with brass fittings and godrej night latch etc. complete with lock and key arrangement for the same. For the main door opening of hall safety door shall be provided in C.P. teak wood of adequate cross section with Stainless steel grill work for the top portion and the design for the safety door shall be got approved by the consultant. For the bed room and kitchen area doors shall be flush doors with sunmica coating of 1 mm thickness on both the side with brass fittings for the same.

Amendment No.3 :

Page no. 55 technical specifications clause no. 26 shall be read as follows :

For the open spaces at ground floor chequer tiles of 30 mm average thickness shall be provided for the entire area with rubble soling of 9" thickness for the same and the work shall be carried out to proper slopes to drain out the storm water in efficient way. For the surrounding area storm water drains shall be provided of sufficient size and to slope as per the standards. For the stilt and the basement area chequer tiles of 30mm average thickness shall be provided with proper sub base for the



Amendment No.4 :

Page no. 55 technical specifications clause no. 29 shall be read as follows :

All around the building premises adequate nos. of electrical tube fittings shall be provided with cable type of wiring for the same.

Amendment No.5 :

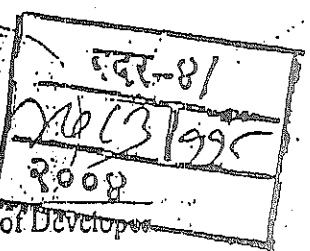
For all the window openings M.S. Box type grills shall be provided of basic rate 45 Rs/sqft and the design shall be got approved from the consultant. The width of the box type grill shall be 2'0" all around the window opening.

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Issues to bharat

(2)

FINANCIAL BID

FOR THE
REDEVELOPEMENT WORK OF
M/S Godi Kamgar Sahakari
Griha Sanstha Ltd.

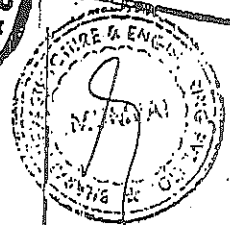
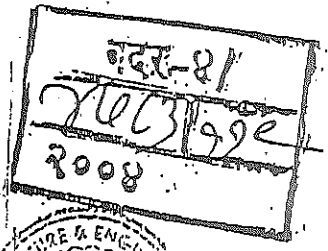
“MADHUVAN”

OFF J.P. ROAD, ANDHERI (W),

MUMBAI 400 053.

ARCH/ENGINEERS :
M/S ELLORA PROJECT CONSULTANTS
GOVIND VILLA, PLOT NO-18, RSC-8, SECTOR-2
CHARKOP, KANDIVALI(W), MUMBAI 67.
TEL : 8680634/8671145

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Chairman
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Issues to bharat

(2)

FINANCIAL BID

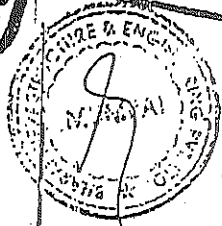
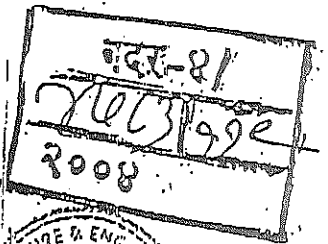
FOR THE
REDEVELOPEMENT WORK OF
M/S Godi Kamgar Sahakari
Griha Sanstha Ltd.

“MADHUVAN”

OFF J.P. ROAD, ANDHERI (W),
MUMBAI 400 053.

ARCH/ENGINEERS :
M/S ELLORA PROJECT CONSULTANTS
GOVIND VILLA, PLOT NO-18, RSC-8, SECTOR-2
CHARKOP, KANDIVALI(W), MUMBAI 67.
TEL : 8680634/8671-145

[Signature]
Chairman
[Signature]



SUMMARY SHEET :

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Chairman

DETAILS TO BE FILLED IN BY THE DEVELOPERS :

1> Additional carpet area to be constructed and handed over to each of the existing 172 members free of cost by the developer =
120 sqft

(IN words ONE HUNDRED TWENTY SQ. FT ONLY)

2> Corpus fund to be given by the developer to the society (as a whole for the existing 172 members) for the maintenance free society of the existing members building after construction of the new buildings for the old

50.00 LACS Rs.

(IN words FIFTY LACS ONLY)

3> Corpus fund to be given by the developer to the society (as a whole for the new incoming members) for the reduction in the maintenance charges of the newly accepted members building after construction of the new buildings
10.00 Rs. Per sqft of the carpet area of the new members flat

(IN words TEN ONLY)

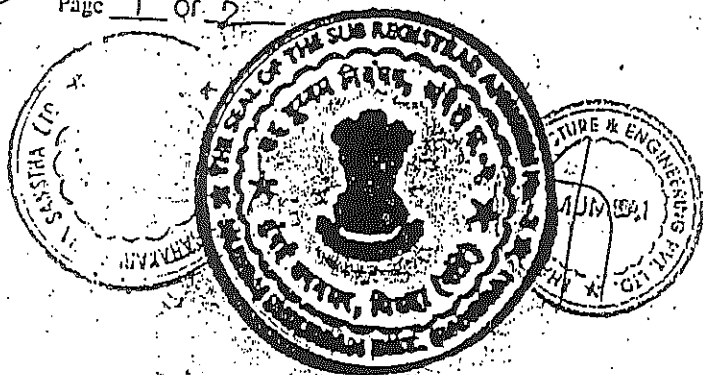
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Signature of Owner

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Signature of Consultant

ELLORA PROJECTCONSULTANTS & ENGINEERS PVT. LTD.

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Signature of Developer

Page 1 Of 2



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2003/920
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REDEVELOPMENT OF GODI KAMGAR SAHAKARI GRIHA SANSTHA LTD., ANDHERI(W), MUMBAI

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Chairman

4> Entrance fees/donation (if any) to be given by the developer to the society (as a whole for the new incoming members residential as well as commercial) for the welfare of the society

10=00 Rs. Per sqft of the carpet area of the new members flat

(IN words TEN ONLY)

5> The premium which will be given by the developer to the society for allowing the commercial user in the society premises (Specify the building where commercial user will be proposed by the developer)

100=00 Rs. Per sqft of the built up area of the commercial user allowed.

(RS. ONE HUNDRED ONLY)

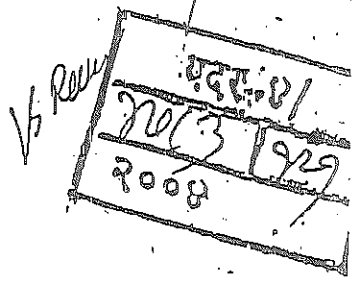
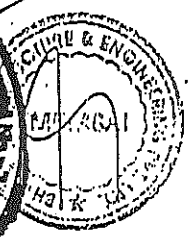
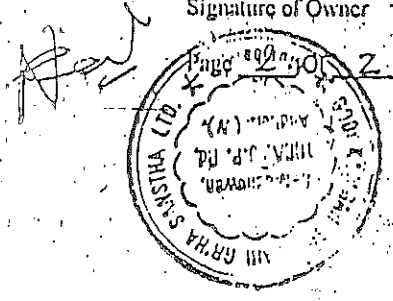
6> Any other facilities/amenities the developer wants to hand over to the society or any additional amounts to be given to the society.

(Please attach separate sheet if required)

[Handwritten Signature]
Signature of Owner

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Signature of Consultant

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Signature of Developer
Director





BHARAT

Infrastructure & Engineering Pvt. Ltd.

SHREE AMBA SHANTI GROUP OF COMPANIES

801, Shree Amba Shanti Chambers, Oil Church Road,
Opp. Hotel Leela, Andheri-Kurla Road, Andheri (East),
Mumbai - 400 059. • Tel: 91-22-838 2988/3057/3194/3298
Fax : 91-22-838 3345 • E-mail : bharatinfra@bharatinfra.com
Website : http://www.bharatinfra.com

Dated : 2nd January 2003

To,

M/s. Ellora Project Consultants
Govind Villa, Plot No. 18,
RSC - 8, Sector - 2, Charkop,
Kandivali (West),
Mumbai - 400 067.

Sub : Redevelopment work of M/s. Godi Kamgar Sahakari Grihan Sanstha Ltd. "Madhuvan" Off.
J. P. Road, Andheri (W), Mumbai - 400 053.

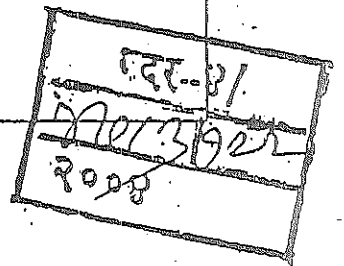
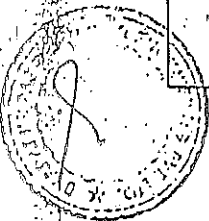
Ref : Our Tender dated 16/12/2002
Your letter dated 20/12/2002

Dear Sir,

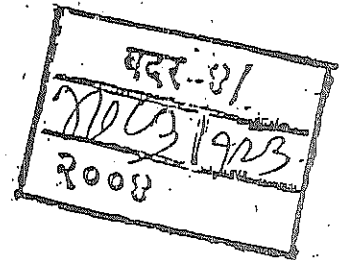
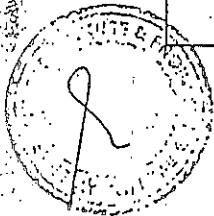
With reference to the said tender and your revised offer letter dated 20/12/2002, we hereby submit our revised offer along with additional details required for Point No. 9, 10, 11 & 12 of said letter dated 20/12/2002.

Our revised offer is as under :

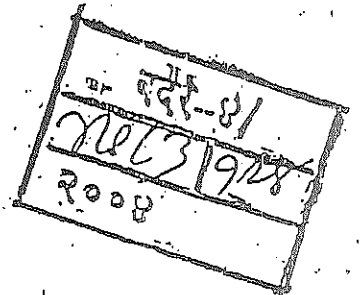
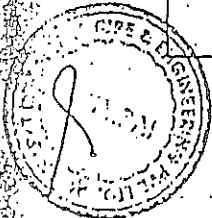
I.	Commercial Building shown as Building "A" which is to be retained by the Developers.	In Alternative Plan	Submitted with Original Offer
II.	Building shown as "B" on which Ground Floor with propose Shops and parking on the Ground Floor will be retained by Developers.	In Alternative Plan	Submitted with Original Offer
III.	Attached plan "B" shows podium level 53 Covered parking and 36 Open parking. 200 Sq. Ft. Society Office. Health Club of 1000 Sq. Ft. and Activity Hall of approximately 2765 Sq. Ft. at podium level. 182 Residential Flats from 1 st to 13 th Floors out of which 172 Flats	In Alternative Plan	Submitted with Original Offer



	be offered to the Society for existing Members and out of balance 10 Flats, 8 Flats of Type C on 12 th & 13 th floor and 2 Flats of Type B on 14 th floor will be retained by Developers.		
IV.	Additional Carpet Area to be constructed and handed over to each of the existing 172 members free of cost by the developer.	172 Members x 120 Sq. Ft. Flat. = 20,640 Sq. Ft. (Twenty Thousand Six Hundred Forty Sq. Ft.)	
V.	Corpus fund to be given by the developer to the society (as a whole for the existing 172 Members) for the maintenance free society of the existing members building after construction of the new buildings for the old		Rs. 1,00,00,000/- (Rupees One Crore Only)
VI.	Corpus fund to be given by the developer to the society (as a whole for the new incoming members) for the reduction in the maintenance charges of the newly accepted members building after construction of the new buildings Rs. 10/- per Sq. Ft. of the Carpet Area of the New Members flat, which can be paid by Developers or can be deposited by the future purchasers. (Rupees Ten Only)	1,22,000 Sq. Ft. x 10/-	Rs. 12,20,000/- (Rupees Twelve Lacs Twenty Thousand Only)
VII.	Entrance fees / donation (if any) to be given by the developer to the society (as a whole for the new incoming members residential as well as commercial) for the welfare of the society. 150/- Rs. Per Sq. Ft. of the carpet area of the new Members flat	1,22,000 Sq. Ft. x 150/-	Rs. 1,83,00,000/- (Rupees One Crore Eighty Three Lacs Only)



	can be paid by Developers or can be deposited by the future purchasers. (Rupees One Hundred Fifty Per Sq. Ft. Only)			
VIII.	The premium which will be given by the developer to the society for allowing the commercial user in the society premises as per Alternative proposed Layout in Building A, B & C, Rs. 500/- per Sq. Ft. of the proposed built up area of 43,525 Sq. Ft. of the commercial user allowed.	43,525 Sq. Ft. x Rs. 500/-	Rs. 2,17,62,500/-	(Rupees Two Crores Seventeen Lacs Sixty Two Thousand Five Hundred Only)
IX.	Regarding stamp duty or additional charges if required to pay as per N.I.T. conditions on Page N. 14 the same will be borne and paid by Developers in case of existing Members or Society.			
X.	Regarding other details on Page No. 15 of N.I.T. for point No. 1 & 2 we would like to clarify that construction period for building to be constructed for re-accommodation of existing members will be 36 months inclusive of monsoon period / holidays etc. from the date of Commencement Certificate from M.C.G.M. and completion period for the Sale Building for the Developer will be 36 month inclusive of monsoon period / holidays from the date of getting the Occupation Certificate from M.C.G.M. for existing Members or Society Building i.e. Godi Kamgar Sahakari Grihan Sanstha Ltd. "Madhuvan"			
XI.	Regarding Para 3 on Page No. 17 we would like to mention that approval of plans from B.M.C. is not in our hand. Hence we request you to delete the Clause for liquidated damage. We assure you that after approval of			



	plans, work shall commence within 2 months.		
	Additional Carpet Area	20,640 Sq. Ft.	
	Total Offer.....		Rs. 5,12,82,500/- (Rupees Five Crores Twelve Lacs Eighty Two Thousand Five Hundred Only)

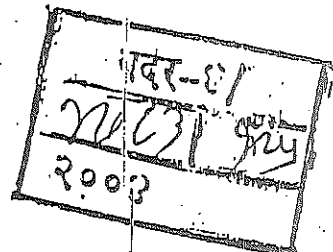
Regarding General condition on Page No. 18 we would like to draw your attention that ours is Shree Amba Shanti Group under which we have Two Divisions namely Construction Division & Real Estate Division. We have purchase tender in our Construction Division, but we may execute Real Estate work in our sister concern, wherein both company's Director may be same but the name of the Company may be different it may be either Bharat Infrastructure & Engineering Pvt. Ltd., or Shree Amba Shanti Premises (P) Ltd.,

Thanking you,

Yours faithfully,

For BHARAT INFRASTRUCTURE & ENGINEERING PVT.LTD.,

A. Bay
DIRECTOR





BHARAT

Infrastructure & Engineering Pvt. Ltd.

SHREE AMBA SHANTI GROUP OF COMPANIES

601, Shree Amba Shanti Chambers, Off. Church Road,
Opp. Hotel Leela, Andheri-Kurla Road, Andheri (East),
Mumbai - 400 059. • Tel.: 91-22-838 2986/3067/3194/3298.
Fax : 91-22-838 3345 • E-mail : bharaInfra@bharaInfra.com
Website : http://www.bharaInfra.com

Dated : 16th December, 2002

To,

M/s. Ellora Project Consultants
Govind Villa, Plot No. 18,
RSC - 8, Sector - 2, Charkop,
Kandivali (West),
Mumbai - 400 067.

Sub : Redevelopment work of M/s. Godi Kamgar Sahakari Grihan Sanstha Ltd. "Madhuvan" Off.
J. P. Road, Andheri (W), Mumbai - 400 053.

Ref : N.I.T. dated 21/11/2002

Dear Sir,

With reference to said tender, we are please to submit our competitive offer with Alternative
Layout as per enclose plan.

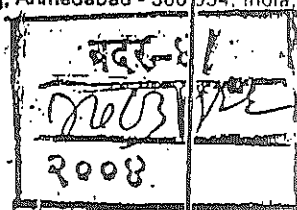
- I. As require we hereby pay an Earnest Money Deposit for the sum of Rs. 25,00,000/-
(Rupees Twenty Five Lacs Only) vide Cheque No. 884302 dated 16/12/2002 of
State Bank Of India, Commercial Branch, Vile Parle (East), Mumbai.
- II. We have read the instruction to the tenderers, we submit our Alternative Layout Plan
i.e. Ground Floor, Podium Level & Typical Floors Plans, along with Tentative
Propose Elevation / Design keeping in mind with terms, conditions & specifications
mention in N.I.T., our offer is in line with layout prepared by our Architect which are
subject to approval from Mumbai Municipal Mahanagar Palika.

As per layout plan details are as given below :

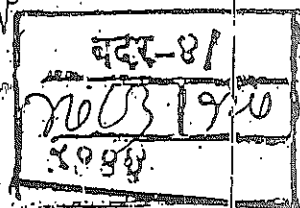
I.	Commercial Building shown as Building "A" which is to be retain by the Developers
II.	Building shown as "B" on which Ground Floor with propose Shops and parking on the Ground Floor will be retain by Developers.



Corporate Office : D-502, State Government Building, T. V. Chhalje, Ahmedabad - 380 054, India, Tel.: 91-079-685 7043 / 684



III.	Attached plan "B" shows podium level 53 Covered parking and 36 Open parking, 200 Sq. Ft. Society Office and Garden with Health Club of 1000 Sq. Ft. and Activity Hall of approximately 2765-Sq. Ft. at podium level + 182 Residential Flats from 1 st to 13th Floors out of which 172 Flats are proposed along with Terrace and open space shown on the plan Demarcating line with pink colour will be offered to the Society for existing Members.
IV.	Regarding corpus funds to the Society for existing Member. We hereby offer a sum of Rs. 50 Lacs as corpus funds to the Society for the existing Members as per Alternative Layout.
V.	Regarding corpus funds for the new Members to be accommodated in propose Development. We will be providing Rs. 10/- per Sq. Ft. of Carpet Area as corpus fund, which can be paid by Developers or can be deposited by the future purchasers.
VI.	Entrance fees / donation (if any) to be given to the society (as a whole for the new incoming members residential as well as commercial) for the welfare of the society. 10/- Rs. Per Sq. Ft. of the carpet area of the new Members flat. (Rupees Ten Per Sq. Ft. Only)
VII.	The premium which will be given to the society for allowing the commercial user in the society premises as per Alternative propose Layout. 100/- Rs. Per Sq. Ft. of the built up area of the commercial user allowed.
VIII.	Regarding stamp duty or additional charges if required to pay as per N.I.T. conditions on Page N. 14 the same will be borne and paid by Developers in case of existing Members or Society.
IX.	Regarding other details on Page No. 15 of N.I.T. for point No. 1 & 2 we would like to clarify that construction period for building to be constructed for re-accommodation of existing members will be 36 months inclusive of monsoon period / holidays etc. from the date of Commencement Certificate from M.C.G.M. and completion period for the Sale Building for the Developer will be 36 month inclusive of monsoon period / holidays from the date of getting the Occupation Certificate from M.C.G.M. for existing Members or Society Building i.e. Godi Kamgar Sahakari Grihan Sanstha Ltd. "Madhuvan"
X.	Regarding Para 3 on Page No. 17 we would like to mention that approval of plans from B.M.C. is not in pur hand. Hence we request you to delete the Clause for liquidated damage. We assure you that after approval of plans, work shall commence within 2 months.



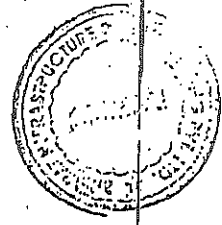
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Thanking you,

Yours faithfully,
For BHARAT INFRASTRUCTURE & ENGINEERING PVT.LTD.,

H. A. Ray
DIRECTOR

[Handwritten signature]
K. Raw



बदल-81
२००३/१९२५
२००४

माल - मत्तेच्या रजिस्टर कार्डातील उतारा

9

पालुका थोपणे, मिठ्या - मुपदं चपनगर, मुपदं.

मज क्र. 11119

पिढी/वर्ग	हेतुपत्र पीता मितर	सत्ता प्रकार	सरकारला भरलेल्या साच्या/आभयज्ञा एकाचा रक्कम व ती प्रकृत पदसंविधान
200	60000-0 2003-0 60000-3 3000-0 60000-0 00-0 60000-0 00-0 60000-0 00-0	H-1	

मधे पाहण करणाऱ्यास नाव-दुख फसा प्राप्त झाला ? जो पुरवठे उपाय लागूला तो पुरवठे ?
 03230-2
 सदारान्त डाऊनविक मॉडेल
 0204-0 नॉ. 028/02 नॉ. मि. प. वि. 028/02 नॉ. अजित
 02322-0
 0200-0 नॉ. 028/02 नॉ. मि. प. वि. 028/02 नॉ. अजित
 02000-0
 0200-0 नॉ. 028/02 नॉ. मि. प. वि. 028/02 नॉ. अजित

क्र. (1)	स्वरूप (2)	प्राप्त झालेला मंत्र (3)	मुनपिन धारण करणाऱ्यांचा (4) अर्जास हजर पोषा अर्जास (5)	प्राप्त झालेला (6)
03	ना. उपविभागीय खासिपानी सुपद उपनगर यांच्या कोटेशन नॉ. एच. एच. जी. 9790 ता. 01/11/02 कन्वये खुपारित मिळवेली शाय. नॉ. 028/02 नॉ. अजित	02000-0	028/02 नॉ. अजित	028/02 नॉ. अजित
04	ना. उपविभागीय खासिपानी सु. उप. सु. मंडळ मंजूर करून देण्यात आलेला नॉ. एच. एच. जी. 9002/ता. 01/11/02 प्रमाणे सुपदवाढ मिळवेली शायची नॉ. 028/02 नॉ. अजित	02000-0	028/02 नॉ. अजित	028/02 नॉ. अजित
05	ना. उपविभागीय खासिपानी सु. उप. सु. मंडळ मंजूर करून देण्यात आलेला नॉ. एच. एच. जी. 9790 ता. 01/11/02 प्रमाणे खुपारित मिळवेली शायची नॉ. 028/02 नॉ. अजित	02000-0	028/02 नॉ. अजित	028/02 नॉ. अजित
06	ना. उपविभागीय खासिपानी सु. उप. सु. मंडळ मंजूर करून देण्यात आलेला नॉ. एच. एच. जी. 9790 ता. 01/11/02 प्रमाणे खुपारित मिळवेली शायची नॉ. 028/02 नॉ. अजित	02000-0	028/02 नॉ. अजित	028/02 नॉ. अजित
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0203/02
028/02 नॉ. अजित

म.प्र. सिविल सिविल इंजिनियरिंग संस्थान, पुणे
 दि. १९७७-७८ व.प्र. नं. १२३३/७७
 दि. २२/११/७७ न.प्र. नं. १२३३/७७
 दि. २२/११/७७ न.प्र. नं. १२३३/७७

22/11/77

म.प्र. सिविल सिविल इंजिनियरिंग संस्थान, पुणे
 दि. १९७७-७८ व.प्र. नं. १२३३/७७
 दि. २२/११/७७ न.प्र. नं. १२३३/७७
 दि. २२/११/७७ न.प्र. नं. १२३३/७७

3/12/77

म.प्र. सिविल सिविल इंजिनियरिंग संस्थान, पुणे
 दि. १९७७-७८ व.प्र. नं. १२३३/७७
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 दि. २२/११/७७ न.प्र. नं. १२३३/७७

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 दि. १९७७-७८ व.प्र. नं. १२३३/७७
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 दि. २२/११/७७ न.प्र. नं. १२३३/७७

म.प्र. सिविल सिविल इंजिनियरिंग संस्थान, पुणे
 दि. १९७७-७८ व.प्र. नं. १२३३/७७
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 दि. २२/११/७७ न.प्र. नं. १२३३/७७



बदर-४/
 २०३१९३
 ३०३४

२३/१२/०३ ठा. ज. ज. ज. मा. न. पु. गि. नि. हा. क. अंधेरी २, योने कडेला खुवी
 क्र. २ नंबर ५२२४/२००२ वा म्कमिनि कोयमा क. अंधेरी
 मा. अ. क्र. १५५५/२००३ दि. २३/१/२००३ म्कमिने ६०
 वर्षाच्या भडे पेटेदार म्हणून ६३०-० चौ. मि. दोप्रास
 जाव दाखल.

फेरफार ६६
 प्रमाणे
 खडी-४४४
 २३/११/०३
 न. अ. अ.
 अंधेरी

पेटेदार
 डी. ए. नगर संग्राह को. अ. हौ. सो. लि.
 (दिलाक ११ म्कमि पासून ६० वर्षे मुदतीसाठी)

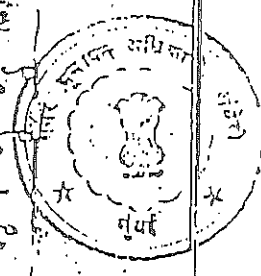
२३/१२/०३ मा. न. अ. अ. योने कडेला आदेश क्र. न. अ. अ. / अंधेरी
 मा. अ. क्र. १५५५/०४ दि. १४/२/०३ वा स. दु. गि. योने १०
 कडेला खुवी क्र. २ नंबर. ५२२५/६६ दि. १९/१०/०० दि. १५
 पासून ६६ वर्षाच्या भडेपेटे कराराने देण १००६६ चौ. मि.
 केवळ जाव दाखल केले.

फेरफार ५० प्रमाणे
 खडी-४४४
 ११/११/०३
 न. अ. अ.
 अंधेरी

पेटेदार
 गोदा कामगार सहकारी गृह संस्था लि.

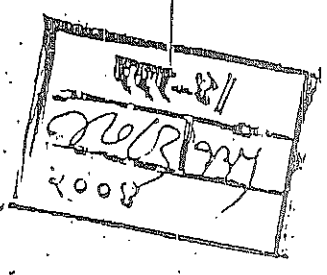
नवकल उपाय
 नवकल दि. १०/११/२००३
 नवकल उपाय
 नवकल उपाय

१०/११/२००३
 ६३१/०५
 ६३१/०५
 ६३१/०५



खरी नवकल
 १०/११/०३
 नगर प्रमाणन अधिकारी, अंधेरी

True Copy



GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

Page 1 of 1

RECEIPT FOR PAYMENT TO GOVERNMENT		NOT TRANSFERABLE		
Receipt No. :		Receipt Date :		
Received From : 136843		25-AUG-04		
On Account of : ATUL BAROT *AY				
Mode of Payment	FINES AND PENALTY DB/PO/CHO/ RBI-Challan No	Bank Name & Branch	Area Code	
			Counter No. CNT-30 Amount (In Rs.)	
CA			310.00	
27 AUG 2004				
Case No. :		Total D. O. :		
Lot No. : IMP/1505/04				
Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)
Total :				310.00
Rs. 310		Rupees Three Hundred Ten only		
D. N. RANGARI Sub-Registrar				
Note: (C) After Account Registration, please produce the original Stamp to the Designated Sub-Registrar.				

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 2004



दुय्यम निबंधकः अंधेरी 2 (अंधेरी)

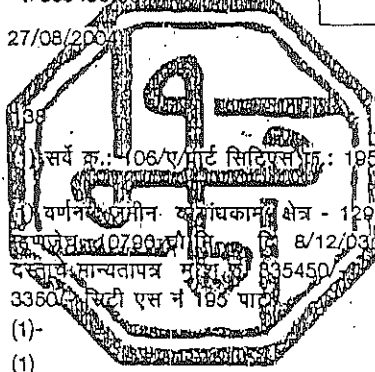
Friday, August 27, 2004
2:37:45 PM

नोंदणीपूर्व गोषवारा

- | | |
|---|-------------------|
| (1) विलेखाचा प्रकार | मान्यता पत्र |
| (2) मोबदला | रु. 29,520,000.00 |
| (3) बाजारभाय (बाडेपट्ट्याच्या बाबतीत पट्टाकार. आकारणी देतो की पट्टेदार ते नमूद कराये) | रु. 33,545,000.00 |
| (4) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु 0.00 |
| (5) बाजारभावाप्रमाणे नोंदणी फी | रु 335450.00 |
| (6) दस्त निष्पादित केल्याचा | 27/08/2004 |

सूचना
 1) ही माहिती पक्षकारांनी साक्षात्कृत केलेल्या इनपुट फॉर्मवर आधारित आहे.
 2) दस्तावी माहिती सांगण्यावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला आहे. नाही. दुय्यम निबंधक दस्त नाथनरु राकतात किंवा नियमानुसार योग्य ती अन्य फार्यवाही करू शकतात.
 3) बदल/दुरुस्त्या कराय्यात. लागू नसलेला मजकूर खोडाय्यात.
 4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

- | | |
|--|--|
| (7) पृष्ठांची संख्या | 138 |
| (8) मू-गापन, पोटहिस्ता व घरक्रमांक (असल्यास) | सर्वे क्र. 106/ए/पार्ट सिटीएस नं. 195/पार्ट |
| (9) मालमत्तेचे इतर वर्णन | वर्णन नसून. ख. गांधीकाम क्षेत्र - 129/2 चौ यार्ड
संपादन क्र. 0796/2004 दि. 8/12/03 चा डेव्हपमेंट
दस्तावे. मान्यतापत्र मू. श. क्र. 335450/04 दंड रु
3350/04 सिटी एस नं 195 पार्ट |



- | | |
|--|------|
| (10) क्षेत्रफळ | (1)- |
| (11) आकारणी किंवा जुडी देण्यात असेल तेव्हा | (1) |

- (12) *दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादीचे नाव व पत्ता

- (1) मे मोट्री कामगार सहकारी गृह. संस्था लि. तर्फे अरमन शांताराम शिताराम भोपालकर - ; घर/प्लॉट नं: वि/30; गल्ली/रस्ता: -; ईमारतीचे नाव: मधुवन, जयप्रकाशरोड; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: अंधेरी; तालुका: -; पिन: 53; पॅन नम्बर: -.
 (2) मे मोट्री कामगार सहकारी गृह. संस्था लि. तर्फे सेक्रेटरी व्हिक्टर डायस - ; घर/प्लॉट नं: 6A यरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- (13) *दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादीचे नाव व पत्ता

- (1) अतुल बारोट हे भारत इन्फ्रारट्रक्चर अँड इजिनिअरींग प्रालि चे संचालक - -; घर/प्लॉट नं: 60 गल्ली/रस्ता: चर्चरोड; ईमारतीचे नाव: आर्ती पॅबर्स; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: अंधेरी पु; तालुका: -; पिन: 59; पॅन नम्बर: एएबिसीबि 3630टी.

पूर्व नोंदणी गोषवाराच्या इनपुट फॉर्म प्रमाणे अद्यक झालेले दस्त निष्पादित आहेत.

 (डाटा एट्री ऑपररेटर (मालमत्तेची))

बदर-8/
 2008
 2008

पूर्व नोंदणी गोषवारा तपासून पाहिला तो बरोबर आहे/त्याच्यात नमूद केलेले बदल/दुरुस्त्या कराय्यात.
 (पक्षकाराची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इनपुट फॉर्म प्रमाणे आहे. य याचा मेळ मूळ दस्तांशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

(दुय्यम निबंधकाची स्वाक्षरी)

दस्तावेजांचा प्रकार, भोवदल्याचे स्वरूप मान्यता पत्र

य बाजारभाव (भाडेपट्ट्याच्या

गवतीत पट्टाकार आकारणी देतो

की पट्टेदार ते नमूद करावे) भोवदला रु. 20,520,000.00

बा.भा. रु. 33,545,000.00

सूची क्र. दोन INDEX NO. II

गावाचे नाव : अंधेरी

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

नोंदणी 03 म.

Regn. 03 m.o.

(1) विलेखाचा प्रकार, भोवदल्याचे स्वरूप मान्यता पत्र

य बाजारभाव (भाडेपट्ट्याच्या

गवतीत पट्टाकार आकारणी देतो

की पट्टेदार ते नमूद करावे) भोवदला रु. 20,520,000.00

बा.भा. रु. 33,545,000.00

(2) भू-मापन, पोटहिरला य घरकमांक (असल्यास)

(1) सर्वे क्र.: 106/ए/पार्ट सिटिएस क्र.: 105/पार्ट वर्जना जमीन य बांधकाम क्षेत्र - 12012
थी वार्ड म्हणजेच 10798 ची वि. दि 2/12/03 या डेकपॉट दस्ताचे मान्यतापत्र गु रू च
335450/- दंड रु 3360/- सिटी एस नं 185 पार्ट

(3) क्षेत्रफळ

(1)-

(4) आकारणी किंवा जुडी देण्यात
असलेले क्षेत्र

(1)

(5) दस्तऐवज करून देण्या-या
पक्षकाराचे य संपूर्ण पत्ता नाव किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव य संपूर्ण पत्ता

(1) मे गोडी कामाप्रमाणे सहकारी गृह संस्था लि सर्वेअरगन शांताराम शिंताराम भोपालकर
-; पत्र/मजले नं: 30/गवती/य लि. इमारतीचे नाव: मधुवन जयप्रकाशरोड; इमारत नं:
पेट/यसाहत: -; शहर/गाव: अंधेरी, पालिका: -; पिन: 53; पॅन नम्बर: -.
(2) गोडी कामाप्रमाणे सहकारी गृह संस्था लि सर्वे सोफ्टी डिप्टर डायस -; घर/प्रत
प्रीलप्रमाणे गवती/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/यसाहत: -; शहर/गाव: -;
तालुका: अंधेरी, पिन नंबर: 53

(6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव य संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, यादीचे नाव
य संपूर्ण पत्ता

(1) अतुल दारोट इ इमारत इन्फरस्ट्रक्चर अण्ड प्रॉपर्टी अरींग प्रालि चें संचालक -; घर/प्रत
601; गवती/रस्ता: इन्फरोड; इमारतीचे नाव: श्री अंगुशाती चेंबर; इमारत नं: -; पेट/यसाह
-; शहर/गाव: अंधेरी, तालुका: पिन 59; पॅन नंबर: एएबिसीचि 3630टी.

(7) दिनांक

करून दिल्याचा 27/08/2004

(8)

नोंदणीचा 27/08/2004

(9) अनुक्रमांक, खंड व पृष्ठ

4783 /2004

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु 0.00

(11) बाजारभावाप्रमाणे नोंदणी

रु 30000.00

(12) होरा

~~Amount~~
2.818104
3.04