

Share Certificate No. 25 Member's Regn. No. 25 No. of Shares 05

**Share Certificate**

Book no-1.

Raval Tower Co-op Hsg Soc Ltd  
Raval Tower, Plot No -16, Sector - 11  
C.B.D.- Belapur, Navi Mumbai - 400 614

**CO-OPERATIVE HOUSING SOCIETY LTD.**

( Registered under the Maharashtra Co-operative Societies Act, 1960 )

Registration No. \_\_\_\_\_

Date 12-7-2003

This is to certify that Shri/ ~~Smt./M/s.~~ Chitang Ajay Mehta (Minor) Ajay  
Mukundraj Mehta (Guardian) <sup>Flat no 1102</sup> is the Registered Holder of 05 fully paid up shares  
of Rs. FIFTY each numbered from 121 to 125 both inclusive, in

Raval Tower CO-OPERATIVE HSG. SOCIETY LTD., CBD-Belapur  
Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society on at CBD-Belapur.  
this 12<sup>th</sup> day of July 2003.



[Signature]  
Authorised  
M.C. Member

[Signature]  
Secretary  
12/7/2003

[Signature]  
Chairman

P.T.O.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHIPPER

| Date of Transfer | Transfer No. | Regn. No. of Transferor | To Whom Transferred        | Party No. of Transferee |           |
|------------------|--------------|-------------------------|----------------------------|-------------------------|-----------|
|                  |              |                         | Authorised<br>W. C. Member | Chairman                | Secretary |
|                  |              |                         | Authorised<br>W. C. Member | Chairman                | Secretary |
|                  |              |                         | Authorised<br>W. C. Member | Chairman                | Secretary |
|                  |              |                         | Authorised<br>W. C. Member | Chairman                | Secretary |
|                  |              |                         | Authorised<br>W. C. Member | Chairman                | Secretary |

# Raval Tower Co-operative Housing Society Limited

Registration No.: NBOM/CIDCO/HSG (OH)/1415/JTR/2002-2003

Date: 16-11-2010

Ref. No. RTCHSL / 595 / 2010 D. & L

To,  
The Branch Manager  
Union Bank  
Mohd.Ali Road Branch  
56, Karim Building  
Mohd, Ali Road,  
Mumbai-400003

**Re:- Flat no. 1102-A wing in building Raval Tower in the name of Ajay Mukundrai Mehta Gaurdian of minor- Chitanj Ajay Mehta.**

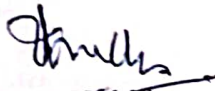
Dear Sir,  
With ref to your letter no. MOHD:AD:541/2010 DATED 13.10.2010 for marking of lien, as you have granted certain Credit Facilities against flat no. 1102., interalia, against mortgage of the flat. We therefore place on record that:-

We have noted lien on the said flat no. 1102-A owner of Ajay Mukundrai Mehta Gaurdian of minor -Chitanj Ajay Mehta and that we will not allow the said flat to be sold or alienated in any way without your concurrence in writing.

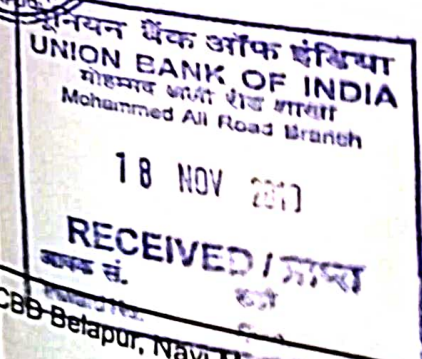
Share Certificate for the said property is yet to be issued by the Society.

Thanking you

Yours Faithfully  
For Raval Tower Coop Hsg Soc, Ltd

  
(G.K. Kohli)  
Secretary

Copy To. Mr. A.M. Mehta Mumbai



# Raval Tower Co-operative Housing Society Limited

Registration No.: NBOM/CIDCO/HSG (OH)/1415/JTR/2002-2003

Ref. No.: RTCHSL/2008-09/313

Date: 24.3.2009

Union Bank of India,  
Kerim Bldg, 56 Mohemadali Road,  
Mumbai - 400003

Mr. Chitang Ajay mehta,  
Mr. Ajay mulkundrai mehta,

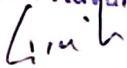
Flat No - 1102, Raval Tower co-op. housing Society, W  
Plot No. 16, Sector - 11, CBD, Belapur,  
Navi Mumbai - 400 614.

Sub: NO objection Certificate

Dear Sir,

We understand that Mr. Chitang Ajay mehta has approached yourself for credit facilities against Equitable mortgage of flat No. 1102 and on his request, we hereby state that we do not have any objection for creating such mortgage of flat no 1102 and registering the Bank Lien in our records. The owner has paid all dues till today to the society.

For Raval Tower Co-Op. Hsg. Soc. Ltd.

  
Chairman → Secretary → Treasurer



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AGREEMENT FOR SALE

**WELPLAN INVESTMENTS PVT. LTD.**

23, SHANTI CENTRE, 2ND FLOOR, SECTOR 17,  
VASHI, NEW BOMBAY-400 705.

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FLAT NO 1102 ON 11th FLOOR

Chitang Ajay mehta (minor)  
Ajay mukundrai mehta (Guardian)

1

AGREEMENT FOR SALE

*Amu*  
*Amu*

This AGREEMENT made at New Bombay this 3rd day of Dec  
1999 BETWEEN MESSRS WELPLAN INVESTMENTS PRIVATE LIMITED,  
a company incorporated under the Companies Act 1956 having its  
registered office at 23, Shanti Centre, Sector-17, Vashi, New Bombay  
hereinafter called "THE BUILDERS" (which expression shall unless  
it be repugnant to the context or meaning thereof be deemed to  
mean and include its successors and assigns) OF THE  
PART AND Mr./Mrs./Miss & M/s Ch...  
Ajay Mehta (minor) Ajay Mukundrai Mehta Bombay/New Bombay  
Indian Inhabitant residing/carrying on business at 505 Giriraj  
Sant Tulazara Rd Masjid Bandar Mumbai  
hereinafter called "PURCHASER/S" (which expression shall unless  
it be repugnant to the context or meaning thereof be deemed to  
include ~~his/her~~ their heirs, executors, administrators and permitted  
assigns) of the SECOND PART

GENERAL STAMP OFFICE  
TOWN HALL, FORT,  
MUMBAI 400 028  
MAH/SO/001  
INDIA  
0058200  
28.11.99  
00022  
MAHARASHTRA  
11260795151

Rs. 58200/- Fifty Eight Thousand Two Hundred Only  
Stamp Duty  
SPECIAL ADHESIVE  
REINTE

*Amu*  
*Amu*

*M. M. Pednekar*  
M. M. Pednekar  
Proper Officer,  
General Stamp Office Mumbai

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD is a Government Company within the meaning of the Companies Act 1956. (hereinafter referred to as "the Corporation") having its registered office at Nirmal, 2nd floor, Nariman Point, Bombay-400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act no XXXVIII of 1966) (hereinafter referred to as "the said Act").

AND WHEREAS the Government has acquired land within the delineated area of New Bombay and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Sec. 113 of the said Act;

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the state Government under the said Act.

AND WHEREAS the Builders by its applications dated the 22/12/1989, requested the Corporation to allot to it on lease a plot of land at C.B.D. Belapur, New Bombay.

AND WHEREAS by its Allotment Letter dated the 4th March, 1992, the Corporation was pleased to allot to the Builders a plot bearing Plot No. 16, Sector-11, C.B.D. Belapur, New Bombay containing by admeasurement an area of 2400 sq. mts. more particularly described in the first schedule hereunder written.



AND WHEREAS after the payment of the First Instalment of the lease premium, the Corporation entered into the Agreement to Lease dated the 21st day of September, 1992, with the Builders for the lease of the said plot for the purpose of constructing building/s on it for the residential use and handed over the possession of the said plot to the Builders.

AND WHEREAS by virtue of the said Agreement to lease dated the 21st September, 1992, the Builders are seized and possessed off and well and sufficiently entitled Plot No. 16, lying being and situate at Sector 11, C.B.D. Belapur, New Bombay more particularly described in the Schedule hereunder written (hereinafter referred to as the "said Plot").

AND WHEREAS the Builders then applied for the development permission in respect of the said plot of land by its letter dated the 17th November, 1992.

AND WHEREAS the Corporation accorded the development permission to the Builders by its letter dated the 19th November, 1992 and issued Commencement Certificate in respect of the said plot;

AND WHEREAS the Builders propose to construct on the aforesaid plot, building or buildings on ownership basis known as 'Raval Tower No. 1' as per the plans and permissions referred to hereinabove including such additions, modifications, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO/Planning Authorities;

AND WHEREAS the Builders have sole and exclusive right



AND WHEREAS the Builders have agreed to provide/procure the amenities to the Purchaser/s as set out in the Annexure "B" hereunder written subject to the provisions of this Agreement;

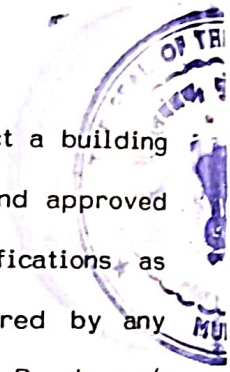
AND WHEREAS the purchaser/s has/have examined and approved floor plan of the building, the nature and quality of construction and fittings, fixtures, facilities and amenities provided or to be provided thereto as per the general specifications stated in Annexure "B" hereunder written;

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

1. The Builders shall under normal conditions construct a building as per the plans, designs and specifications inspected and approved by the purchaser/s with such variations and modifications as the Builders may consider necessary or may be required by any public authority to be made in any of the flats/shops. The Purchaser/s hereby consent to such variations.

2. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/themselves/herself about the title of the Builders to the said flat/shop and no requisition or objection shall be raised upon the Builders in any matter relating thereto. A copy of the Certificate of Title issued by Messrs M.Tripathi & Co., Advocates, is hereto annexed and marked Annexure 'C'.

3. The Purchaser/s hereby agree to acquire the said flat/shop bearing NO 1102 on the 11th floor having a carpet area of 717.5 sq.ft. statutorily chargeable area and also an undivided interest in the common areas and facilities as mentioned in Clause



*Handwritten signatures and initials in blue ink.*

(4) hereunder written as shown on the plan hereto attached and marked thereon surrounded by red coloured boundary line at or for the lump sum price of Rs. 725000/- /-

(Rupees Seven Lacs Twenty five thousand only) which includes the proportionate price for undivided interest in the common areas and facilities of the said building as mentioned in Clause (5) hereinbelow.

4. The Purchaser/s has/have verified and has/have accepted that the supercovered area i.e. carpet area plus proportionate share in common passages, staircases, walls, liftwell, terrace area and recessed space below windowcills and extra space provided by way of lofts in the flat/shop works out to 1025(SB) sq. ft.

5. The premises under purchase include the right to use common areas and facilities available in the building and also the purchaser/s undivided interest in the restricted common areas and facilities for the use of the said premises.

6. The purchaser/s agree to pay to the Builders the purchase price of Rs. 725,000/- /-

(Rupees Seven Lacs Twenty five thousand only only) as per the payment schedule

set out in the Second Schedule hereunder written.

7. If the car parking space under the stilt or open car parking is available, then on the application that may be made by the purchaser/s, the Builders shall consider to sell the same to the purchaser/s at or for the price of Rs. — /-

(Rupees — only) for car parking number —, space under the stilt or open car parking space.

8. The specifications, materials, fixtures/fittings and all such other amenities shall be as per the list set out in the ANNEXURE "B" hereunder written and the purchaser/s has/have satisfied himself/herself/themselves about the same as also about the design of the building.

8 (a) If due to any unavoidable circumstances, there is any increase in the price of building materials such as cement, steel etc. the flat/shop purchaser/s shall bear such increase in price without raising any objection in respect thereof.

9. The Builders shall not be liable for any loss, damage, injury or delay due to any cause beyond their control, including acts of government, strikes, lockouts, fire, lightning, explosion, flooding, riots, civil commotions, acts or war, malicious mischief or theft.

10. The Builders shall in respect of any amount unpaid by the flat/shop purchaser/s under this Agreement, have a first lien and/or charge on the said flat/~~shop~~ or open car parking space agreed to be acquired by the flat/~~shop~~ and/or ~~car park~~ purchaser/s.

11. Any delay or indulgence by the Builders in enforcing the terms of this Agreement or any forbearance on their part or giving extensions of time by the Builders to the Purchaser/s (or payment of purchase price in instalments or otherwise) shall not be construed as a waiver on the part of the Builders of any breach of this Agreement by the purchaser/s nor shall the same in any manner prejudice the right of the Builders.

12. Without prejudice to the Builders right under this Agreement and/or in law, the flat/~~shop~~/~~car park~~ purchaser/s shall

be liable to pay interest at 24% per annum on all amounts due and payable by the flat/~~shop~~/~~car park~~ purchaser/s under this Agreement, if such amount remains unpaid for seven days or more after its due date.

13. The Builders shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to CIDCO/local authority concerned causing delay in giving/supplying permanent water connection or such other service connections necessary for using/occupying the flat/~~shop~~.

14. On getting the part Occupancy Certificate the Builders shall be at liberty to hand over possession of the said flat/shop to the purchaser/s, even though permanent Electric and water connections are not sanctioned by the respective authorities. The purchaser/s shall not be entitled to make any claim/demand on the Builders for the delay in getting the permanent electric and water connections. The Builders on the offering possession of the Flat/~~shop~~ to the purchaser/s, the purchaser/s shall be liable to bear and pay their proportionate share in the use and consumption of electricity and water.

15. Possession of the said flat/shop shall be delivered by the Builders to the flat/shop purchaser/s After Completion. The Builders shall not incur any liability if they are unable to deliver possession of the flat/~~shop~~ by the date aforesaid if the completion of the building is delayed by reasons of non-availability of steel or cement or such other building materials or by reason of war, civil commotion or any act of God or if non-delivery of possession is a result of any notice, order, rule, notification of the Government, Court of law and/or any other public authority or for

shall deposit further amount with the Builders on and upon being required or called upon by the Builders. The said sum shall not carry interest and will remain with the Builders until the transfer or lease is executed in favour of a co-operative society, Limited company or a legal body as aforesaid and on such Transfer/lease being executed, the balance of the amount of deposit shall be paid over to the Co-operative Society, the Limited Company or a legal body as the case may be. The Flat/shop purchaser/s shall also keep deposited with the Builders at the time of taking possession, a sum of Rs. 260/- as the share money and application fee.

The Builders shall maintain a separate account in respect of the sums received from the Purchasers as advance or deposit. Sums received on account of the share capital for the promotion of the Co-operative society, limited company or any other legal body to be formed or towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have been received.

21. It is agreed that if one or more of such Flats/shops are not taken/purchased or acquired by any person other than the Builders at the time the building is ready for occupation, the Builders will be deemed to be the owners thereof until such Flats/shops are agreed to be sold by the Builders.

22. The Flat/shop purchaser/s shall from the date of possession maintain the said Flat/shop at his/her own cost in good and tenurable condition and shall



In or to the said building or the said Flat/~~shop~~, staircase and common passages which may be against the rules or bye-laws of CIDCO or any public authority duly constituted by law or any authority nor shall the Flat/~~shop~~ purchaser/s change, alter or make additions in or to the said Flat/~~shop~~, the purchaser/s shall be responsible for any breach of these provisions.

23. So long as each Flat/~~shop~~ purchaser/s in the said building shall not be separately assessed, the Flat/~~shop~~ purchaser/s shall pay such proportionate part of the assessment in respect of the entire building as may be provisionally determined by the Builders or the co-operative society or the limited company or the legal body as the case may be whose decision shall be final upon the Flat/~~shop~~ purchaser/s.

24. The Flat/~~shop~~ purchaser/s will not at any time demolish or cause to be demolished the Flat/~~shop~~ or any part thereof agreed to be taken by ~~him/her~~/them nor will ~~he/she~~/they at any time make or cause to be made any additions or alterations of whatsoever nature to the said Flat/~~shop~~ or any part thereof. The Flat/~~shop~~ purchaser/s shall not permit the closing of veranda or lounges or Balconies or make any alterations in the elevation and outside colour scheme of the Flat/~~shop~~ to be acquired by ~~him/her~~/them.

25. The Flat/~~shop~~ purchaser/s shall not store in the Flat/~~shop~~ goods of hazardous or combustible nature or which tend to affect the construction or structure of the said building.

26. The said building shall always be known as 'RAVAL TOWER NO.1' and the name of the co-operative housing society, limited company or legal body to be formed shall bear the same name

or any other name, but the building's name shall not be changed.

27. On the completion of the said building and on receipt by the Builders of the full payment of all the amounts due and payable to them by all the Flat/~~shop~~ purchaser/s of the said building, the Builders shall co-operate with the Flat/~~shop~~ purchaser/s in forming registering or incorporating a co-operative society, a limited company or a legal body. The rights of the members of the Co-operative society or of the said limited company or legal body as the case may be, shall be subject to the rights of the Builders under this Agreement and also subject to the assignment to be executed in pursuance thereof.

28. The Purchaser/s shall be bound from time to time to sign all papers and documents with regard to the formation of Co-operative society and/or limited company/s and/or legal body and to do all the other things as the Builders may require ~~him/her/them~~ to do from time to time for safeguarding the interest of the Builders and of other purchaser/s of the other premises in the said building. Failure to comply with the provisions of this clause will render this Agreement ipso facto, null and void and the 20% of the purchase price and other money paid by the purchaser/s hereunder shall stand forfeited to the Builders.

29. When the Co-operative society or limited company or legal body is registered or incorporated, as the case may be, and all the said dues paid in full as aforesaid, the Builders shall execute the necessary Assignments/Transfers in favour of such Co-operative society, limited company or legal body as the case may be.

The Conveyance in favour of the Society shall be executed and completed within a period of not more than two years from the date of the issuance of the Occupancy Certificate by the Corporation.

30. Provided it does not in any way affect or prejudice the rights of the Flat/shop purchaser/s in respect of the said Flat/shop, the Builders shall be at liberty to sell, assign, transfer or otherwise deal with their rights and interest in the said land and in the building to be constructed thereon.

31. Nothing contained in these presents is intended to be nor shall be or construed to be a grant, demise or assignment in law in or the said Flat/shop or the said land hereditaments and premises or any part thereof of the said building thereon or any part thereof.

32. The Flat/shop purchaser/s shall not let, sub-let transfer/assign or part with possession of the said Flat/shop without the consent in writing of the Builders and until all the dues payable by him/her to the Builders under this Agreement are fully paid.

33. The Flat/shop purchaser/s and the persons to whom the said Flat/shop is let, sub-let, transferred, assigned or given possession of, shall from time to time sign all applications papers and documents and do all acts deeds and thing as the Builders and/or the Co-operative society and/or the Limited Company and/or the legal body, as the case may be, require for safeguarding the interest of the Builders and/or the other Flat/shop purchaser/s in the said building.

34. The Flat/shop purchaser/s and the persons to whom the

*Amr*  
*Amara*





said Flat/~~shop~~ is let, sub-let, transferred, assigned or given possession of, shall observe and perform all the rules and regulations which the co-operative society, the limited company or the legal body at the time of registration, may adopt and all the provisions of the Memorandum and Articles of Association of the Limited Company when incorporated and the additions, alterations, or amendments thereof, for protection and maintenance of the said building and the Flat/~~shop~~ therein and observe and comply with the building rules and regulations and the bye-laws for the time being of the CIDCO or other local authorities and of the Government and other public bodies. The Flat/~~shop~~ Purchaser and/or any person to whom the said flat/shop is let, sub-let, transferred, assigned or given possession of shall observe and perform all the stipulations and conditions laid down by such co-operative society, limited company or legal body as the case may be, regarding the occupation and use of the building and/or Flat/~~shop~~ and shall pay and contribute regularly and punctually towards the taxes or expenses or other outgoings in accordance with the terms and conditions of this Agreement.

35. The Builders will form the Co-operative Society and/or Limited Company and/or legal body after having sold all the Flats/~~shops~~/ to the purchaser/s member/s or Shareholders under the provision of law. All the Flat/~~shop~~ purchaser/s shall extend their necessary co-operation in the formation of the society or the limited company or the co-operative society or legal body being registered or the Limited Company being incorporated as the case may be. The right of the Flat/shop purchaser/s or the purchaser of the said Flat/~~shop~~ will be recognised by the provisions of the said co-operative society, Limited company or legal body and the rules and regulations framed by them, as the case may be.

AM  
Pomm

36. On the completion of the said building and on receipt by the Builders of the full payment of all the amounts due and payable to them by all the Flat/~~shop~~ purchasers of the said building, the Builders with the co-operation of the Flat/shop purchaser/s shall form register or incorporate a Co-operative society or Limited Company or legal body. The right of the members of the Co-operative society or of the Limited Company or the legal body as the case may be, being subject to the provisions of the Agreement to Lease and the lease to be granted by CIDCO to the Builders and/or to the Co-operative society or the Limited Company or the legal body to be formed in pursuance hereof shall when the co-operative society or the limited company or the legal body is registered or incorporated, as the case may be, and all the amounts due and payable to the Builders are paid in full as aforesaid and the Builders shall execute the necessary Transfer/Assignment in favour of such Co-operative Housing Society or Limited Company or legal body, as the case may be.

37. The stamp duty and registration charges and other charges incidental to this Agreement for Sale shall be borne and paid by the Flat/~~shop~~ purchaser/s only.

38. In case any security deposit or any other charges are demanded by any authority for the purpose of giving water, electricity, sewerage and security deposit for appropriate connection to the said building and drainage deposit shall be payable by all the Flat/shop purchaser/s. The Purchaser herein agrees to pay on demand to the Builders ~~his/her~~ their share of such deposit.

39. If at any time, any development and/or betterment charges and/or any other levy is levied or sought to be recovered by

CIDCO, Government and/or any other public authority in respect of the said land and/or building, the same shall be the responsibility of the Flat/~~shop~~ purchaser/s of the said building and the same shall be borne and paid by all the Flat/~~shop~~ purchaser/s in proportionate shares.

40. The Builders shall have a right until execution of the Transfer/ Assignment in favour of the proposed society or Limited Company or legal body to make additions, alterations/ raise storeys or put additional structure as may be permitted by CIDCO and other competent authorities. Such additions, alterations, structures and storeys will be the sole property of the Builders who will be entitled to dispose off the same in any way they choose and the Flat/~~shop~~ purchaser/s hereby consent to the same.

41. The terrace of the building including the parapet wall shall always remain the property of the Builders and the Builders shall also be entitled to display hoardings, neo signs or any other media or advertisement on the walls or the water tanks standing on the terrace and the Builders shall be exclusively entitled to the income that may be derived by display of the said advertisements. The Agreement with the Flat/~~shop~~ purchaser/s and all the purchaser/s of the other Flat/~~shop~~ in the said building shall be subject to the aforesaid right of the Builders who shall be entitled to use the terrace, including parapet wall and the walls of the water tank therein for any purpose including the display of advertisement and sign boards. The right of the Builders to put any form of advertisement medium over the Building, as may be permitted by the concerned local authority, shall not be in any way limited or curtailed after the formation of the co-operative society or limited company, as the case may be and the conveyance in its favour.

*Amn*  
Amn

42. The Purchaser/s shall maintain at his/her/their own cost the said premises agreed to be purchased by him/her/them in the same condition state and order in which it is delivered to him/her/them and shall abide by all bye-laws rules and regulations of the Government, Maharashtra State Electricity Board, CIDCO and any other authorities and local bodies and shall attend to, answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.

43. All notices to be served on the Flat/shop purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Flat/shop purchaser/s by registered post or under certificate of posting at his/her/their address specified below:-

To,

Chitang Ajay Mehta (Minor)

Ajay Mukundrao Mehta (Guardian)

505 G. Road, Sant Tukaram Rd

Misald, Banala, Mumbai 9.

44. The purchaser/s shall lodge this Agreement with the Sub-Registrar of Assurances at Vashi and intimate to the Builders within 7 days, the number under which the Agreement is lodged for registration and such other particulars of Lodgement.

45. This Agreement shall always be subjected to the terms of the Agreement to Lease and also the rules and regulations, if any, made by CIDCO and/or the Government of Maharashtra and/or other authority governing the said transaction.

*[Handwritten signature]*

extra work agreed to be carried out by the Builder, then the Builder shall not be liable to carry out the additional work in the premises of the Purchaser.

53. The Flat/~~shop/car park~~ purchaser/s shall pay a sum of Rs. 2500/- (Rupees Two thousand and five hundred only) to the Builders as cost of and incidental to these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO :

All that piece and parcel of land bearing Plot No. 16, Sector 11, CBD Belapur, New Bombay, New Bombay containing by admeasurement an area of 2400 sq.mts or thereabout and bounded as follows:

- On or towards the North : by Plot No. 18;
- On or towards the South : by 30M wide road;
- On or towards the East : by Plot No. 15;
- On or towards the West : by Plot No. 17;

THE COMMON SEAL OF THE WITH- )  
 NAMED BUILDERS was affixed )  
 in pursuance to a resolution )  
 passed in the meeting of )  
 Board of Directors held on.. )  
 in the presence of the )  
 Managing Director and )  
 Secretary )  
 1. )  
 2. )

**Fel Felplan Investment Private Limited,**

*[Handwritten Signature]*

**Director,**



SIGNED SEALED AND DELIVERED BY )  
 THE withInnamed "PURCHASER/s" )  
 Mr./Mrs./Miss/M/s Chitang Aray )  
Mehta (minor) Aray Mukundrai )  
Mehta (Guardian) )

*Aray Mehta*

R E C E I P T

RECEIVED OF AND FROM THE PURCHASER/S )  
 withInnamed the day and the year )  
 first hereinabove written the sum of )  
 Rs. 72,5000/- /- (Rupees Seven Lacs)  
Twenty five thousand only being )  
 the initial payment to be paid by )  
 him/her/them to us within mentioned. )

Rs. 72,5000/- /-

WE SAY RECEIVED

For and on behalf of M/S WELPLAN INVESTMENTS PRIVATE

LIMITED.

For Welplan Investment Private Limited,

*[Signature]*  
 Director.

(DIRECTOR)

SECOND SCHEDULE

SCHEDULE OF PAYMENT

- |    |                             |   |
|----|-----------------------------|---|
| 1. | On booking                  | - |
| 2. | On Commencement of Pilling  | - |
| 3. | On Commencement of Plinth   | - |
| 4. | On Commencement of 1st slab | - |



- 5. On Commencement of 2nd slab
- 6. On Commencement of 3rd slab
- 7. On Commencement of 4th slab
- 8. On commencement of 5th slab
- 9. On Commencement of 6th slab
- 10. On Commencement of 7th slab
- 11. On Commencement of 8th slab
- 12. On Commencement of 9th slab
- 13. On Commencement of 10th slab
- 14. On Commencement of 11th slab
- 15. On Commencement of 12th slab
- 16. On Commencement of 13th slab
- 17. On Commencement of 14th slab
- 18. On Commencement of 15th slab
- 19. On Commencement of Brick work
- 20. On Commencement of Plaster
- 21. On possession

*[Handwritten signature]*  
*[Handwritten signature]*



ANNEXURE 10SPECIFICATIONS AND AMOUNTS

Brief specifications of materials, quantities, finishes and fittings of FRAMED TOWER COMMERCIAL-SUB-RESIDENTIAL BUILDING ON PLOT NO. 22, IN SECTION-11, AT COL. BELAGUR, NEW BANGALUR.

1. R.C.C. framed structure (columns and slabs) foundation and other accessories etc.
2. R.C.C. columns, lifts and terraces as shown in the plan. Solid cement concrete (reinforced) walls of required thickness and in thick solid concrete or half brick internal partition walls.  
  
White marble flooring in living room with white marble mosaic tiles.
3. Smoothed cement plaster for external surfaces and neoprene finished cement plaster for internal surfaces.
4. Main door of solid core flush (One face painted/veneered) with golden finish on veneered surface and wooden frames of adequate section.
5. All internal doors of solid core commercial flush finished with oil paint and having wooden frames of adequate section.
6. Bath and W.C. doors of standard panelled design with marine ply panels.



# M. Tripathi & Co.

Advocates High Court

263, Bomanjee Street, 17-St. Xavier House, Fort, Bombay-400 001.  
Phone: 261 17 08, 261 81 52

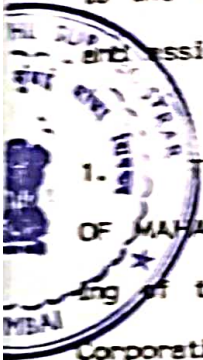
Mr. Manoj A. Tripathi  
B.L., LL.M.  
Dwarkanath Tripathi B.L., LL.B.

Associate Advocates at Delhi.  
Mitter & Mitter Co  
Advocates, Supreme Court  
21, Lawyers Chamber, Supreme Court of India.  
New Delhi-110 001. Phone: 386953

TO WHOMSOEVER IT MAY CONCERN

Ref : All that piece and parcel of land bearing Plot No.16, Sector 11, C.B.D. Belapur, New Bombay containing by admeasurement an area of 2400 sq.mts.

We have investigated the title of M/s. WELPLAN INVESTMENTS PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at 23, Shanti Centre, Sector 17, Vashi, New Bombay hereinafter referred to as "THE PROMOTERS" which expression shall unless repugnant to the context or meaning thereof mean and include its successors and assigns).



1. THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD is a Government Company, within the meaning of the companies Act 1956. (hereinafter referred to as "the Corporation") having its registered office at Nirmal, 2nd floor, Nariman Point, Bombay - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No XXXVIII of 1966) (hereinafter referred to as "the said Act").

2. The Government has acquired land within the delineated area of New Bombay and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Sec. 113 of the said Act;

348, Big Splash, Sector 17, Vashi, New Bombay-400 705.

Phone: 7662465

3. By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the state Government under the said Act.
4. The Builders by its application requested the Corporation to allot to it on lease a plot of land at C.B.D. Belapur. New Bombay.
5. The Corporation, by its Allotment Letter dated the 4th March, 1992 was pleased to allot to the Builders a plot bearing Plot No. 16, Sector-11, C.B.D. Belapur, New Bombay containing by admeasurement an area of 2400 sq. mts. more particularly described in the schedule hereunder written.
6. The Corporation, after the payment of the first instalment of the lease premium by the Builders, entered into the Agreement to Lease dated the 21st day of September, 1992 with them for the lease of the said plot for the purpose of constructing building/s on it for the shopping use on the ground floor and residential use on the upper floors and handed over the possession of the said plot to them.
7. By virtue of the said Agreement to lease dated the 21st September, 1992, the Builders are seized and possessed off and well and sufficiently entitled to Plot No. 16, lying being and situate at Sector 11, C.B.D. Belapur, New Bombay more particularly described in the Schedule hereunder written (hereinafter referred to as the "said Plot").
8. The Builders then applied for the development permission



In respect of the said plot of land by its letter dated the 17th November, 1992. The Corporation accorded the development permission to the Builders by its letter dated the 19th November, 1992 and issued Commencement Certificate in respect of the said plots:

9. By virtue of the Agreement to Lease dated the 21st September, 1992, the Builders have sole and exclusive right to develop the said plot of land and construct the buildings on it as well as the right to alienate, sell and/or dispose of the flats and other units in the proposed new building on ownership basis and to enter into agreement/s with the purchasers of the said flats/units therein and receive the sale price in respect thereof and appropriate the same;

10. We are therefore of the opinion that the title of M/s. WELPLAN INVESTMENTS PRIVATE LIMITED, the Builders herein to develop the said plot is clear and free from all encumbrances and reasonable doubts subject to the compliance of the terms and conditions of the Agreement to Lease dated the 21st September, 1992.

THE SCHEDULE ABOVE REFERRED TO :

All that piece and parcel of land bearing Plot No. 16, Sector 11, C.B.D. Belapur, New Bombay containing by admeasurement an area of 2400 sq.mts. or thereabout and bounded as follows:

|                         |   |                   |
|-------------------------|---|-------------------|
| On or towards the North | : | by Plot No 18;    |
| On or towards the South | : | by 30M wide road; |
| On or towards the East  | : | by Plot No. 15;   |
| On or towards the West  | : | By Plot No. 17;   |

Dated this 18th day of August, 1993.

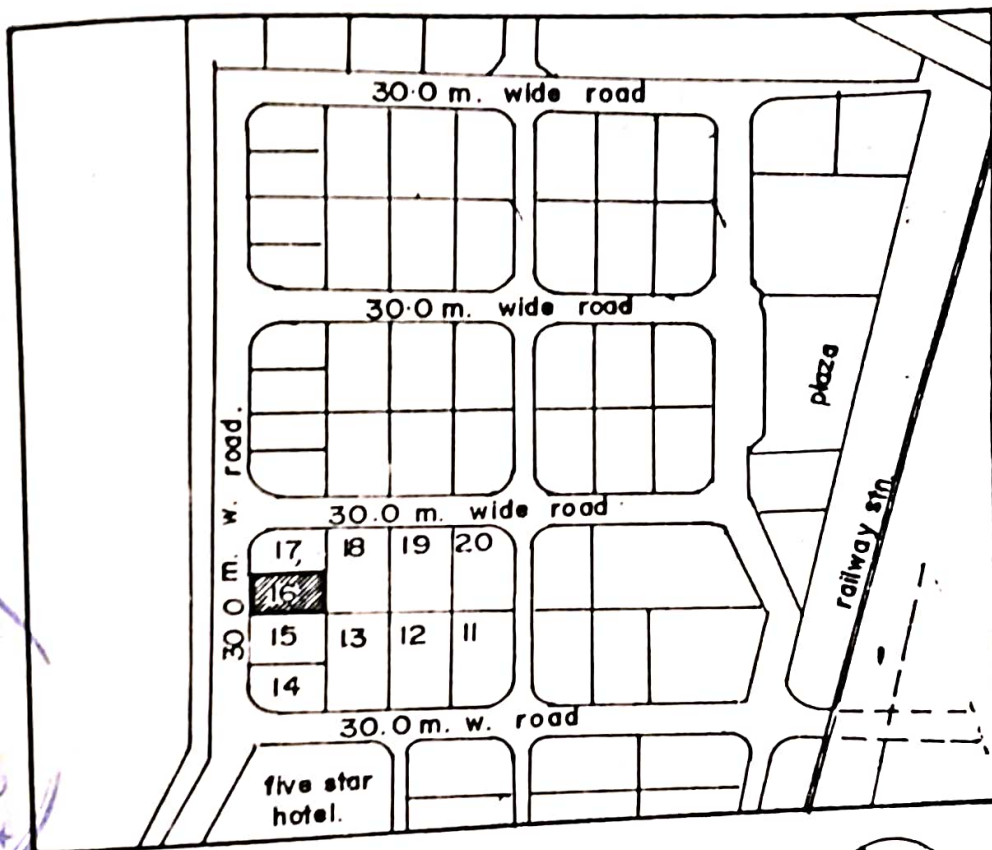
For M. Tripathi & Co.

Proprietor

proposed  
commercial residential building  
for

mls wel plan investment pvt.ltd .

at  
plot. no . 16 , sector . II .  
c. b. d



location plan



ARCHITECTS

HOME WORK

Architects & Interior Designers

Chembur, Bombay.

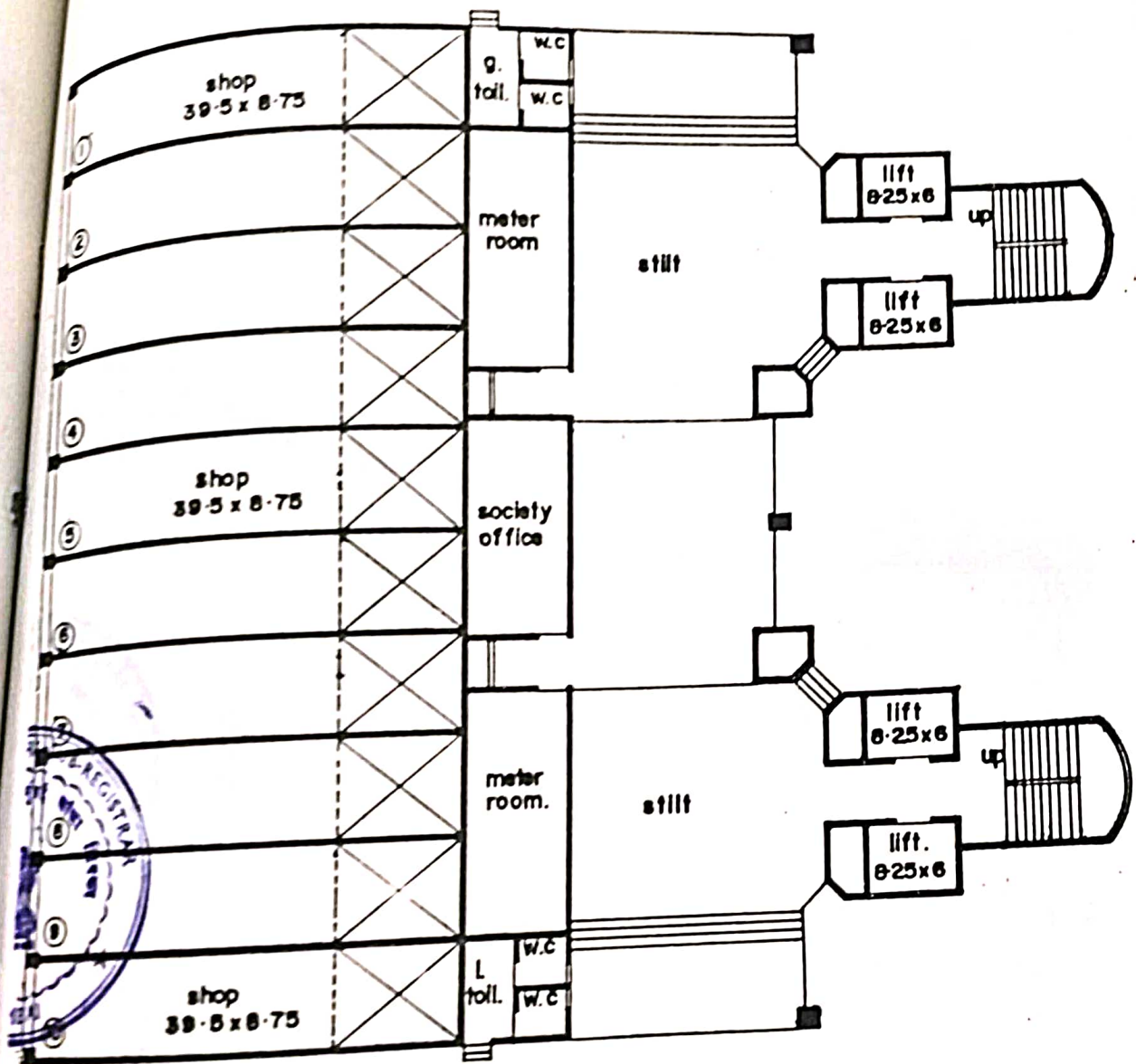
Tel. : 552 88 63, 552 57 74

R.C.C. CONSULTANTS

R.C. TIPNIS

Mulund (E), Bombay.

Tel. 561 47 90



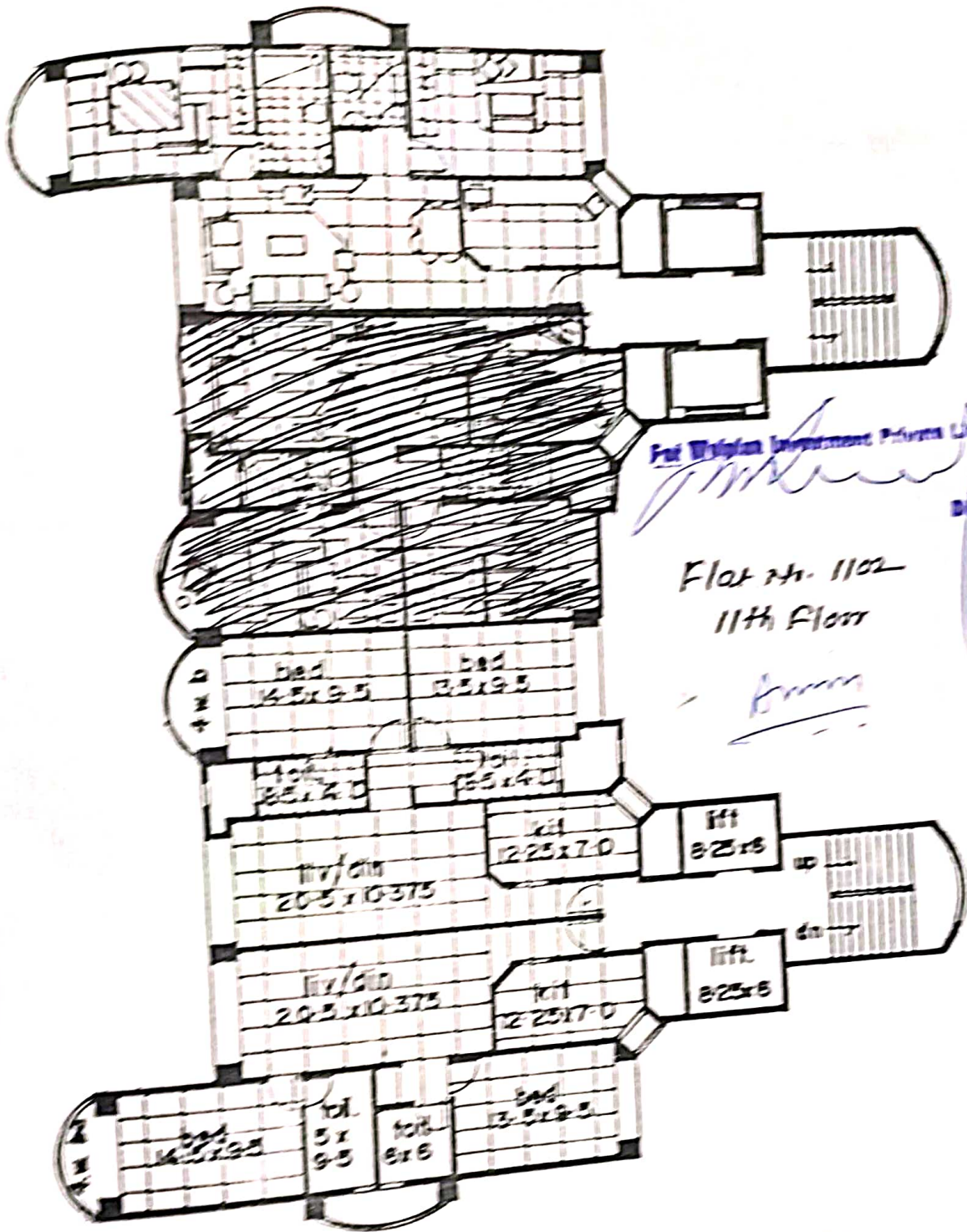
# GROUND FLOOR PLAN

## ARCHITECTS

**HOME WORK**  
 Architects & Interior Designers  
 Chembur, Bombay.  
 Tel. : 552 88 63, 552 57 74

## R.C.C. CONSULTANTS

**R.C. TIPNIS**  
 Mulund (E), Bombay.  
 Tel. 561 47 90



Prof. Vignesh Investment Private Limited,  
*[Signature]*  
 Director

Flat No. 1102  
 11th Floor

*[Signature]*

# TYPICAL FLOOR PLAN

ARCHITECTS

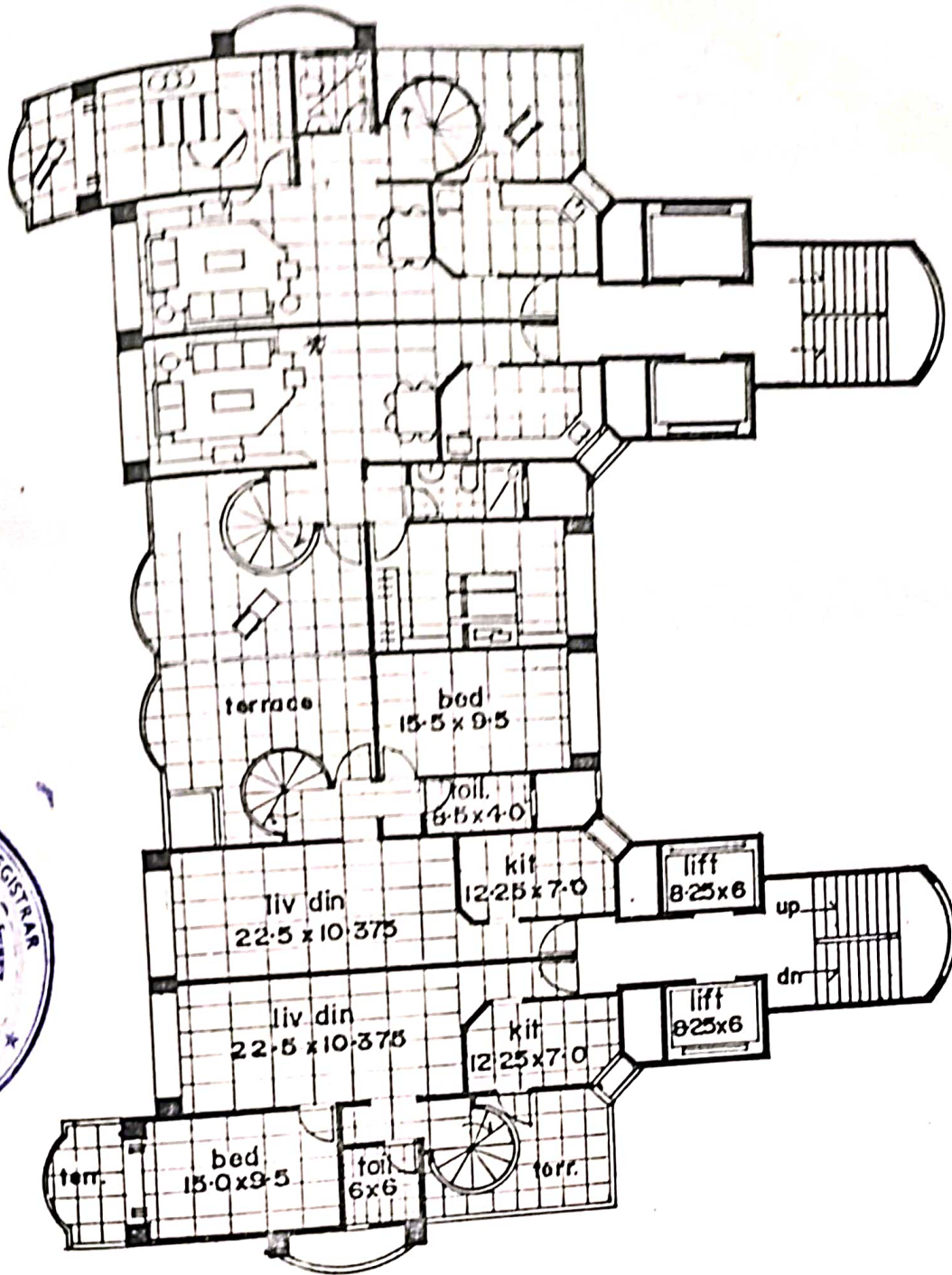
**HOME WORK**

Architects & Structural Engineers

RCC CONSULTANTS

**R.C. TIPNIS**

Mulund (E), Bombay.  
 Tel. 561 47 90

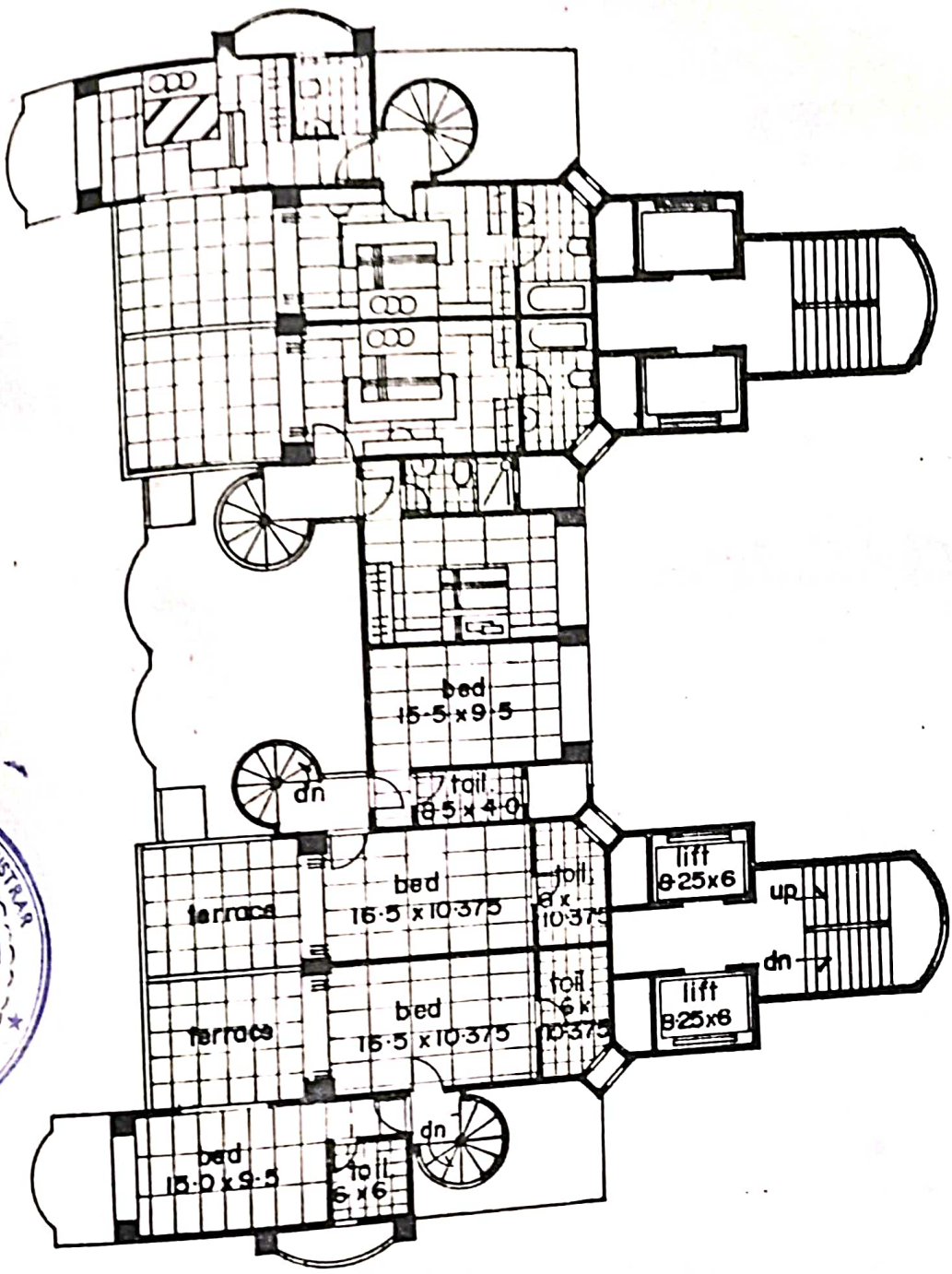


# 13th FLOOR PLAN

**ARCHITECTS**  
**HOME WORK**  
 Architects & Interior Designers  
 Chembur, Bombay.  
 Tel. : 552 88 63, 552 57 74

**R.C.C. CONSULTANTS**

**R.C. TIPNIS**  
 Mulund (E), Bombay.  
 Tel. 561 47 90



# 14th FLOOR PLAN

**ARCHITECTS**  
**HOME WORK**  
Architects & Interior Designers  
Chembur, Bombay.  
Tel. : 552 88 63, 552 57 74

**R.C.C. CONSULTANTS**  
**R.C. TIPNIS**  
Mulund (E), Bombay.  
Tel. 561 47 90



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PRB/M 1214/99  
Registered No. of ... 1577079  
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15-12-99

...

51.58200

26/11/99

*Original  
copy of 26/11/99*

DATED THIS DAY OF 1999

BETWEEN

*Chd. Belpur / Thane  
Agreement to sell*

M/s. WELPLAN INVESTMENTS  
PRIVATE LIMITED

("THE PROMOTERS")

AND

*RF-12430  
OF 130  
12560*

Mr./Mrs./Ms./M/s. \_\_\_\_\_

("THE PURCHASER/S")

AND

M/s. RAVAL TOWER NO. 1

*240/11/00*

*3/12/00  
of 1000 (490/000)  
24/12/00*

("CONFIRMING PARTY")

AGREEMENT TO SALE

*157 to 178/11/99*

M. TRIPATHI & CO.

Advocates High Court

17-A, Bitya House, 2nd Floor,

255, Bazarigate Street, Fort,

BOMBAY-400 001.

*MS. OR*