

Gamre → 9820735878

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Share Certificate No. 29 Member's Regn. No. 702 No. of Shares 05

# Share Certificate

**RAJGRUH B WING** CO-OPERATIVE HOUSING SOCIETY LTD.

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

Authorised Share Capital Rs. 10,000/- Divided into 200 Shares of Rs. 50/- each

Registration No. MUM/WGS/HSG/TC/9116/11-12/2012 Date 13/01/2012

This is to certify that Shri / Smt. / M/s. GAMRE SITARAM SHIVRAM

is the Registered Holder of 05 fully paid up shares

of Rs. FIFTY each numbered from 141 to 145 both inclusive, in

**RAJGRUH B WING** CO-OPERATIVE HSG. SOCIETY LTD., Mumbai

Subject to the Bye-laws of the said Society

Give Under the Common Seal of the said Society at Mumbai

This 29 day of November 20 21



[Signature]  
Authorised

M.C. Member

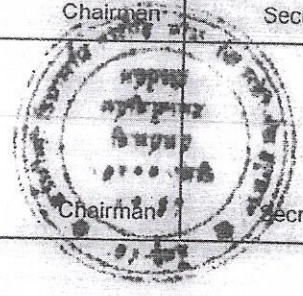
[Signature]  
Secretary

Chairman

P.T.O

**MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES**

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			<p align="center"><b>RAJESH B MURDAR</b></p> <p>Authorised M. C. Member</p> <p align="right">Chairman</p>	<p align="right">Secretary</p>
			<p>Authorised M. C. Member</p> <p align="right">Chairman</p>	<p align="right">Secretary</p>
			<p align="center"><b>RAJESH B MURDAR</b></p> <p>Authorised M. C. Member</p> <p align="right">Chairman</p>	<p align="right">Secretary</p>
			<p>Authorised M. C. Member</p> <p align="right">Chairman</p>	<p align="right">Secretary</p>
			<p>Authorised M. C. Member</p> <p align="right">Chairman</p>	<p align="right">Secretary</p>





**बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम**  
(बृहन्मुंबई महानगरपालिका)  
ब्रेस्ट भवन, पो.बॉ.नं. १९२, ब्रेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००१

**Ward Office Address:**  
Customer Care G/S Ward, BEST  
Undertaking, 4th Fl, Ancillary Building, Titak  
Road Extension, Wadala Depot, Mumbai -  
400031. Tel: 24146262; Ext: 551

Name : SITARAM SHIVRAM GAMRE Mobile No: 91XXXXX324 Email ID: XXXXXXX436@gmail.com	Bill For : Sep-2021 Date of Bill : 17/09/2021 Invoice No. : 109554079027
Billing Address : B-702, FLOOR-7, B WING, RAJGRUHA CHS, N M JOSHI MARG, OPP HOLYCROSS CHURCH LOWER PAREL, DELISLE ROAD, MUMBAI-400013	Book Folio No. : 554079 Cycle : 10 Type of Supply : 1P Service No : 2001593-X-X Installation No. : 2072967 Sanctioned Load : 0.100 KW Security Deposit : 500.00
Power Supply Address : B-702, FLOOR-7, B WING, RAJGRUHA CHS, N M JOSHI MARG, OPP HOLYCROSS CHURCH LOWER PAREL, DELISLE ROAD, MUMBAI-400013	Consumer No. : 554-079-027*7 C.A.No. : 1517781 Bill Period : 09/08/2021 - 08/09/2021 Tariff : LT 1 B Category : RESIDENTIAL Ward : GS
	Last Payment Received ₹ 1940.00 Last Payment Received Date 13/09/2021

Current Bill Amount ₹	Past Dues ₹	Due Date *	Bill Amount Before Due Date ₹	Bill Amount After Due Date ₹ **
1560.50	8.07	11/10/2021	1560.00	1588

\* Due date valid only for current bill amount \*\* Interest will be levied on arrears as applicable

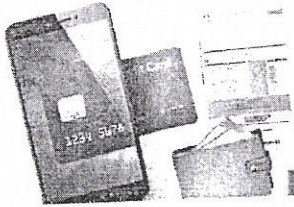
<b>Important Contact Details</b>	Fuse Control/Off Supply 24954242 8828847567	Billing Complaints 24146262 Extn:551	Electricity Theft/ Unauthorised use North-24194578	Fault Control 24906611	For Street Lighting Complaints 8291553232 / 8657491118
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Internal Grievances Redressal Cell	Consumer Grievances Redressal Forum
Assistant Admin. Manager, Customer Care G/S Ward, 4th floor, Ancillary Building, Titak Road Extension, Wadala Depot, Mumbai-400031; Tel no: 24157277; 24190728. Email : #rcccgward@bestundertaking.com	Ground Floor, Multistoried Annex Bldg, Accomodation Road, Colaba, Mumbai - 400001 Visit : www.cggrfbest.org.in Email : decgrf@bestundertaking.com

Your Electricity Help!  
**miBEST**  
Download on the App Store | GET IT ON Google Play

Past Consumption		
Bar Graph	Unit	kWh Month
Meter No - A058014		
	302	Aug-21
	258	Jul-21
	284	Jun-21
	339	May-21
	296	Apr-21
	238	Mar-21
	216	Feb-21
	277	Jan-21
	286	Dec-20
	324	Nov-20
	223	Oct-20
Units Consumed		kWh
Sep-21	246	
Sep-20	197	

**Bill Collection Centers in your area**  
Jacob Circle : Mahalaxmi Receiving Station, Sane G. Marg, Mumbai-11  
Worli Naka : Near Shivsena Shakha, G.K.Marg, Worli Naka, Mum-28  
Prabhadevi : Near Prabhadevi Mandir  
Prabhadevi Rec.Station : Prabhadevi Receiving Station, Worli, Mumbai -400025  
Lower Parel : Near Shivalaya Bldg, S.B.Marg, Lower Parel  
Mobile Van : Maharashtra Highschool  
Gandhi Maidan : Gandhi Ground, (Jambhon Maidan)



Best Undertaking official app



Now pay bill without que

Click here to download

<https://play.google.com/store/apps/details?id=com.best.mill.SI.Droid&hl=en>



for details & more information - [www.bestundertaking.com](http://www.bestundertaking.com)

During Mansoon give Off-supply messages in brief so that the telephone lines and personal will be available for attending other consumer also.

(Dr. R.D.Patsule)  
Chief Engineer Customer Care

"Consolidated Stamp Duty paid to General Stamp Office, Mumbai vide Order No. MUDRANK SHULK NUMBER, CSD/400/2019/1594/19 dated 03.04.2019."

Crossed Cheque \*\* / D.D. Should be in Favour of " BEST Consumer 554079027\*7 "

D / W / CY	CONSUMER NUMBER	BILL DATE	DUE DATE	BILL AMOUNT ₹
N/GS/10	554-079-027*7	17/09/2021	11/10/2021	1560.00

If you have paid Arrears of , Please bring the paid bill and Pay

\*\* Payment by made cheque is subject to realization.



21090005540790277000000156000NN11102021M000001517781

This Electric Bill is issued for electricity used and may not be treated as proof for other

BEST Undertaking Payment Slip

Your Bill Details	Amount ₹
Fixed Charges / Demand Charges	115.00
Energy Charges	812.02
Wheeling Charges	354.24
Fuel Adjustment Charges	0.00
Electricity Duty	205.00
M. Tax Sale on Electricity	64.06
Power Factor Penalty /Incentive	0.00
Load Factor Incentive	0.00
Penalty for Exceeding Contract	0.00
TOD Charges	0.00
Current Months Bill Amount (A)	1550.32
Delayed Payment Charges (@1.25% monthly bill including Taxes and Duties)	24.21
Intrest on Arrears	0.00
Prompt Payment Discount	0.00
ECS Discount	0.00
Digital Payment Disc./ebill disc (if applicable)	-14.03
Total Adjustment Amount	0.00
Net Other Charges (B)	10.18
Total Current Month charges (A + B)	1560.50
Previous Month Bill amount	1948.07
Payment Received	1940.00
Net Arrears (C)	8.07
Total Bill (A+B+C)	1568.57
<b>Total Bill Amount (Rounded)</b>	<b>1560.00</b>

**Important Messages**

\*Prompt payment discount of Rs. 12.81 will be given if payment is made on / before 27/09/2021.

New Tariff order is applicable from 1st April 2021. MYT tariff order and Tariff schedule are available on [www.bestundertaking.com](http://www.bestundertaking.com)

As per CBDT notification dt. 13-May-20, w.e.f. 1-Oct-20, Tax Collected at Source (TCS) will be levied on your electricity bill exceeding Rs. 50 Lakhs (excluding taxes) in a financial year. TCS rate will be 0.1% for PAN holders and 1% for non-PAN holders in FY21-22. Multiple consumer accounts with same PAN will be considered as single entity. TCS certificate will be issued as per TDS Rules. Kindly update your PAN with concerned ward office of BEST.

Meter No.	Tariff/Duty	Energy Consumed				P.F.	Load	Contract Demand in KVA	Billing Demand in KVA
		Previous Reading	Current Reading	MF	Units Consumed				
A058014	LT I B/A	27065	27311	1.000	246		0.10		

**Your Tariff Structure**

Consumer Category (Units in kWh / slab)	Fixed/Demand (₹/Connection/mth)	Energy Charges (₹ / kWh)	Wheeling Charges (₹ / kWh)	E.D. Rates	M.Tax (in Paise/kWh)	FAC Rate (₹ / pu.)
LT I B						
0 - 100	75/-	1.40/-	1.74	1.44	16% of FC+VC+FAC or as applicable	26.04
101 - 300	115/-	1.40/-	4.37			0.00
301 - 500	115/-	1.40/-	7.21			0.00
501 - 1000	140/-	1.40/-	8.77			0.00

\*\* Additional fixed charges of Rs.135/- per 10KW load or part thereof above 10KW load shall be payable

Adjustment & Claim Details	Amount ₹

**Important Notes:**

1. DELAYED PAYMENT CHARGES and INTEREST ON ARREARS will be charged as per Tariff schedule if the Electricity bill payment is not made before due date.
2. If the Electric supply meter is not in use for a long period Kindly contact respective ward office.
3. Safety of the meter is consumers responsibility.
4. Using your Electricity connection for purpose other than provided for, is a tariff violation and may lead to disconnection / penal actions.
5. Please quote your consumer no. ####.####.## and contact number in all your correspondence.
6. Do not issue outstation or post dated cheques.
7. A Penal amount of Rs.250 per cheque will be charged on a dishonoured cheque.
8. Mention your account number and amount on backside of the cheque while making bill payment by single cheque.
9. In case of bill, here amount of bill is only to be paid by the consumer by cheque or demand draft.
10. "Consumer Right Statement" Application to CGRF, ECS form, etc. Will be available at our Website [www.bestundertaking.com](http://www.bestundertaking.com) as well as at our ward offices.

Electricity Duty rates as shown in tariff structure will be applicable as per the schedule in Maharashtra Electricity Duty Act 2016. GOM Notification no. ELD.2016/CR.252/Energy-1 dated 21.10.2016. Maharashtra Tax rate as shown in tariff structure will be charged as per Govt. Notification no. VVK-2018/CR-161-Energy-1 dated 26.12.2018.

**Online Billing Details**

You can pay your electricity bill using credit card or netbanking. No need to stand in a queue. Visit our Web Site [www.bestundertaking.com](http://www.bestundertaking.com) click on "Online electricity bill"

**Other payment options :**

- BEST Cash counter
- BEST's Mobile cash
- Selected banks
- Post Offices
- NACH (National Automated Clearing Housing)
- Bill Desk
- M/s. Tech Process (Net)
- PayTM
- CitiBank (RTGS/NEFT)
- miBest (Mobile app)

PAY BY NACH TO AVAIL DISCOUNT- (NACH mandates forms available at our website and Cash Collection Centers)

For More details :22799559(South), 24194549 (North)

**BEST Undertaking Payment Slip**

To be filled by customer for Payment through Cheque/ D.D.:

Name of Bank & Branch :

Cheque /D.D.No. & Date :

Amount : ( ₹ in figs ) :  
( ₹ in Words ) :

**IMPORTANT TIPS :**

1. BEST has not authorized any individual to collect payment at site.
2. The bill should be paid in spite of any dispute. The discrepancy if any would be adjusted in next bill.
3. The payment made by cheques would be considered confirmed only after the realization of cheque. The dishonouring of Cheque is liable for penal action.

Please furnish the following details for E-Billing Mobile No..... Email Id:.....



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**SITARAM SHIVRAM GAMRE**  
**SHIVRAM RAVJI GAMRE**  
**12/03/1953**  
 Permanent Account Number  
**AFEPG8022P**  
  
 Signature

**भारत सरकार**  
**GOVT. OF INDIA**  
  
  


  
**भारत सरकार**  
**GOVERNMENT OF INDIA**  
 मीताराम शिवराम गमरे  
 Sitaram Shivram Gamre  
 जन्म वर्ष / Year of Birth : 1953  
 पुरुष / Male


  
  
**9561 5621 3686**

**आधार — सामान्य माणसाचा अधिकार**

इस कार्ड के खोने / पात्रे पर कृपया सूचित करें / सेटार  
 आयकर पेन सेवाइ कार्ड, एन एस डी एल  
 5 वी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 241, सर्वे नं. 997/8,  
 मॉडल कॉलोनी, दीप बंगला चौक के पास,  
 पुणे - 411 016.


*If this card is lost / someone's lost card is found,  
 please inform / return to*  
 Income Tax PAN Services Unit, NSDL  
 5th floor, Mantri Sterling,  
 Plot No. 241, Survey No. 997/8,  
 Model Colony, Near Deep Bungalow Chowk,  
 Pune - 411 016.


Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
 e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)


  
**भारतीय विशिष्ट ओळख प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**


पत्ता S/O: शिवराम गमरे, राजगृह को  
 ओप. हौसिंग सोसायटी, वी/608, बी.एम.  
 मार्ग, डेलीस रोड, डेलीस रोड, मुंबई.  
 डेलीस रोड, महाराष्ट्र, 400013

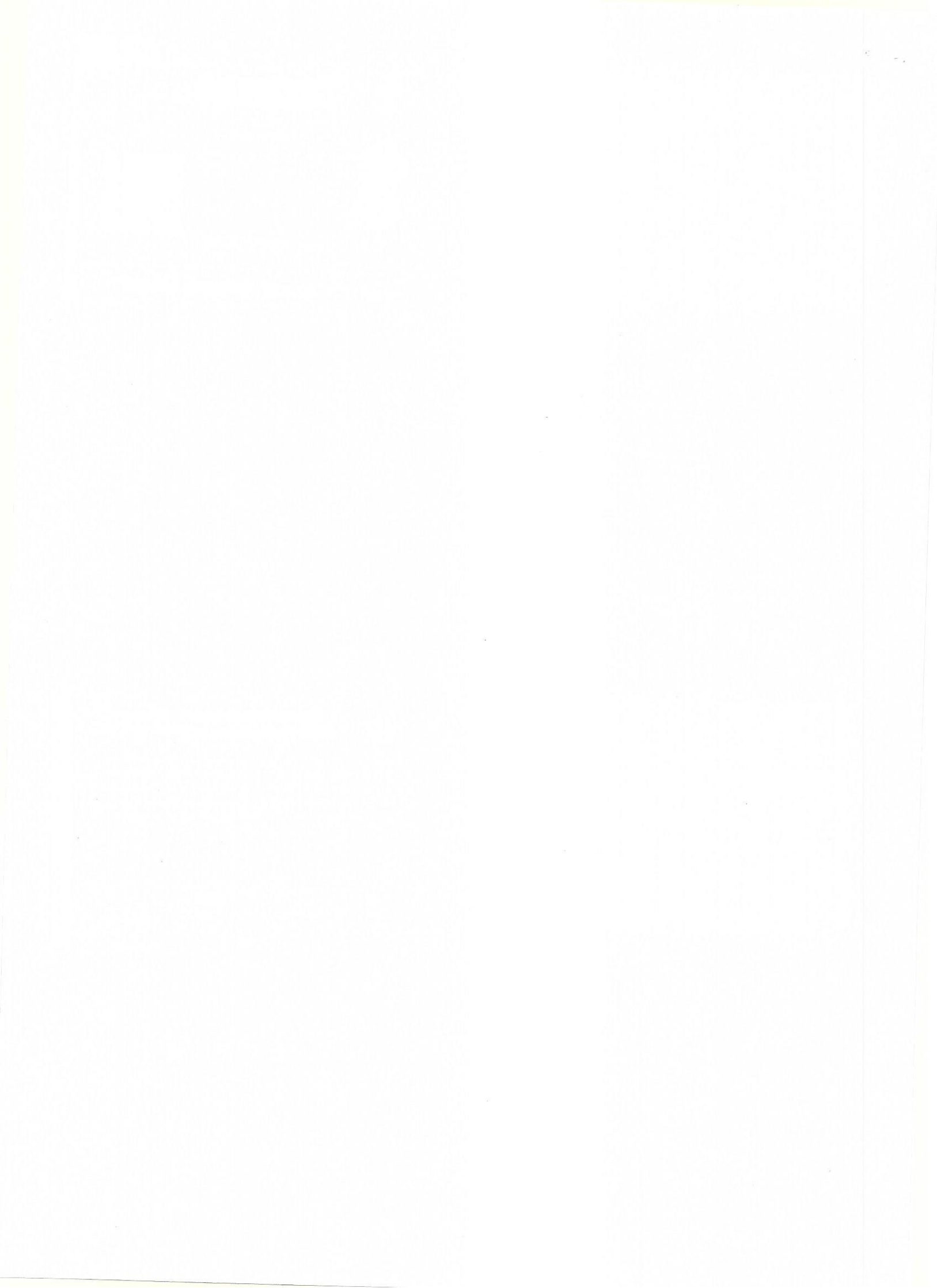
Address: S/O: Shivram Gamre,  
 Rajgruha Co. Op. Housing Soc.  
 B/608, B.M. Marg, Delisle Road,  
 Delisle Road, Mumbai, Delisle  
 Road, Maharashtra, 400013

 1947  
 1800 150 1947

 [help@uidai.gov.in](mailto:help@uidai.gov.in)

 [www.uidai.gov.in](http://www.uidai.gov.in)

 P.O. Box No. 1947,  
 Bengaluru-560 001



RAJGRUHA B-WING CO-OP. HOUSING SOCIETY LTD.  
BALASHETH MURUDKAR MARG, ELEPHISTION,  
MUMBAI - 400 013  
MUM/WGS/HSG/TC/9116/11-12/YR 2012

<b>Name : GAMARE SITARAM S</b>		<b>Bill No. : 275</b>
Flat No. : 702		Bill Date : 04/11/2023
Bill for the Month of <b>November 2023</b>		
Sr.No. :	Particulars	Amount ₹
1 :	Electric Charges	500.00
2 :	Lift Maintenance Charges	155.00
3 :	Maintenance Charges	275.00
4 :	Municipal Tax	745.00
5 :	Sinking Fund	100.00
6 :	Water Charges	225.00
Total ₹		2000.00
Add : Dues 2000.00 + Interest Arrear 0.00		2000.00
Add : Interest on Dues		0.00
Grand Total ₹		4000.00
NOTES : 1) Bill should be paid on or befoere 25th of every month. 2) Interest Rs.50/- Per Month will be charged on unpaid bill. 3) Kindly provide CTC 2010 Cheque as per guidelines from RBI.		
For RAJGRUHA B-WING CO-OP. HOUSING SOCIETY LTD.		
E. & O. E.		Autorised Signatory

RAJGRUHA B-WING CO-OP. HOUSING SOCIETY LTD.  
RECEIPT

No. : [118] Flat No. : 702 Date : 20/10/2023

Received with thanks from GAMARE SITARAM S an amount of ₹  
2000.00 ( Rupees Two Thousand Only. ) By Cheque No. 072114 drawn on  
Saraswat Co Op Bank Ltd Chq Dated 20/10/2023. Being amount received  
against Bill 240 dated 02/10/2023

For RAJGRUHA B-WING CO-OP. HOUSING SOCIETY LTD.

Subject to Realisation of Cheque

Autorised Signatory

3895450

09/03/2022

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दुय्यम निबंधक मुंबई  
शहर 3

दस्त क्रमांक : 3895/2009

नोंदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1)विलेखाचा प्रकार	पर्यायी जागेचा करारनामा
(2)मोबदला	रु.0.00
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 0.00
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:मुंबई मनपाइतर वर्णन :पर्यायी जागेचा करारनामा ----- जुने क्षेत्र 14.68 चौ मी कार्पेट नवीन क्षेत्र 25.09 चौ मी कार्पेट फ्लॉट नं 702 , 7 वा मजला , राज गृह , बी विंग , कॅरॉल रोड , लोअर परेल मुं .
(5) क्षेत्रफळ	25.09 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे निर्मात डेव्हलपर्स तर्फे भागीदार प्रदिप सी खाप्रा , अशोक के शाह मुखत्यार विकास घाणेकर -- वय:-32पत्ता:-लक्ष्मी कमर्शियल सेंटर , सेनापती बापट मार्ग , दादरपिन कोड:-28पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-सिताराम शिवराम गमरे वय:-55पत्ता:-702 , 7 वा मजला , राज गृह , बी विंग , कॅरॉल रोड , लोअर परेल मुं .पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	13/05/2009
(10)दस्त नोंदणी केल्याचा दिनांक	13/05/2009
(11)अनुक्रमांक,खंड व पृष्ठ	3895/2009
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	200.00
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000.00
(14)शेरा	-



450/0

इतर पावती

Original/Duplicate

Thursday, 28 April 2022 4:48 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8377 दिनांक: 28/04/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: बबई3 -0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: हितेश ठक्कर

वर्णन बबई3/3895/2009

दायताची परत

रु. 275.00

एकूण:

रु. 275.00

सह मुख्य निबंधक, मुंबई-3

1); देयकाचा प्रकार: By Cash रकम: रु 275/-

**DELIVERED**

**सह मुख्य निबंधक,  
मुंबई शहर क्र-3**



Customer's Copy		Sr. No. J020
Deposit Br.	Date 12/5/09	
Pay to : Acct. No. 00437200010056-Idbi bank A/C stamp duty		
Type of Document		
Type of Stamp	Special Adhesive	
Franking Value	Rs.	200/-
Service Charges	Rs.	10
Total	Rs.	210/-
Name of stamp duty paying party Shivaram Shivram Gramankar 80 Boree Great street Borivli Mumbai		
Cheque / DD. No.		
Drawn on Bank : Cash		
Signature of Purchaser / Applicant (For Bank's Use only)		
DC No. 6558	Date : 12 MAY 2009	
Banking Sl. No.	From : 80732/433	
Account No.	To : 80732/433	



बंद - ३  
3ley 19  
२००९



Digitally signed by DS DEPARTMENT OF REGISTRATION AND STAMPS  
Date: 2022.03.18 20:23:11 +05:30  
Reason: For security purpose  
Location: Pune

2001 -



AGREEMENT FOR PERMANENT ALTERNATIVE ACCOMMODATION

THIS AGREEMENT FOR PERMANENT ALTERNATIVE ACCOMMODATION is made at Mumbai on this 13<sup>th</sup> day of May in the Christian year Two Thousand & Nine;

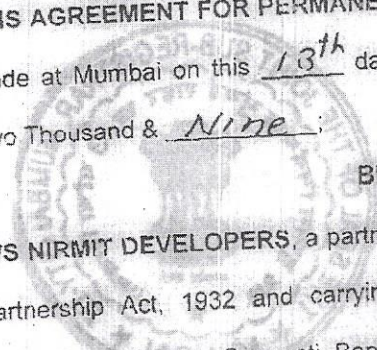
BETWEEN

M/S NIRMITY DEVELOPERS, a partnership firm duly registered under the Indian Partnership Act, 1932 and carrying on its business from 2<sup>nd</sup> Floor, Laxmi Commercial Centre, Senapati Bapat Marg, Dada (West), Mumbai 400 028, hereinafter called "THE DEVELOPERS" which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include the partners or persons for the time being consulting the said firm M/s Nirmity Developers, the survivors or survivor of them, the heir, executors and administrators of the last survivor of them and his/her/their assigns)

FIRST PART;

Authorised Signatory  
*[Signature]*

Industrial Development Bank of India Ltd. (Mumbai Office)  
2nd Floor, Narayan, Post  
Mumbai-400021.  
D/S/S/TP/W/C. R. 1007/03/05/1029-1032



84732  
147501  
R.000002001-985280  
15.43  
MAHARASHTRA  
MAY 12 2009

बंबई - ३  
*[Signature]*  
२००९

AND

MR./MRS. Neemre Sitaram Shivram *Am*

presently residing at Ground Floor Hotchand Jawharmal

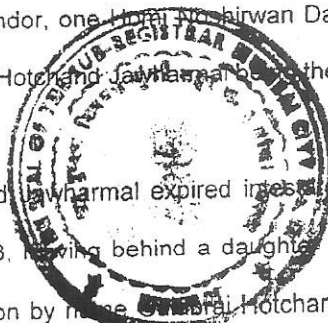
Chawal, Balshet Madhurkar Marg Mumbai *Am*

hereinafter called "THE TENANT" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs executors, administrators, successors and assigns) of the **SECOND PART**;

WHEREAS



(a) One Shri Hotchand Jawharmal, during his life time and at the time of his death was seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land bearing Cadastral Survey No. 837 of Lower Parel Division admeasuring 2581.31 Sq. Mtrs. or thereabouts together with the buildings and structures standing thereon situate, lying and being at Carrol Road (now known as Balasheth Madhurkar Marg), Lower Parel within the Registration District and Sub-District of Mumbai City and as more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said property") which he had purchased under a tri-party Deed of Conveyance dated 14<sup>th</sup> December, 1946, executed between one Minocheher Ardeshir Vakil being the vendor, one Homa Ab. Shirwan Dallas being the confirming party and the said Hotchand Jawharmal being the purchaser.



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(b) The said Hotchand Jawharmal expired intestate at Mumbai on or about 17<sup>th</sup> October, 1993, leaving behind a daughter by name Janki Hotchand Bakshani and a son by name ~~Subraj~~ Hotchand Bakshani as two of his heirs and next of kin and to whom the High Court at Bombay granted Letters of Administration to the property and credits of the deceased Hotchand Jawharmal on 16<sup>th</sup> February, 1996 on Testamentary Petition No. 782 of 1994.

- (c) By and under an Agreement for Sale, dated 10<sup>th</sup> February, 1995 and Supplementary Agreement dated 27<sup>th</sup> April, 1998 executed between the said Janki Hotchand Bakshani and Gulabrai Hotchand Bakshani, being the Vendors of the one part and the one Shri Ashok Khimji Shah & 3 Ors. being the partners of the Developers herein, referred therein as purchasers of the other part (hereinafter collectively referred to as "the said Agreement"), the said Janki Hotchand Bakshani and Gulabrai Hotchand Bakshani, agreed to sell, convey and transfer all their right, title and interest in respect of the said property in favour of the Developers at or for the consideration and on the terms and conditions therein contained.
- (d) As the chawl type structures known as "Hotchand Jawharmal Chawl" standing on the said property had become old and dilapidated, the Developers decided to redevelop the said property in accordance with provisions of Development Control Regulation for Greater Mumbai, 1991 (DC Regulations) vide Regulation No.33 (7) and Appendix-III of the said DC Regulations with the permission of Maharashtra Housing and Area Development Authority and the Municipal Corporation of Greater Mumbai.
- (e) Under the scheme of re-development of the said property as envisaged by the Developers, they proposed to demolish completely the said Hotchand Jawharmal Chawl and other structures standing on the said property, to construct in its place new multi-storied buildings by using the modern construction techniques. Such buildings consisting of tenements for rehabilitation of existing tenants/occupants and another containing tenements for sale in open market.
- (f) The Developers apprised the tenants/occupants of the said "Hotchand Jawharmal Chawl" with the salient features of the re-development scheme of the said property as envisaged by them and proposed to provide them free of costs and on ownership basis, permanent alternative accommodations in the new building that they proposed to construct on



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the said property as per the terms of the sanction granted by the Mumbai Building Repairs & Reconstruction Board and also transit accommodations for their temporary stay pending completion of construction of the new building and delivery of possession thereof to the tenants/occupants.

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- (g) Upon being convinced that the re-development scheme of the said property as envisaged by the Developers is in the interest of and for the benefits of the tenants/occupants, all of them, including the Tenant herein agreed to participate therein, to give their "Irrevocable Consents" as required under the MHADA Act, 1976 and to co-operate the Developers during the entire course of re-development.



The Tenant was residing and occupying on rental basis the Room bearing Room No. hut admeasuring a sq. ft. or thereabouts (carpet area) on the Carpeted Floor of the said "Hotchand Jawharmal Chawl", situate on the said property (hereinafter referred to as "the said tenanted premises") at the monthly rent of Rs. \_\_\_\_\_/- only.

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- (i) The Tenant agreed to participate in the re-development scheme of the said property as envisaged by the Developers, to give his/her "Irrevocable Consent" as required under the MHADA Act, 1976 in favour of the Developers, to vacate the said tenanted premises as and when called for by the Developers for the purpose of demolition and to co-operate the Developers during the entire course of re-development, and in consideration thereof, the Developers agreed:

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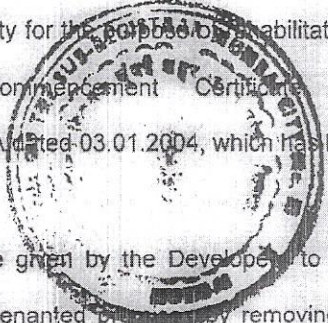
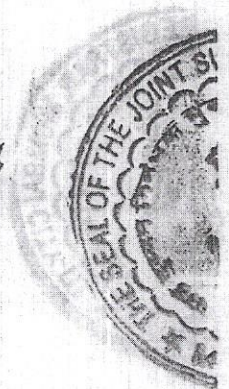
- (a) to allot to the Tenant free of costs and on own site basis a tenement having carpet area equivalent to the carpet area of the said tenanted premises;

- (b) to provide to the Tenant entirely at their costs a transit accommodation in a transit shed constructed on the said property for his/her stay pending completion of construction of new building on the said

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property and delivery of possession of the permanent alternative accommodation to the Tenant;

- (j) The Mumbai Building Repairs and Reconstruction Board (MBRRB) a unit of Maharashtra Housing and Area Development Authority (MHADA) by its letter bearing No. R/NOC/F-1068/2946, dated 20.09.2001 granted the N.O.C. to the Developers for redevelopment of the said property under 33(7) of D.C. Regulations read with Appendix – III to the said regulations.
- (k) The Developers have appointed and entered into an agreement with Mr. Rajendra Pagnis, an Architect registered with the Council of Architect for the development of the said property and the said Agreement is as per the agreement prescribed by the Council of Architects.
- (l) The Developers have also appointed Shri. Shantilal Jain as Structural Engineer for the preparation of the structural designs and drawings of the building to be constructed on the said property the Developers have accepted the professional supervision of the Architect and the structural Engineer till the completion of the building;
- (m) The Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM") has granted IOD bearing No. EEBPC/8562/GS/A dated 19.06.2006 for the construction of a building with <sup>ground</sup> ~~stilt~~ plus 7 stories on the said property for the purpose of rehabilitation of tenants/occupants and issued Commencement Certificate (C.C.) bearing No. EEBPC/8562/GS/A dated 03.01.2004, which has been extended from time to time.
- (n) Pursuant to notice given by the Developers to the Tenant, the Tenant vacated the said tenanted premises by removing himself/herself and all his/her belongings therefrom and after delivering possession of such vacant tenanted premises to the Developers, shifted to the temporary alternative accommodation constructed on the said property itself or



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arranged by the Tenant himself/herself outside the said property (hereinafter referred to as "the said transit accommodation").

(o) The Developers being in vacant possession of the said property, constructed on a portion thereof a building comprising of stilt plus 7 upper Floors by name Raj (South) (B1 wing) BMC MHADA Restriction wing) as per the plans sanctioned, modified and amended from time to time by MCGM for the purpose of rehabilitation of the tenants/occupants (hereinafter referred to as "the said new building").

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(p) Pursuant to the agreement arrived at between the Developers and the Tenant, the Developers have now reserved for the Tenant a flat bearing No. 702 admeasuring 225 Sq. Ft. (carpet) i.e. \_\_\_\_\_ Sq. Ft. (built up) equivalent to 20.91 Sq. Mtrs. or thereabouts on the 7<sup>th</sup> floor of the said building new building, which is more particularly described in the Second Schedule hereunder written and shown by red colour boundary lines on the plan thereof annexed hereto and marked as Annexure "A" (hereinafter referred to as "the said Permanent Alternative Accommodation") for the purpose of allotting the same to the Tenant absolutely free of costs and on ownership basis as and by way of permanent alternative accommodation in lieu of the said tenanted premises.

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(q) The Developers in complete discharge of their obligations towards the tenants/occupants of the said property offered to the Tenant possession of the said Permanent Alternative Accommodation which the Tenant has agreed to acknowledge and accept.



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(r) Pursuant to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963, the Developers are required to execute a written agreement in respect of the said Permanent Alternative Accommodation

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which is in fact these presents and also to register the agreement for sale under the Indian Registration Act, 1908.

NOW THIS AGREEMENT FOR PERMANENT ALTERNATIVE ACCOMMODATION WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. Incorporation of Recitals

The Developers and the Tenant confirm the representations respectively made by them as hereinbefore recited and accept that the said representations constitute the basis of this agreement and the allotment of the said Permanent Alternative Accommodation by the Developers to the Tenant.

2. Developers' right to re-develop the said property

The Tenant hereby declares, confirms and admits that the Developers were and are fully entitled and authorized to re-develop the said property bearing Cadastral Survey No. 837 of Lower Parel Division admeasuring 2581.31 Sq. Mtrs. or thereabouts together with the buildings and structures standing thereon situate, lying and being at Carrol Road (now known as Balasheth Madhurkar Marg), Lower Parel within the Registration District and Sub-District of Mumbai City and as more particularly described in the First Schedule hereunder written in accordance with provisions of Development Control Regulations for Greater Mumbai, 1991 (DC Regulations) vide Regulation 103 (7) and Appendix-III of the said DC Regulations with the permission of Maharashtra Housing and Area Development Authority and the Municipal Corporation of Greater Mumbai.

3. Confirmation of tenancy

3.1 The Tenant hereby confirms that he/she is a monthly tenant in respect of the said tenanted premises bearing Room No. hut admeasuring \_\_\_\_\_ Sq. Ft. (carpet) on the Ground floor of the old building "Hotchand



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Jawharmal Chawl" standing on the said property at the monthly rent of Rs. \_\_\_/-.

- 3.2 The Tenant declares that, he/she is fully and effectually entitled to the tenancy rights in respect of the said tenanted premises and save and except himself/herself none else is entitled to have any right, title and/or interest in respect of the said tenanted premises, including availing benefit of the permanent alternative accommodation in lieu thereof.
- 3.3 The Tenant declares that he/she is fully entitled and authorized to sign and execute this agreement with the Developers. *Sum*
- 3.4 The Tenant hereby agrees to indemnify and keeps forever indemnified the Developers against the claim, if any, raised by any person/s in respect of the said tenanted premises and/or allotment of the said permanent alternative accommodation in lieu thereof in the name of the Tenant

#### Tenant's irrevocable consent for re-development

The Tenant reiterates and re-confirms that he/she has already given in favour of the Developers Irrevocable Consent and No Objection, as required under the MHADA Act, D.C. Rules, the B.M.C. Act and/or any other Act for the time being in force for re-development of the said property as per the re-development scheme envisaged by them.

- 4.2 The Tenant hereby confirms that in view of Irrevocable Consent and No Objection given by the Tenant herein in favour of the Developers and in pursuance to the NOC granted by the MHADA in favour of the Developers, the latter has already commenced and completed the actual work of re-development of the said property.



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#### 5. Tenant's covenants for cooperation

The Tenant has and shall cooperate with the Developers in the re-development scheme of the said property and for the purpose:

- 5.1 In lieu of relinquishing and surrendering the tenancy right of the tenant in respect of the said tenanted premises in favour of the Developers under the Development Scheme the Developer shall grant the ownership rights

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in respect of the permanent alternative accommodation agreed to be allotted to the tenant under this agreement.

- 5.2 The Tenant shall continue to render his/her full co-operation to the Developers till they complete the entire re-development of the said property.
- 5.3 The Tenant shall not commit any such act, which would result in obstruction in free and smooth re-development of remaining work on the said property.
- 5.4 The Tenant shall not take any objection to or interfere with or obstruct in any manner whatsoever in the development of and/or on going construction work on the said property.



6. Provision of Transit accommodation

- 6.1 The Tenant hereby confirms that the Developers have provided him/her a transit accommodation containing all necessary facilities in the transit shed constructed on the said property;

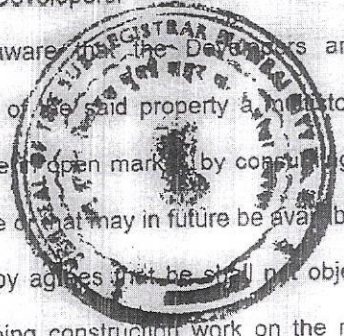
7. Construction of a new building on the said property

- 7.1 The Developers being in vacant possession of the said property, have already demolished the old chawl and other structures standing on the said property constructed on a portion of it a building by name Reg Grouh (B'wing) <sup>Ground</sup> consisting of stilt plus 7 upper floors consisting of tenements for rehabilitation of the tenants/occupants as per the scheme envisaged by the Developers.

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- 7.2 The Tenant is aware that the Developers are constructing on the remaining portion of the said property a 10 storied building containing tenements for sale in open market by consuming the entire balance FSI presently available or that may in future be available on the said property.



- 7.3 The Tenant hereby agrees that he shall not object to or in any manner obstruct the ongoing construction work on the remaining portion of the said property on any ground whatsoever and hereby forever keeps indemnified the Developers and also their nominees in that behalf.

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8. Allotment of a permanent alternative accommodation

In consideration of the Tenant according his/her irrevocable consent as required under the MHADA Act in favour of the Developers for re-development of the said property, agreeing to extend his/her complete co-operation to the Developers in the entire course of the re-development, vacating the said tenanted premises by removing himself/herself, his/her family members and all his/her belonging therefrom and shifting to the said temporary alternative accommodation provided to him/her by the Developers or arranged by the Tenant outside the said property and also in consideration of the Tenant prior hereto vacating and handing over the transit accommodation to the Developers or the owner thereof, the Developers hereby provide to the Tenant free of cost and on ownership basis a self-contained residential/commercial premises bearing Flat No. F02 measuring 225 Sq. Ft. (carpet) i.e. \_\_\_\_\_ Sq. Ft. (built up) equivalent to 20.91 Sq. Mtrs. or thereabouts on the 7<sup>th</sup> Floor of the building "Raj Creek ('B' wing)" constructed by them on the said property and as more particularly described in the Second Schedule hereunder written and delineated by red colour boundary lines on the plan thereof annexed hereto and marked as Annexure "A" (hereinafter referred to as "the Permanent Alternative Accommodation") as and by way of permanent alternative accommodation in lieu of the said tenanted premises occupied by the Tenant on the said \_\_\_\_\_

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9. Amenities

The Developers have provided in the said permanent alternative accommodation standard amenities, fittings and fixtures, a list whereof is annexed hereto and marked as Annexure "B".

10. Cost of construction

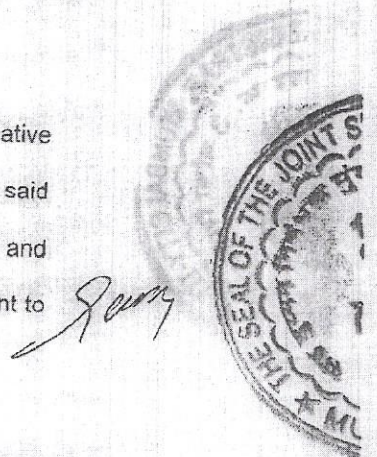
10.1 The entire cost of construction of the new building for tenants' rehabilitation has been borne by the Developers.

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10.2 For any reason whatsoever, if there is increase in the cost of construction, the same shall be borne by the Developers alone and the Tenant shall not be liable to pay the same.

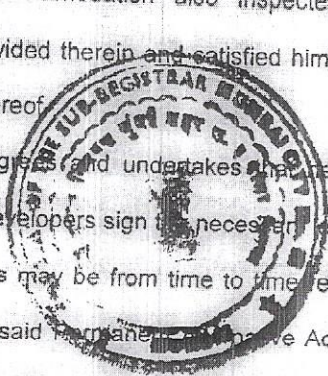
11. Consideration

It is expressly agreed and understood that the said Permanent Alternative Accommodation shall be allotted to the Tenant in lieu of the said tenanted premises occupied by him/her on the said property and therefore, no consideration amount is required to be paid by the Tenant to the Developers in respect thereof or vice versa.



12. Delivery of possession of the Permanent Alternative Accommodation

- 12.1 The Developers have prior to the execution of this agreement delivered to the Tenant possession of the said Permanent Alternative Accommodation, complete in all respects with the amenities as per Annexure "B" hereto.
- 12.2 The Tenant has prior to the execution hereof vacated the transit accommodation provided to him/her and taken possession of the said Permanent Alternative Accommodation from the Developers.
- 12.3 The Tenant further declares and confirms that he has prior to taking possession of the said new premises inspected the same and satisfied himself/herself about the area and workmanship of the said Permanent Alternative Accommodation.
- 12.4 The Tenant has prior to taking possession of the said Permanent Alternative Accommodation also inspected the fixtures, fittings and amenities provided therein and satisfied himself/herself about quality and functioning thereof.
- 12.5 The Tenant agrees and undertakes that he/she shall, whenever called upon by the Developers sign the necessary letters, affidavits, declarations, applications, as may be from time to time required by the Developers in respect of the said Permanent Alternative Accommodation for complying necessary formalities with the MCGM, MHADA, BEST Undertaking,



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Registrar of Co-operative Societies, Sub-Registrar of Assurances and/or all such other appropriate authorities.

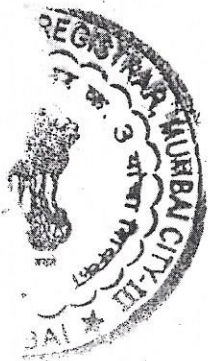
12.6 The Tenant hereby declares that in view of allotment of the said permanent Alternative Accommodation to him/her in the manner provided herein. the Developers stand completely discharged of their obligations towards the Tenant.

13. **Termination of the Tenant's rights over the said tenanted premises**

The Tenant hereby confirms and admits that simultaneously with delivery of possession of the said Permanent Alternative Accommodation to him all his/her rights, title and interest in respect of the said tenanted premises stand merged with the ownership rights in respect of the said Permanent Alternative Accommodation.

**Notional division of the said property into two plots**

The Developers shall notionally divide the said property into two plots, one comprising of the land underneath the said building \_\_\_\_\_ constructed for re-habilitation of tenants/occupants and another comprising of the land underneath and surrounding \_\_\_\_\_ being constructed for sale in open market.



14.2 The Developers shall separate and demarcate the two plots by erecting flower-beds/compound wall and also provide separate access to the said two plots as shown in the location plan annexed herewith.



14.3 The Tenant hereby unconditionally and unequivocally confirms and admits such notional division of the said property into two plots and agrees that the Tenant shall not at any time hereafter claim any rights whatsoever and/or in any manner encroach upon another plot of the said property.

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15. **Formation of a co-operative housing society**

15.1 The Developers shall form and register a separate co-operative housing society or other body corporate of all the flat owners in the building

"Raj Gruh ('B wing)" constructed on a portion of the said property for the purpose of re-habilitation of tenants/occupants.

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15.2 The Tenant agrees and undertakes to join along with the other tenement owners and become a member of such Co-operative Housing Society or other body corporate that will be ultimately formed and registered.

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15.3 The Tenant further agrees to pay a sum of Rs. 250/- towards the share capital of the said society and Rs. 100/- as entrance fee.

16. Provision of corpus fund for maintenance of building

16.1 The Developers shall pay the corpus fund in the name of the registered co-operative housing society/body corporate of the flat owners in the building Raj Gruh ('B wing') as agreed of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) for enabling maintenance of the said building.

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16.2 The said corpus fund shall be directly deposited in the bank in which the bank account of the registered co-operative housing society/body corporate of the tenant will be opened and the interest accrued thereon shall be utilized for meeting the expenses for maintaining the said property.

17. Tenant's liability to pay taxes

17.1 It is agreed by and between the parties hereto that the tenant shall bear and pay the water and electricity charges and all such other outgoings in respect of their premises from the date of installation of the meter. However the Developer shall bear and pay the Municipal Property Tax in respect of the said Permanent Alternative Accommodation till the 30<sup>th</sup> March 2006. It is expressly agreed from 1<sup>st</sup> October, 2005 the tenant /occupant to pay the same.



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18. Applicability of the M.O.F. Act, 1963

Since the Tenant is put into possession of the said Permanent Alternative Accommodation, he/she shall deem to hold the same as the owner thereof as per the provisions of the Maharashtra Ownership Flats (Regulation of

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the Promotion of Construction, Sale Management and Transfer) Act, 1963  
as amended up to date.

19. Restrictive covenants

The Tenant doth hereby covenant with the Developers that:

19.1 The Tenant shall use the said Permanent Alternative Accommodation or any part thereof or permit the same to be used for the purpose of residence only and not for any other purpose whatsoever;

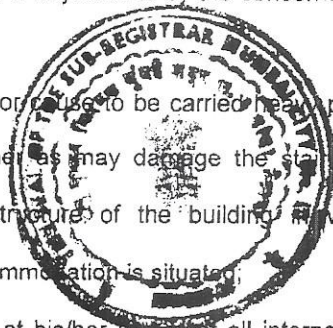
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19.2 The Tenant shall maintain the said Permanent Alternative Accommodation at his/her own cost in good tenable and repaired condition from the date on which possession of the said Permanent Alternative Accommodation is taken and not to do or suffer to be done anything in or to the building in which the said Permanent Alternative Accommodation is situated which may be against the rules, regulations or bye-laws of the concerned local or any other authority and the Tenant shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;



19.3 The Tenant shall not store in the said Permanent Alternative Accommodation any goods which are of hazardous, combustible or of dangerous nature or so heavy to damage the construction or structure of the building in which the said Permanent Alternative Accommodation is situated or storage of which is objected to by the concerned local or other authority;

19.4 The Tenant shall not carry or cause to be carried heavy packages to the upper floors in such manner as may damage the staircases, common passages or any other structure of the building in which the said Permanent Alternative Accommodation is situated;



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19.5 The Tenant shall carry out at his/her own cost all internal repairs to the said Permanent Alternative Accommodation and maintain the same in good habitable condition;

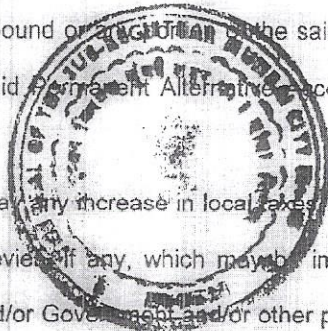
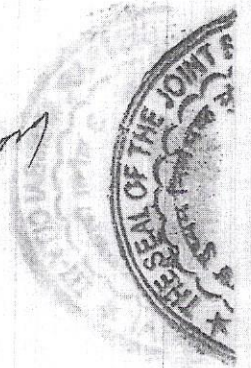
19.6 The Tenant shall be entitled to make changes to any internal walls and/or or cause to be made any addition or alteration of whatever nature in or to

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the said Permanent Alternative Accommodation or any part thereof as per the permission of M.C.G.M. and after the receipt of the O.C.C/B.C.C from the M.C.G.M.;

- 19.7 The Tenant shall not make any alteration in the elevation and outside colour scheme of the building in which the said Permanent Alternative Accommodation is situated;
- 19.8 The Tenant shall keep the partition walls, sewers, drains, pipes in the said Permanent Alternative Accommodation and appurtenances thereof in good, tenantable and repaired condition, and in particular, so as to support shelter and protect the other parts of the building in which the said Permanent Alternative Accommodation is situated;
- 19.9 The Tenant shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C. Paris or other structure members in the said Permanent Alternative Accommodation without the prior written permission of the Developers and/or the Society or the Limited Company;
- 19.10 The Tenant shall not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the building in which the said Permanent Alternative Accommodation is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- 19.11 The Tenant shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Permanent Alternative Accommodation in the compound or courtyard of the said property and the building in which the said Permanent Alternative Accommodation is situated;
- 19.12 The Tenant shall bear and pay any increase in local taxes, water charges insurance and such other levies, if any, which may be imposed by the concerned local authority and/or Government and/or other public authority on account of any permitted unauthorised change of user of the said Permanent Alternative Accommodation by the Tenant viz. user for any purposes other than the purpose of residence/commercial;



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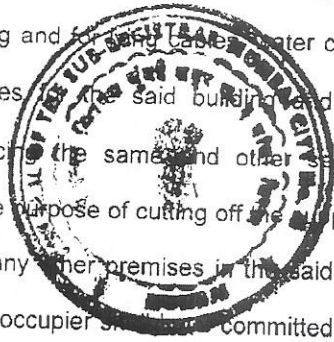
19.13 The Tenant shall not let, sub-let, transfer, assign or part with his/her interest or benefit factor of this Agreement or part with possession of the said Permanent Alternative Accommodation without the prior written permission of the Developers till the Co-operative Housing Society or other body corporate of the Tenants is formed and registered.

19.14 The Tenant shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said Permanent Alternative Accommodation and other flats therein and for the observances and performance of the Building Rules, Regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies;

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5 The Tenant shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said Permanent Alternative Accommodation in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement;

19.16 The Tenant shall permit the Developers and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said property and building constructed thereon for the tenants' rehabilitation or any part thereof for the purpose of repairing any part of the said building and for the said building and also for repairing, maintaining and servicing the same and other services for the said building and also for the purpose of cutting off the supply of water or other services to the flat or any other premises in the said building in respect whereof the concerned occupier has committed default in payment of his/her share of Municipal rates and taxes, water taxes, electric charges and other outgoings;



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19.17 The Tenant shall maintain the front, side and rear elevation of the said Permanent Alternative Accommodation, in the same form as the

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Developers construct and not at any time alter the said elevation in any manner whatsoever without the prior consent in writing from the Developers/Secretary.

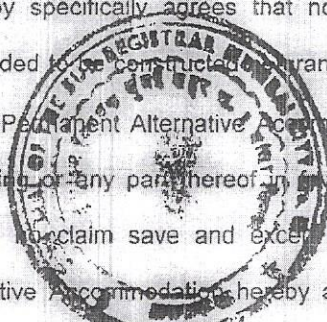
**20. Optimum consumption of F.S.I.**

The Tenant hereby agrees with the Developers that:

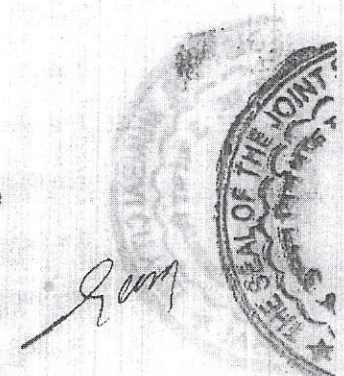
- (a) If at any time prior to the execution of the Deed of Lease in favour of the Society or Limited Company or other Corporate Body as the case may be, the F.S.I. at present applicable to the said property is increased, such increase shall endure for the benefit of the Developers alone without any rebate to the Tenant.
- (b) The Developers shall also be entitled to utilize the optimum F.S.I. by purchasing the Development Right Certificates - Appendix VII of the D.C. regulation 1991 and/or by virtue of new enactment and/or amendment/ modification to the existing law, and/or any rules/ regulations/ schemes etc.
- (c) While undertaking the additional construction as stated hereinabove, the Developers shall endeavour to see that minimum inconvenience, noise, irritation or nuisance is caused to the Tenant. However, the Tenant agrees to bear such inconvenience, noise, irritation or nuisance when the same causes to him/her.

**21. Undertaking from the Tenant**

- 21.1 The Tenant hereby specifically agrees that nothing contained in this Agreement is intended to be constructed, tenant, demise or assignment in law of the said Permanent Alternative Accommodation or of the said property and building or any part thereof in favour of the Tenant. The Tenant shall have no claim save and except in respect of the said Permanent Alternative Accommodation hereby agreed to be allotted to him/her and all open spaces and parking spaces, lobbies, staircases, lifts, terraces, recreation spaces, meter rooms, pump rooms, servants' toilets, security cabins and all other constructions made on the said property



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37/92/92
2008



*[Handwritten signatures]*

including sale of premises in open market to the prospective purchasers shall always remain the property of the Developers, until execution of a Deed of Conveyance of the rehabilitated building and the land thereunder in favour of the co-operative society/other body corporate that will be formed by all the flat owners in building constructed for sale in the open market.

21.2 The Tenant agrees that the ownership rights in respect of the said property shall remain with the Developers till the said property together with the building constructed thereon is conveyed and transferred to the co-operative society/other body corporate of the rehabilitated building and the land thereunder which will be executed after the expiry of 90 days from the receipt of the O.C.C. / B.C.C of the entire project from the M.C.G.M.

21.3 The Tenant shall not commit any such act and/or indulge into any such activity that will prejudice and adversely affect the rights, title, claim and interest as defined above, of the Society/body corporate that will be formed by all the flat owners in building constructed for sale in the open market.



**22. Impartibility of the Tenant's interest**

The Tenant shall not be entitled to demand partition of their interest in the new buildings constructed by the Developers on the said property as it being agreed and declared that their interest in the same is impartible.

**23. Agreement binding on the Developers and Tenant**

It is expressly agreed and understood by and between the parties hereto that this Agreement shall always remain binding upon and subsisting between the Tenant and their representatives, successors as well as the administrators and successors of the Developers, completion of development work by the Developers in the manner provided herein.

बंदई - ३
31/04/20
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**24. Payment of Stamp Duty & Registration of the agreement**

*[Handwritten signature]*  
9/11

24.1 The Stamp Duty payable on this agreement shall be borne and paid by the Developers.

24.2 After execution of this agreement, both the parties shall lodge the same for Registration with the Sub-Registrar of Assurances, Mumbai at their own costs and expenses.

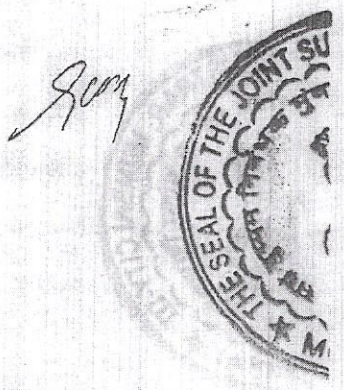
24.3 Registration fees for registering this agreement too shall be borne and paid by the Developers.

**25. Conclusiveness**

25.1 The Tenant hereby declares that he/she has gone through the contents of this agreement and all the documents related to the said property and has expressly understood the contents, terms and conditions of the same and has agreed to the same as binding.

25.2 This agreement records the entire understanding arrived at between the Developers and the Tenant.

25.3 Any amendments/alterations to the covenants of this agreement shall be valid and binding only if the same is made in writing and signed by both the parties.



Two handwritten signatures in black ink are present. The first is a stylized signature, and the second is a signature with a checkmark-like flourish.



पं.बई - ३
31/07/20
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and the year hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground of the Foras Tenure (the cess whereof has been redeemed) with the messuages, tenements or dwelling houses or other structures standing thereon, situate, lying and being at Carrol Road (now known as Balasheth Madhurkar Marg) Lower Parel without the Fort in the Town and Island and Registration Sub-District of Mumbai, containing by admeasurement 3087 Sq. Yards or thereabouts equivalent to 2581.31 Sq. Mtrs and registered in the Books of the Collector of Land Revenue Bombay under No. A/12465 and New Survey No. 837 of the Lower Parel Division and in the Books of the Assessor & Collector of Municipal Rates & Taxes under 18-G Ward Nos. 2477, 2478 and 2479(2) and 2A and Street Nos. 156, 1, 2A and 2B and bounded as under:

On or towards the South : By Balasheth Madhurkar Marg;  
 On or towards the North & West : By the property of M.C.G.M. and beyond that Tulsi Pipe Road  
 On or towards the East : by the property of the Church of Holy Cross

*Handwritten signature/initials*



संवई - ३
31/2/29
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**THE SECOND SCHEDULE ABOVE REFERRED TO**

FLAT/SHOP bearing No. 702 admeasuring 225 Sq. Ft. (carpet) i.e. \_\_\_\_\_  
Sq. Ft. (built up) equivalent to 26.91 Sq. Mtrs. or thereabouts on the 7<sup>th</sup> floor  
of the building "Rajivrah 'B wing'" constructed on a portion of the property  
described in the First Schedule hereinabove written.



SIGNED SEALED AND DELIVERED )

By the within named DEVELOPERS )

M/S NIRMIT DEVELOPERS )

by the hands of its Partner )

Pradeep C. Khanna  
Asbuk K. Shah )

FOR SIGNATURE OF PARTNERS,

Pradeep  
PARTNER.

In the presence of ... )

- 1. Shamrao
- 2. Aswani

SIGNED SEALED AND DELIVERED )

By the within named TENANT )

MR./MRS. Sitaran S. Gamre )

Sitaran S. Gamre

In the presence of ... )

- 1. Shamrao
- 2. Aswani



पंजी - 3
31/07/22
2008

No/EE/FS/GS/ 2256 /of 2001  
Office of the Executive Engineer  
FS/GS-Division  
M.B.R&R,Board,Paral,Mumbai:-12  
Dated:- 10/8/2007

To,  
The Resident Executive Engineer  
M.B.R&R,Board,  
Bandra(East) Mumbai:-51

Subject - Redevelopment of Property bearing C.S No.837of Lower Paral  
Division Bearing Cess No.GS-2477 & GS-2478 Hotchand  
Jawaharlal Chawl,Balseth Mudurkar Marg.,Lower Paral.  
Ref:- The Proposal submitted by M/s.Pagnis & Pagnis .Architect  
dated-16.4.2001

Sir,

The Proposal submitted by the Architect M/s. Pagnis & Pagnis for the  
redevelopment of the above subjected property is examined and the report is  
as under:-

Sr.No	Bldg No	Cess No.	Detail of Structure	Category	No of Occupant
1)	156-B.M. Marg,Hotchand Jawarmal Chawi	G-2477	Ground floor	"A"	24R + 3 R+NR + 10 NR = 37 Nos.
2)	1,B.M.Marg	G-2478	Ground floor	"A"	2 Resi.

The above mentioned two chawls are the cessed structure existing on the  
plot bearing C.S No. 837 of Lower Paral. The area is 2581.31 sq.mtrs. as per the P.R.  
card produced. There are ~~two~~ <sup>two</sup> structures & hutments on the same  
plot which are marked on the plan, and are not certified by this office.

(1) Bldg No. 156-Cess No. GS-2477:-

The said bldg is ground floor existing structure, having manglore tiled  
roof. The structure consist of in all 24 (R) + 10 (NR) + 3 (R+NR) = 37  
tenants/occupant and the total built up area including common area is 1706.62  
Sq Mts. The total tenants/occupant as per M.M.C inspection extract 96-97 produced  
by the Architect are (3 + 10) + 24 (NR) + 24 (R) = total 37 tenants and same  
are tallying with the existing tenants.

The list of tenants/occupants is prepared and certified on the basis of the  
documents produced such as rent receipt, election Card, electric bill, ration

32/8/07



card, B.M.C. licences, etc.; The voters list of 95 is also considered for ascertaining the names of occupants. The copy of voter list is enclosed herewith.

Out of 37 tenants/occupants of the said structure, 28 tenants/occupants has given their irrevocable consents. The remaining 9 tenants/occupants has not given their irrevocable consent and also not co-operated this office during site inspection and hence their names are merely included, on the basis of the physical verification, local inquiry, rent receipt, produced by owner, the list of tenants/occupant given by "Chawl Committee," and on the basis of the voters list etc.

For the Room No 5, it is learnt that the tenant Anant Shankar Ghankutkar and co-occupant of that room Smt Shevanti Bai S. Shirke having some internal dispute and having court case regarding occupancy. Hence both the name are included in the occupant list.

For Room No. 15, name of Shri V. N. Nagaukar is included in the occupant list along with Shri. Chandrakant M. Nagaukar as they are observed staying in the same room but having some internal dispute. Shri V. N. Nagaukar handed over the supporting documents such as ration card, electric bill to this office during site inspection.

For Room No. 16, Smt. Kamala Vithal Ahire's name is added in the occupant list along with Shri. B., M. Sawant as both are in occupation of the premises and it is learnt that they are having some court matter against each other.

For Room No. 25, the name of Smt Lalita Dashrath Sawant's is included as a tenant / occupant as per the local inquiry and rent receipt given by owner. The original tenant/occupant has not given consent and also not co-operated this office. But it is learnt that regarding the occupancy of the room there are some internal dispute.

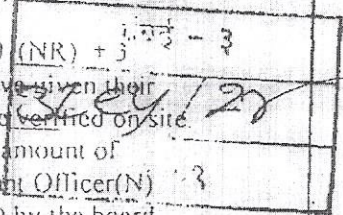
In the above cases as there are some of the tenants/occupants are having internal dispute regarding the occupancy, the necessary indemnity bond may please be obtained from the N.O.C holder/owner at your level please.

(2) Cess No. 2478:-

The said structure is ground floor structure having 2 Residential tenements and same are tallying with the B.M.C. inspection extract. The total built up of these structures is 43.95 sq mtr. Both of the tenants have not given their consents and not co-operated to this office, hence their names are included on the strength of rent receipt, physical verification & local inquiry, voter list etc.

Thus there are total 37 + 2 = 39 tenants/occupants (R) + 10 (NR) + 3 (R+NR) and out of 39 tenants/occupants have given their irrevocable consents, which works out to 72% and the same are verified on site. These bldgs are previously repaired by the board & the exact amount of expenditure can be ascertained from the office of Assistant Account Officer(N) / M.B.R.R. Board. These bldgs are not declared under 3(b)(a) by the board.

During inspection, it is noticed that the most of the tenants/occupant are having "loft" in their individual rooms, however their status can not be verified by this office, hence their areas are not included in the list, however as per the



rules, the decision regarding the areas of the existing lofts may be taken at higher level & the necessary instruction be given to this office, if required.

There are some non-cess structure & hutments existing on the same plot as per the plan submitted by the architect which are shown on the plan of the existing bldg & same are not verified by this office.

The irrevocable consent in original, tenants list, plan of existing bldg, copy of BMC extract, voters list & other document are submitted herewith for further scrutiny & necessary action please.

- D.A. 1) tenants/occupants list
  - 2) plan of existing Bldg
  - 3) irrevocable consents
  - 4) BMC extract, voter list & other documents.
- ( P. NO. 17047 )

Yours faithfully,

*[Signature]*  
 Executive Engineer  
 Fs/GS-Division,  
 M.B.R&R.Board,parel,Mumbai



Copy forwarded with complements to Executive Engineer ( Bldg proposal ), MCGM,Byculla,for favour of information please.

- D.A. 1) Tenants/Occupants list,
- 2) Plan of existing Bldg.

Copy forwarded with complements to Shri Pagnis & Pagnis Architect for favour of information please.

- D.A. 1) Tenants/Occupants list,
- 2) Plan of existing Bldg.



बंदई - ३
31/07/2009
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EXISTING TENANTS LIST OF PLOT NO. C.S.No. 837  
OF CARROL ROAD, LOWER PAREL  
BUILDING NO: 156, B.M.MARG, CESS NO G/S- 2477

Sr No.	RM No./	Name of Tenant	Name of Occupant	User R/ NR	Exist. room Carpet area	Exist room built up area	Whether Occupant Existed Prior to 13.06.96 (Yes/No)	Whether Occupant Staying in Existing bldg	Consent Given Yes/No
1		SHRI. BACHARAM LAXMAN CHOUGLE	SHRI. BACHARAM LAXMAN CHOUGLE	R	22.095	25.326	YES	EXIST. BLDG	YES
2		SMT. JAIBEN NISHA ABDUL GULAM	SMT. JAIBEN NISHA ABDUL GULAM	R	22.095	25.326	YES	EXIST. BLDG	YES
3		SHRI JAISINGH BHADUR BAJNATH PAL	SHRI. JAISINGH BHADJR BAJNATH PAL	R+NR	22.095	24.924	YES	EXIST. BLDG	YES
4	2 A	SHRI HIRALAL HARIRAM KALWAR	SHRI. HIRALAL HARIRAM KALWAR	R	22.095	24.924	YES	EXIST. BLDG	YES
5	3	SHRI SHRIKANT VISHNU SAWANT	SHRI. SHRIPAT VISHNU SAWANT	R	45.00	49.848	YES	EXIST. BLDG	YES
6	4	SHRI ANANDARAOJI GAMRE	SHRI. ANANDARAOJI GAMRE	R	22.095	24.924	YES	EXIST. BLDG	YES
7	4 A	SHRI RAMCHANDRA ANANDA SONAWANE	SHRI. RAMCHANDRA ANANDA SONAWANE	R	22.095	24.924	YES	EXIST. BLDG	YES
8	5	SHRI ANANTA SHANKAR GHANKUTKAR	(1) SHRI ANANTA SHANKAR GHANKUTKAR (2) SMT. SHEVANTIBA S. SHIRKE	R	45.00	49.848	YES	EXIST. BLDG	YES
9	6	SHRI BHIKAJI TAMBE	SMT. DHARAMPRIYA. EHIKAJI TAMBE	R+NR	45.00	49.848	YES	EXIST. BLDG	YES

10/11/20

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	SHRI DINESH PREMII JADHAV	SHRI DINESH PREMII ADHAV	NR	44.40	49.228	YES	EXIST. BLDG.	YES
10	SHRI DINESH PREMII JADHAV	SHRI DINESH PREMII ADHAV	NR	44.40	49.228	YES	EXIST. BLDG.	YES
11	SHRI BABAN BAJRAO BIHOSLE	SHRI BABAN BAJRAO BIHOSLE	NR	44.40	49.228	YES	EXIST. BLDG.	YES
12	SMT SAVITA RATAN KONDVILKAR	SMT SAVITA RATAN KONDVILKAR	R	22.845	25.389	YES	EXIST. BLDG.	YES
13	SHRI KRISHNA MAHADEO DEVLEKAR	SHRI KRISHNA MAHADEO DEVLEKAR	NR	22.845	25.389	YES	EXIST. BLDG.	YES
14	SMT P D M CHOURASIA	SMT P D M CHOURASIA	R	22.845	25.389	YES	EXIST. BLDG.	NO
15	SMT. SHALINI K. DEVLEKAR	SMT. SHALINI K. DEVLEKAR	R	22.845	25.389	YES	EXIST. BLDG.	YES
16	SMT. DRUPADI DASARATH BANSODE	SMT. DRUPADI DASARATH BANSODE	R	47.50	51.597	YES	EXIST. BLDG.	YES
17	DEMOLISHED	DEMOLISHED	--					
18	SHRI. PANDOO BANSODE	SMT. YAMUNA GHADGE.	R	47.50	54.173	YES	EXIST. BLDG.	NO
19	SHRI. BALKRISHNA T. MANDEKAR	SHRI. BALKRISHNA T. MANDEKAR	R	47.40	52.328	YES	EXIST. BLDG.	YES
20	SHRI. CHANDRAKANT MAHADEO NAGAUKAR	(1) SHRI. CHANDRAKANT MAHADEO NAGAUKAR (2) SHRI V.N. NAGAUKAR.	R	47.40	52.328	YES	EXIST. BLDG.	YES
21	SHRI. BHANU MAHADEO SAWANT	(1) SHRI. BHANU MAHADEO SAWANT (2) SMT. KAMLA. VITHAL. AHIRE	R	48.00	52.948	YES	EXIST. BLDG.	NO
22	SHRI. PRAKASH PADMAJANA MAHINDARKAR	SHRI. PRAKASH PADMAJANA MAHINDARKAR	R+NR	48.00	52.948	YES	EXIST. BLDG.	NO
23	SHRI. KIRANKUMAR R. NAIK	SHRI. KIRANKUMAR R. NAIK	R	48.00	52.948	YES	EXIST. BLDG.	YES
24	SHRI. YESHWANT MARUTI RUKHE	SHRI. YESHWANT MARUTI RUKHE	R	51.30	56.413	YES	EXIST. BLDG.	YES

2

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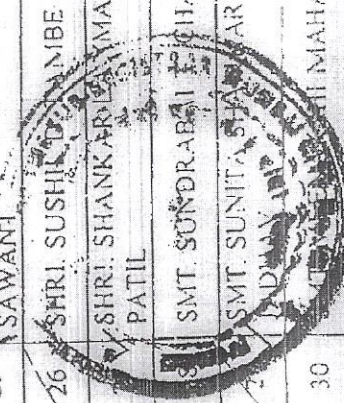
SHRI. PRAKASH PADMAJANA MAHINDARKAR

SHRI. KIRANKUMAR R. NAIK

SHRI. YESHWANT MARUTI RUKHE

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20	SHRI. RAGUNATH SAMBAJI KASARE	SHRI. RAGUNATH SAMBAJI KASARE	R	51.30	56.413	YES	EXIST. BLDG	NO
21	SMT. MEGHA VASANT SHIRODKAR	SMT. MEGHA VASANT SHIRODKAR	NR	51.30	56.358	YES	EXIST. BLDG	YES
22	SHRI. JITENDRA T. CHEDDA	SHRI. JITENDRA T. CHEDDA	NR	51.30	56.358	YES	EXIST. BLDG	YES
23	SHRI. I.K. RANAWAT	SHRI. I.K. RANAWAT	NR	51.30	56.358	YES	EXIST. BLDG	YES
24	SHRI. PANKAJ LAXMICHAND CHEDDA	SHRI. PANKAJ LAXMICHAND CHEDDA	NR	51.30	56.358	YES	EXIST. BLDG	YES
25	SMT. LALITA DASARATH SAWANT	SMT. LALITA DASARATH SAWANT	R	51.30	56.358	YES	EXIST. BLDG	NO
26	SHRI. SUSHIL D. TAMBE	SHRI. SUSHIL D. TAMBE	R	51.30	56.358	YES	EXIST. BLDG	NO
27	SHRI. SHANKAR LAXMAN PATIL	SHRI. SHANKAR LAXMAN PATIL	R	51.30	56.358	YES	EXIST. BLDG	NO
28	SMT. SUNDRABAI CHAVAN	SMT. SUNDRABAI CHAVAN	R	51.30	56.358	YES	EXIST. BLDG	YES
29	SMT. SUNITA SHANKAR JADHAV	SMT. SUNITA SHANKAR JADHAV	R	51.30	56.358	YES	EXIST. BLDG	NO
30	SHRI. MEENAKSHI MAHADIK	SMT. MEENAKSHI MAHADIK	NR	51.30	56.358	YES	EXIST. BLDG	YES
31	SHRI. SHASHIKANT DEVCHAND DEDHIA	SHRI. SHASHIKANT DEVCHAND DEDHIA	NR	49.20	55.815	YES	EXIST. BLDG	YES
32	SHRI. SATISH MAHADEO KHAIRMODE	SHRI. SATISH MAHADEO KHAIRMODE	NR	48.60	55.202	YES	EXIST. BLDG	YES
33	SHRI. ASHOK GANGAKAM CHANDORKAR	SHRI. ASHOK GANGAKAM CHANDORKAR	R	36.90	41.296	YES	EXIST. BLDG	YES
				1531.85	1697.893			
				TOTAL--(I)				



Handwritten signature: *[Signature]*

Stamp: THE SEAL OF THE JOINT DEVELOPMENT AUTHORITY, MUMBAI

EXISTING TENANTS LIST OF PLOT NO. C.S.No. 68  
OF CARROL ROAD, LOWER PAREL  
BUILDING NO. 4, B.M.MARG, CESS NO G/S- 2478

Sl. No.	RM No./	Name of Tenant	Name of Occupant	Exist. room Carpet area	Exist. room built up area	Whether Occupancy Existed Prior to 13.06.96 (Yes/No)	Whether Occupant Staying in Existing bldg	Consent Given Yes/No
		MR. HAJI MOHAMED HANIF	MR. HAJI MOHAMED HANIF	28.835	33.15	YES	EXIST BLDG.	NO
		MRS. SHIRKE SRSWATI GANPAT	MRS. SHIRKE SRSWATI GANPAT	7.965	10.80	YES	EXIST BLDG.	NO
			TOTAL--(II)	36.80	43.95			
			ADD COMMON AREA--(III)	5.22	8.73			
			GRAND TOTAL (I+II+III) (GS-2477 + GS-2478)	1573.87	1750.57			

The list of knows/occupants of the bldg. no. 156 and bldg. no. 158 and bldg. no. 157, Bolseih mundkay marg, bearing CESS NO. GS-2477 and GS-2478 respectively and the area occupied by each tenant/occupant are physically verified on site and found as shown on the map of the existing bldg. The list of tenant/occupant is prepared and certified on the basis of the documents submitted by the tenant/occupant's when developed and as per contention made in T.O.L. NO. 2256 / dt. 10/8/1990

The total BUA of two cesses structure is 1750.57 sq.mtr.

The total knowments are 26 (X) + 10 (NR) + 3 (R+NR) = 39 NR.

3269/20  
dt. 1/10/90

PAGNIS & PAGNIS  
ENGINEERS ARCHITECTS & PLANNING CONSULTANTS  
FLYING, OFF VIKRAM KHE KHUR,  
D. L. VERONA ROAD, D. L. VERONA,  
MUMBAI-400 001 / 4017003

*[Signature]*  
Deputy Engineer,  
FS/GS-Divi. Parcel,  
M. B. R. and R. Board, Bombay-12

*[Signature]*  
Executive Engineer  
FS/GS/Divi. Parcel,  
M. B. R. and R. Board, Mumbai-12

WARD NO. G/S - 2479(2A) NON CESS STRUCTURE AND HUTMENTS

Sl. No.	Old existing No./ Floor	Name of Tenant	Name of Occupant	User (R/ NR)	Existing room Carpet Sq. Mt.	Area of Built Up Sq. Mt	Whether Occupancy Existed Prior to 13.06.96 (Yes/No)	Whether Occupant Staying in i) Existing bldg ii) Transit camp iii) Own arrangement
1		GYANASHIUM	GYANASHIUM	NR	28.75	30.745		
2		MR. SITARAM SHIVRAM GAMRE	MR. SITARAM SHIVRAM GAMRE	R	14.68	18.731		
3		MR. MEGHAJI LAXMAN SOLANKI	MR. MEGHAJI LAXMAN SOLANKI	R	21.33	25.096		
4		MRS. PREMA NARUTIRUKE	MRS. PREMA MARIJTI RUKE	R	8.48	9.14		
5		MR. GANESH S. GHANKUTKAR	MR. GANESH S. GHANKUTKAR	R	5.187	6.657		
6		MR. DHONDU DHAKU TAMBE	MR. DHONDU DHAKU TAMBE	R	9.765	14.49		
7		MRS. INDIRABAI NARAYAN KADAM	MRS. INDIRABAI NARAYAN KADAM	R	9.813	13.317		
8		MR. SAMBAJI BATHAL GAMRE	MR. KANJI B. KHARWA	R	6.977	9.431		
9		MR. SUDAM M. JADHAV	MR. SUDAM M. JADHAV	R	5.187	6.657		
10		MRS. SARASWATI G. TAMBE	MRS. SARASWATI G. TAMBE	R	9.061	11.822		
11		MR. SUDESH GANPAT PAWAR	MR. SUDESH GANPAT PAWAR	R	5.67	5.775		
12		MRS. SUNANDA HARISHCHANDRA	MR. HARISHCHANDRA AMBEKAR	R	15.497	20.467		
13		MR. BHAGURAM S. MOHITE	MR. BHAGURAM S. MOHITE	R	9.813	13.317		
14		MR. RAMCHANDRA LAXMAN MOHITE	MR. SANJAY SITARAM GAMRE	R	6.977	9.431		
15		MR. RAMCHANDRA LAXMAN MOHITE	MR. RAMCHANDRA LAXMAN MOHITE	R	9.061	11.822		
16		MR. ANAND MAHADEO BANSODE	MR. ANAND MAHADEO BANSODE	R	5.04	5.145		
			Grant Total		171.288	212.043		

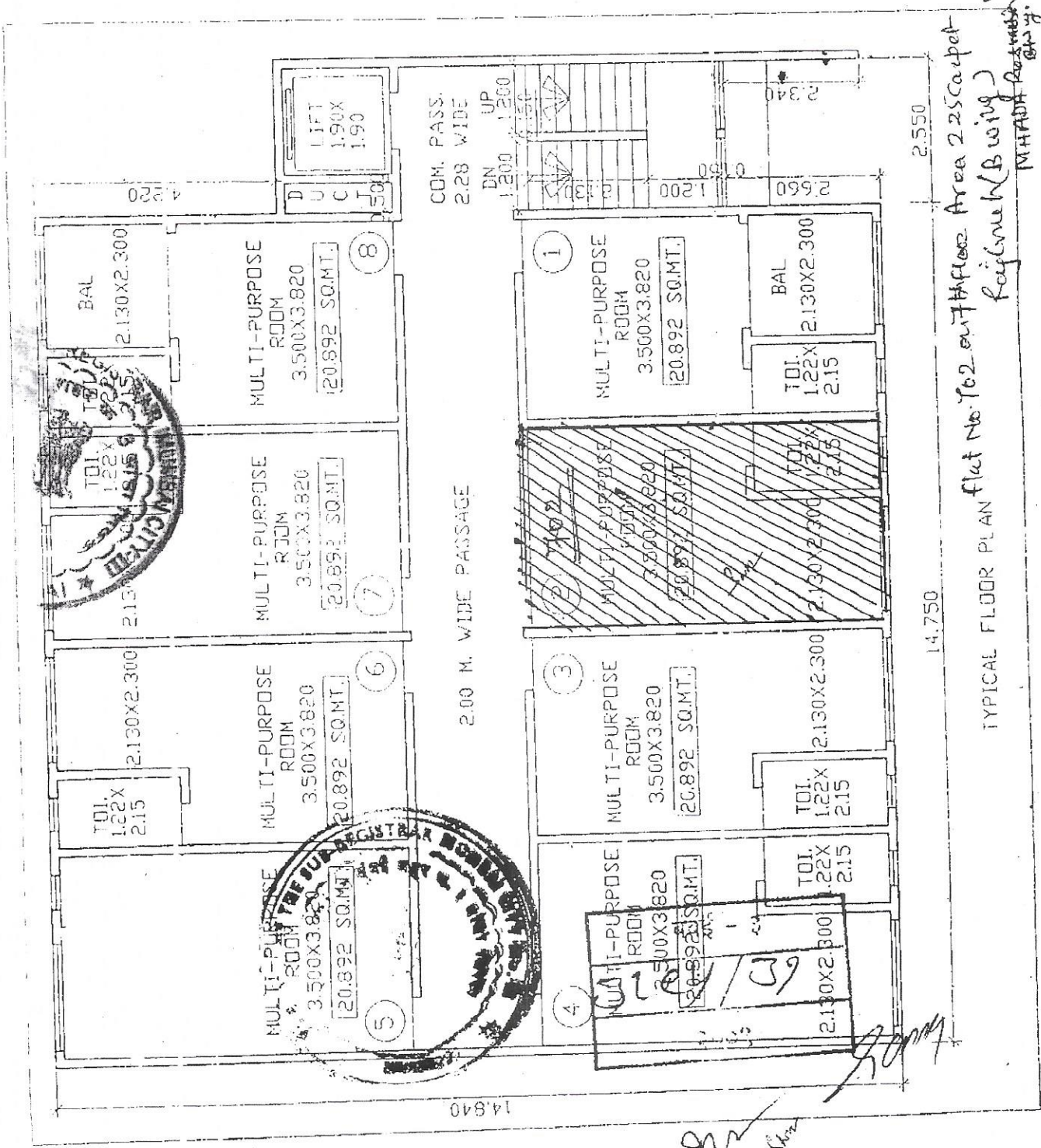
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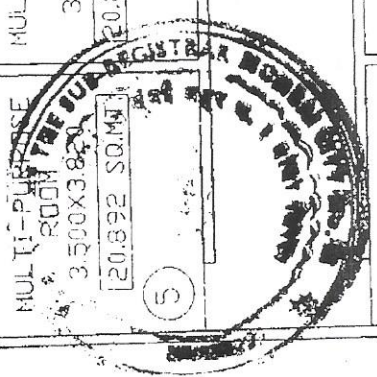
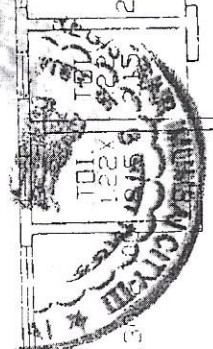
**PAGNIS & PAGNIS**  
ARCHITECTS, DESIGNERS & PLANNING CONSULTANTS  
4, ANAND, OPP. VITHAL MANDIR,  
D. L. VAIDYA ROAD, DADAR,  
MUMBAI-28.

TEL: (0) 430 3081 / 4312025





TYPICAL FLOOR PLAN Flat No. 702 on 7th Floor. Area 2.25 Carpet  
 Rajendra (Building)  
 MHAADA Registered  
 2017



Handwritten signature and initials.



**Election Commission of India**  
 भारत विद्युत आगर  
**IDENTITY CARD**  
 ओटवकार

MT/05/030/120557

**Elector's Name:** Gamar Chhatras  
 गमार चखत्रस

**Father's Name:** [Blank]  
 पिता का नाम

**Mother's Name:** [Blank]  
 माता का नाम

**Husband's Name:** [Blank]  
 पति का नाम

**Sister's Name:** [Blank]  
 बहन का नाम

**Sex:** [Blank]  
 लिंग

**Age as on 1.1.95:** [Blank]  
 1.1.95 का उम्र

4-2

31/05/95

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**TRUE COPY**

CHANDRA SHEKHAR S. SHETTY  
 B. Com., LL.B  
 ADVOCATE-HIGH COURT

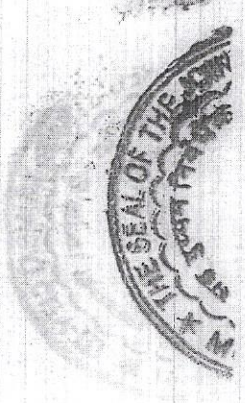
**Address / पता**  
 Hut N.Gr/8, H. Javahar Lal  
 Chal opp Hut, B. Madurkar  
 Rd., Elphistan Rd, Bombay-13  
 न.ग. 8/8, ओटवद आगर  
 लाल चमरुकी, मादुरकार  
 राई, एल्फिस्टन रोड, 13

**Electoral Registration Officer**  
 मतदाता रजिस्ट्रार अधिकारी  
 Assembly Constituency  
 विधानसभा मतदारसंघ क्षेत्र

030 Worli  
 030 वरळी

**Place/ तालुका** Worli  
**Date/दिनांक** 06/01/1995

This card may be used as an identity card  
 under different Government Schemes  
 हे कार्ड आम्हाला विविध राजकीय ओटवदारा मध्ये  
 उपयोगात आणता येईल



BAI \* 11.11.81

709  
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पंजाब एक	सोम	सही
सिलिंडर (बी.पी.)		

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31/12/81

पंजाब एक	सोम	सही
सिलिंडर (बी.पी.)		

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CHANDRASEKHAR S. SHETTY  
 B. Com., LL.B.  
 ADVOCATE-HIGH COURT

5/10/81

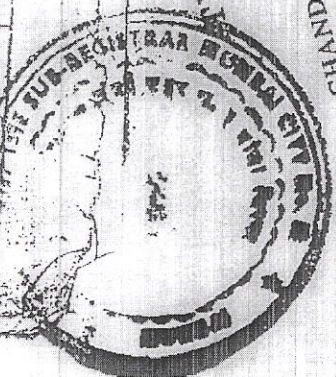
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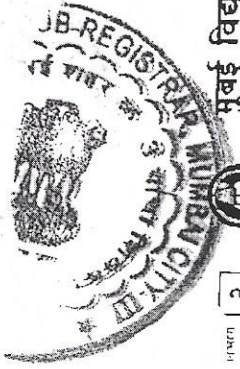
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CHANDRANATHAR S. SHEETTY  
ADVOCATE HIGH COURT  
MUMBAI



बंबई - ३  
3104/318



देषकावधवी काठी अड.  
विषयावारी संदर्भ साधावा.

रुवठा आणि परिवहन उपक्रम (बुधनुंबई महानगरपालिका)  
वीजग्राहक विभाग (उत्तर)

मुंबई विद्युत्  
उत्तर नं. २

ग्राहकावर विलंबित बिले वा. PLEASE QUOTE BILL NO. IN ALL CORRESPONDENCE

लैंगिक संबंधाची सुरक्षिता पाळा- "एड्स" टाळा.

GAMRE SITARAM SHIVRAM  
G FL SHED HOTCHAND J CHL COMPU

B V SHALA B MADURKAR MG 400013

ग्राहक CYCLE 2	बिल क्रमांक BILL NO. 560/719/057 *2	विलंबित C.D.	दिवस वापर दिनांक DATE OF PRESENTATION 17/11/95	बिल रक्कम BIF AMOUNT 114.55	दिवस वापर BILL PERIOD 25/08/95*27/10/95
सर्विस क्रमांक SERVICE NO. 0404753	एफ.आर. नं. INS. NO. 0766122	एफ.आर. दर F.A. RATE 28.89P/U	विलंबित PAID UP TO 02/11/95	एकूण रक्कम AMOUNT PAID 115.00	एफ.आर. रक्कम PAY BEFORE 27/11/95
दिवस वापर DUTY AMT. Rs.	मिटर MTR. Rs.	मिटर रक्कम DUTY AMT. P.	मिटर रक्कम FA CHARGES P.	एकूण रक्कम TOTAL Rs.	एकूण रक्कम NET ARR P.
99	99	99	99	99	99
0360572	8511	8349	162 01	12150 11	1754 200
FOR DP CALCULATION ACTUAL DATE OF PRESENTATION OF BILL WILL BE CONSIDERED & PRINTED DATE MAY BE IGNORED					
TARIFF REVISED* RATE PER UNIT: TRO1:1/100- 075 P-101/200- 153 P-201/300- 205 P-301/---					
<p style="text-align: right;">14069</p> <p style="text-align: center;">-65</p> <p style="text-align: center;">14114</p> <p style="text-align: center;">NET PAYABLE</p> <p style="text-align: center;">Rs. 27111.95</p>					
<p>मुख्य अधिकारी (विद्युत् वितरण)</p> <p>वीजदेयके वसूल करण्यासाठी</p> <p>मु.वि.मु. आणि प.-उपक्रमाचे प्राधिकृत प्रतिनिधी</p>					
					दिनांक मिळाले रु.

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Handwritten signature and initials.

In replying please quote No. and date of this letter.

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. EB/9852/GS/A of 200 - 200  
No. E.B./CH/ BS/A  
(Tenant Building 'A')

Municipal Office,  
Mumbai 19/6/2002

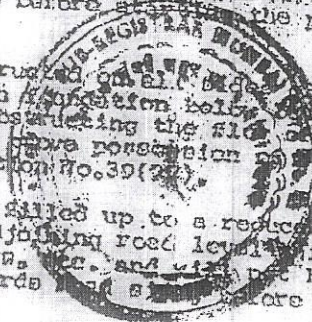
MEMORANDUM

To:  
Shri Pradeep C. Khapra,  
C.A. to Owner,  
Hirani Developers Office No. 2,  
Laxmi Commercial Centre,  
3rd Floor, B.P. Marg, Dadar, Mumbai-79.

With reference to your Notice No. 1325 dated 19-10-2001 and delivered on 19-10-2001 and the plans, Sections Specifications and Description and further particulars and detail of your building at C.S. NO. 837, Lower Parel Divn., Mumbai furnished to me under your letter, dated 6-12-2001. I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons:-

(A) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL :

1. That the Commencement certificate under Section 44/69(1)(a) of the M.R.S.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with a foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to have possession of building starting the work as per D.C. Regulation No. 39(2).
3. That the low lying plot will not be filled up to a rectified level of at least 9" T.N.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be levelled, rolled, consolidated and sloped towards the street before starting the work.
4. That the specifications for layout/D.O./or access roads/development of setback land will not be obtained from E.E. (Road) (Const.) City before starting the construction work and the access and setback land will not be developed accordingly, including providing street lights & S.V.D., the completion certificate will not be obtained from E.E. (R.C.) of City before submitting building completion certificate.
5. That the structural Engineer will not be appointed. Supervision memo as per Appendix-XI (Regulation 5(3)(ix)) will not be submitted by him.



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Contd... 2(a) ...



( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the ..... 18 day of 2003 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Notes accompanying this Intimation of Disapproval.

*[Signature]*  
Executive Engineer, Building Proposals,  
Zone, *[Location]*

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Mumbai Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under the said Act, the Commissioner has fixed the following levels:

(a) Not less than 2 feet (60 cms) above the centre of the adjoining sewer at the nearest point where a drain from such building can be connected with the sewer main existing or thereabout to be laid in such building.

(b) Not less than 2 feet (60 cms) above every portion of the ground within 5 feet (1.5 metres) of such building.

(c) Not less than 4 feet (120 cms) above Town Plan Datum.

(4) Your attention is drawn to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of the commencement of a new building or occupation of building which has been vacant, to the Commissioner within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is mandatory under Section 47 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate in the view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated, as per requirements of Section 347 (1) (aa) of the Mumbai Municipal Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

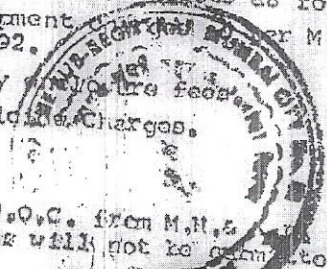


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No. ESRPC/8562/CS/N. of 19/6/2002

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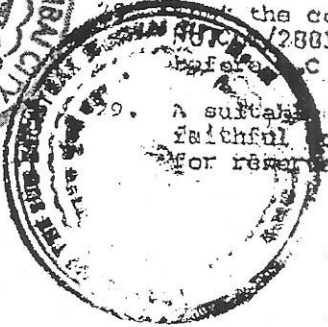
5. That the Structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load will not be submitted before C.C.
7. That the regular/sanctioned/proposed lines and reservations will not be got demarcated at site through S.F. (Survey)/E.F. (T&I)/E.E. (D.P.)/D.I.E.R. before applying for C.C.
8. That the sanitary arrangement shall not be carried out as per Municipal specifications & drainage layout will not be submitted before C.C.
9. That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to handover the setback land free of compensation and that the setback handing over certificate will not be obtained from ward officer and that the Ownership of the setback land will not be transferred in the name of M.C.C.M. before C.C.
10. That the Indemnity bond indemnifying the Corporation for damages, risks, accidents, etc., and to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work.
11. That the existing structures proposed to be demolished will not be demolished or necessary phase programmes with agreement will not be submitted and got approved before C.C.
12. That the requirement of N.O.C. of B.D.S.T. Ltd./ Wata Hydro Electric Co. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/ B.C.C.
13. That the conditions mentioned in the release letter of E.E.D.P. under No. CHE/2881/DPC dated 1-4-2002 will not be complied with.
14. That the qualified/Regd. Site Supervisor through Architect/ Structural Engineer will not be appointed before applying for C.C.
15. That extra water and sewerage charges will not be paid to A.R.W.P. C/ South ward before C.C.
16. That the premium/deposits as follows will not be paid:
  - i) Development Charge under M.R. & T. (Amendment) Act, 1992.
  - ii) Balcony fire fee.
  - iii) Insecticide Charges.
17. That the N.O.C. from M.H.E. Board for additions/ alterations will not be obtained.
18. That the Registered Undertaking in prescribed form agreeing to demolish the excess area if constructed beyond permissible P.S.L. will not be submitted before C.C.



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Contd.... (A).

19. That the work will not be carried out strictly as per approved plan and in conformity with the D.C. Regulation in force.
  20. That the N.O.C. from Tree Authority shall not be submitted before asking for plinth C.C.
  21. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
  22. That the Janata Insurance Policy or Policy to cover the compensation claims arising out of Workmen's compensation Act, 1973 will not be taken out before starting the work and be renewed during the construction work.
  23. That the tax clearance certificate from A.A. & C. G/South Ward shall not be submitted before C.C.
  24. That the Regd. Power of Attorney in the name of Shri Pradeep Khapra shall not be submitted before C.C.
  25. That the Regd. Undertaking from Owner for not misusing the pocket/part terraces shall not be submitted before C.C.
  26. That the Regd. Undertaking from Owner to take necessary Precautions against Leakage shall not be submitted before C.C.
  27. That the F.S.I. 2.50 shall not be allowed after the W.C. & Lib building is constructed and to release equivalent F.S.I. after it is handed over to M.C.C.M. free of cost.
- the condition No.17 of E.E.(D.P.)City's letter under No. 12801/DPG dated 1-4-2002 shall not be submitted before C.C.
28. A suitable Bank Guarantee shall not be submitted for faithful compliance of Development permission conditions for reservation of W.C. & Lib.



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(B) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE :

1. That the requirement of N.O.C. from C.A.(U.L.C. & R.) Act, will not be complied with before starting the work above plinth level.
2. That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.

Contd... 2(c) ...



- 2(c) -

N.D.EB/8552/CS/A. of 19/8/2002

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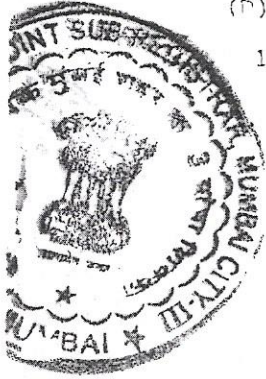
3. That the structural stability certificate through R. (S). Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.

11  
(C) THE FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING N.C.C. TO ANY PART OF THE PROPOSED BLDG.

1. That the conditions mentioned in the clearance under No. C/ULC/D-III/22/6908 dated 7-1-2002 obtained from Competent Authority under U.C.& R. Act, 1976 will not be complied with.
2. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. Tank etc. for Maternity Home/Nursing Home, user will not be Main, C.I. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and the drainage system of the residential part of the building will not be affected.
3. That the soles of drains will not be laid internally with C.I. pipes.
4. That the dust bin will not be provided as per C.E.'s circular No. CE/9297/XI of 26-6-1978.
5. That the surface drainage arrangement will not be made in consultation with E.R. (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/ B.C.C.
6. That 10'-0" wide paved pathway upto staircase will not be provided.
7. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
8. That the name plate/board showing plot No. name of the building etc. shall not be displayed at a prominent place.
9. That the carriage entrance shall not be provided.
10. That the parking spaces shall not be provided as per D.C. Regulation No. 96.
11. That B.C.C. will not be obtained and I.O.D. & Gehid deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
12. That the N.C.C. from Inspector of Licenses, P.W.D., Maharashtra, will not be obtained and submitted to this office.

Contd.... 2(d)

13. That the Drainage completion certificate from E.E. (S.D.) (E&D) City for provision of septic tank/soak pit will not be submitted.
14. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder, etc.
15. That the final N.O.C. from C.F.O./ MHADA/ Tree Authority/ shall not be submitted before asking for Occupation permission.

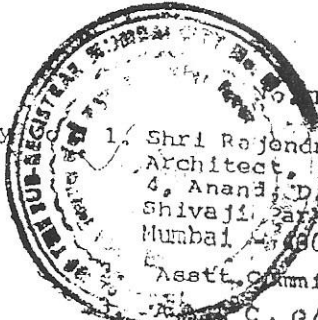


(D) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE P.C.C.

1. That certificate under Section 270-A of S.M.C. Act will not be obtained from M.F.'s Department regarding adequacy of water supply.

*Sd/*

Executive Engineer,  
Building Proposals (City)-I.



B/8562/GS/A. 19/6/2002

Copy

1. Shri Rajendra Pagnis,  
Architect,  
4, Anand, D.L. Vaidya Road,  
Shivaji Park, Dadar,  
Mumbai - 400 028.
2. Asstt. Commissioner G/South Ward,  
M.C. e/South Ward,
3. A.E.W.V. G/South Ward,
4. A.E.W.V. G/South Ward,
5. U.L.C.
6. MHADA,
7. Ex.E. (D.P.) City.

*for*  
*gm*

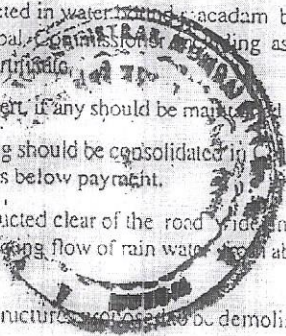
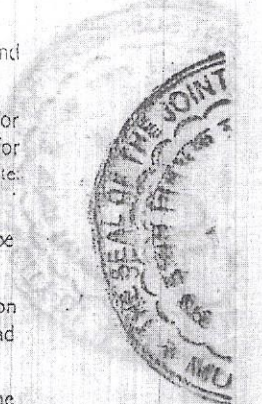
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<i>364/20</i>	
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*for*  
*19/6/02*  
Executive Engineer,  
Building Proposals (City)-I.

No. EB/CE/ 8572/951A <sup>of</sup> 755 19/6/2002 LAI

NOTES

- (1) The work should not be started unless objections are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office. Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer streer connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. \_\_\_\_\_ of \_\_\_\_\_ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Mumbai Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including as halting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having brick pavers at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road side drain line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



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MUNICIPAL CORPORATION OF GREATER MUMBAI  
No. EEBPC/0562/GS/A

To,  
The Owner,  
Shri Pradeep Khapra  
C.A. to Owner M/s Nimit Developers  
Office No. 2, Laxmi Commercial Centre  
3rd floor, B.B. Marg,  
Dadar, Mumbai 400028.

2008/10/14/0608  
Ex. Eng. Bldg. Proposal (City)  
E. Ward Municipal Offices, 3rd Floor,  
S.K. Indraprastha Marg, Byculla,  
Mumbai - 400 008.

TRUE-COPY

PAGNIS & PAGNIS  
ARCHITECTS, DESIGNERS & PLANNING CONSULTANTS  
3, 4th FLOOR, OFF VITHAL MANDIR,  
1, VITHAL ROAD, DADAR, MUMBAI-28.  
TEL: (022) 80617451/2025

Sub: Part occupation for rehab building comprising  
cessed & non-cessed tenants and  
MHADA surrender comprising of Ground + 7  
upper floors having Wing A and Wing B on plot  
bearing C.S. No. 837, Lower Parel Division,  
Mumbai.

Dy. Chief Engineer  
Building Proposals (City)

Ref: Your Architect's letter dated 12.4.2005.

WITHOUT PREJUDICE

Sir,

With reference to above letter, this is to inform you that there is no objection to occupy the part building under reference for Ground + 7 upper floors consists of Wing A and Wing B for rehab & cessed / non-cessed & MHADA area, which is constructed under supervision of Architect Shri R.U. Pagnis (Regn. No. CA/91/14083) and Regd. Structural Engineer Shri Shantilal Jain (Regn.No.STR/J:21) subject to following conditions :-

- 1) That the conditions mentioned in the release letter from E.E.D.P. issued u/No.CHE/288/DPC dated 1.4.2002 shall be complied with.
- 2) That the conditions mentioned in Dy.M.A. letter u/No.CHE/25/DPC dated 12.4.2002 shall be complied with.
- 3) That the final N.O.C. from Tree Authority, MHADA, U.L.C. shall be submitted before asking for occupation for sale building.
- 4) That the final N.O.C. from E.E.(S.W.D.) City and E.E.(S.P.) P&D shall be submitted before asking for occupation for sale building.
- 5) That the tax clearance certificate from C. G/South Ward shall be submitted.
- 6) That the certificate u/Sec.270A of M.M.C. shall be submitted before B.C.C.

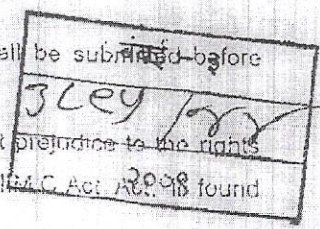
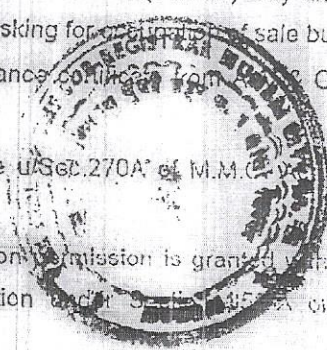
This part occupation permission is granted without prejudice to the rights of M.C.G.M. to take action under Section 270A of M.M.C. Act, 1908 if found necessary.

A set of plans duly stamped/signed showing occupation permission granted to portion marked red is returned herewith as token of approval.

Yours faithfully,

*[Signature]*  
Dy. Chief Engineer  
Building Proposals (City) /c

*[Handwritten initials]*



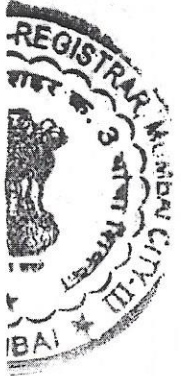
No.EEBPC/8562/GS/A.

10/11/06

Copy to :

1. Shri R.U. Pagnis  
Architect  
4, Anand Building,  
D.L. Vaidya Road,  
Dadar, Mumbai 400028.
2. Asstt. Commissioner G/South Ward.
3. A.E.W.W. G/South Ward.
4. Dy A.&C. (City).
5. O.S.(B.P.) City

*V. Anand*  
10/11/06  
Dy.Chief Engineer  
Building Proposals (City) /c



10/11/06 - 3
<i>3/11/06</i>
10/11/06

*gn*  
*10/11/06*

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NO. EEBPC / 8562 / G.S./A. of 3-1-2004

TRUE-COPY

COMMENCEMENT CERTIFICATE

To,

Shri. Pradheep C. Khapare  
C.A. Owner,  
Nirmal Developments Office No. 2,  
Laxmi Commercial Centre,  
3rd Floor B.B. Mang Road,  
MUMBAI - 400 028

PAGNIS & PAGNIS  
ARCHITECTS, DESIGNERS & PLANNING CONSULTANTS  
2, ANAND OPPI VITHAL MANDIR,  
1, VAIDYA ROAD, BADAHA, GANDHARVA,  
TELEPHONE NO. 6021 7121-1928

Ex. Eng. Bldg. Proposal  
E Ward Municipal Offices, Sit  
in S.K. Halizuddin Marg, Bys  
Mumbai - 400 008.

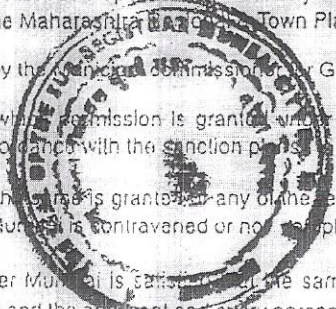


Sir,

With reference to your application No. 1325 dated 01/10/2001 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1966, to carry out development for Proposed Redevelopment Plot bearing C.S.No. 837 Lower parcel A.V. for Rehab Building and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. on Plot No./C.S.No./C.T.S.No. 837 Division/ Village/Town. Planning Scheme No. Situated at Road / Street Lower parcel A.V. Ward GS the Commencement Certificate/ Building permit is granted on the following conditions:-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai, if :-
  - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction plan.
  - b) Any of the conditions subject to which the certificate is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c) The Municipal commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.

बंबई - ३  
3/10/02



P.T.O. [Signature]

7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successor and every person deriving title through or under him.

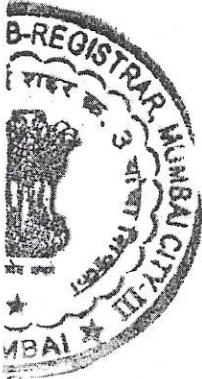
8) The Municipal Commissioner has appointed Shri. S.V. GASTARGAONKAR Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

2) This C.C. is issued up to Plinth Level only.  
This Commencement Certificate is valid upto \_\_\_\_\_

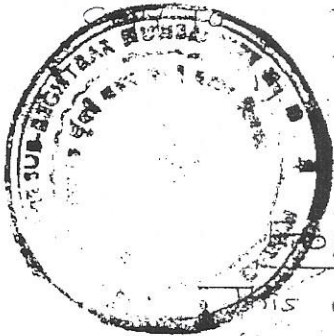
For and behalf of Local Authority  
The Municipal Corporation of Greater Mumbai.

ESD/-

Assistant Engineer ✓  
Building Proposals (City)/(R&R)



For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.  
EB/8652/95/A



ARCHITECT  
Ugn'h  
A.E.B.P.C.V.I.

EB/8652/95/A - 25/2/2004

This C.C. is further extended for  
the entire work

Ugn'h  
25/2/04  
A.E.B.P.C.V.I.

gn  
C.C.

बंगई - ३
31/1/04
२००९





POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME : We [1] MR. CHANDULAL VEERCHAND JAIN, [2] MR. RAJENDRA CHAMPALAL JAIN, [3] MR. PRADEEEN CHANDMAL KHAPRA and [4] MR. ASHOK KHIMJI SHAH all the Partners of M/S. NIRMIT DEVELOPERS, a partnership firm duly registered under the provision of Indian Partnership Act 1932, having address at Laxmi Commercial Centre, Office No 2, 3<sup>rd</sup> Floor, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028 DO SEND GREETINGS:

WHEREAS our firm M/S. NIRMIT DEVELOPERS are seized and possessed of and/or otherwise well and sufficiently entitled to piece or parcel of land of ground with the messuages tenements or dwelling house or other structure standing thereon situate, lying and being at Carrol Road (now known as Bala Shet Madhukar Road), Part I, bearing Cadastral Survey No.837 of Lower Parcel Division admeasuring 3366 sq.yds. or thereabouts and registered in the book of the Collector of Land Revenue Bombay under New No. AI/12 and assessed by the Assessor and Collector of Municipal rates and taxes under "G/South" Ward Nos.2477, 2478 & 2479 (2) & (2A) and Street No.156, I 2A and 2B in the Registration District and Sub District of Mumbai City and more particularly described in the schedule hereinafter written hereinafter referred to as "the said property].

Ch Kimi Plavin

Handwritten box containing '2009' and '325/20' with other illegible markings.

Rs. Two Hundred Only

Vertical text on the right side of the page, including '1000 Bank Ltd' and other small print.

AND WHEREAS our firm M/S. NIRMIT DEVELOPERS are developing the said property by constructing new building/s thereon and is required to enter into several Agreements for Sale for Flats and other premises in the said buildings to be constructed on the said property on Ownership basis with various persons.

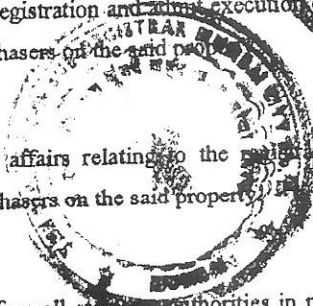
AND WHEREAS as Partners of the said Company, We are required to sign and execute several documents and have also signed and executed several agreements in respect of the aforesaid Project. The same includes Agreement for Sale of premises in the said building to be constructed on the said property and more particularly described in the schedule hereunder.

AND WHEREAS due to our business commitments, we are unable to come and to attend the office of the Sub-Registrar of Assurances at Mumbai and therefore necessity have been arise to appoint some fit and proper person to do various acts, deeds and thing with regard to the said property.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESS

THAT We [1] MR. CHANDULAL VEERCHAND JAIN, [2] MR. RAJENDRA CHAMPALAL JAIN, [3] MR. PRADEEP CHANDMAL KHAPRA and [4] MR. ASHOK KHMJI SHAH all the Partners of M/S. NIRMIT DEVELOPERS do hereby appoint, nominate [1] MR. VIKAS GANESH GHANEKAR and [2] MR. SUNIL DATTARAM KADAM [ANY ONE OF THEM] as our true and lawful attorneys (hereinafter referred to as "the said attorneys") whose specimen signatures are endorsed at the end of these presents, to do by any of them all or any of the following acts, deeds and things viz :

1. To lodge for registration and admit execution of Agreements executed by us with premises purchasers on the said property.
2. To attend all affairs relating to the registration of the said Agreements with premises purchasers on the said property.
3. To appear before all statutory authorities in respect of all matters relating to the registration of the said Agreements with Premises purchasers on the said property and to admit execution thereof.



31/04/08
2008

*Handwritten signatures and initials: yck, Ghanekar, Khapra, Jain*

IN WITNESS WHEREOF, we have hereunto set our respective hand at Mumbai on this 23<sup>rd</sup> Nov., 2004.

:- THE SCHEDULE OF THE PROPERTY :-

ALL THAT piece or parcel of land or ground with the messuages tenements or dwelling house or other structure standing thereon situats, lying and being at Carrol Road (now known as Bala Shet Madhurkar Marg), Parel bearing Cadastral Survey No.837 of Lower Parel Division admeasuring 3368 sq. yds. or thereabouts and registered in the book of the Collector of Land Revenue Bombay under New No.AI/12465 assessed by the Assessor and Collector of Municipal rates and taxes under 'G/South' Ward Nos.2477, 2478 & 2479(2) & (2A) and Street No.156, I 2A and 2B in the Registration District and Sub District of Mumbai City.

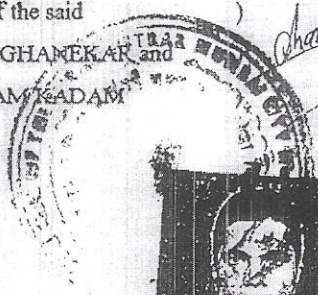
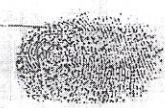
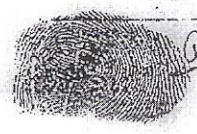


SIGNED AND DELIVERED by the withinnamed )  
[1] MR. CHANDULAL VEERCHAND JAIN, )  
[2] MR. RAJENDRA CHAMPALAL JAIN, )  
[3] MR. PRADEEP CHANDMAL KHAPRA and )  
[4] MR. ASHOK KHEMJI SHAH )  
Partners of M/S. NIRMIT DEVELOPERS )  
in the presence of.... )

*Chandulal Veerchand Jain*  
*Rajendra Champalal Jain*  
*Pradeep Chandmal Khapra*  
*Ashok Khemji Shah*



The Specimen Signatures of the said )  
[1] MR. VIKAS GANESH GHANEKAR and )  
[2] MR. SUNIL DATTARAM KADAM )



बंदई - 3  
3769/40  
2009

*Ghanekar*

*Kadam*



CHANDULAL  
V. JAIN,

*Chandulal V. Jain*



RAJENDRA C.  
JAIN

*Rajendra C. Jain*



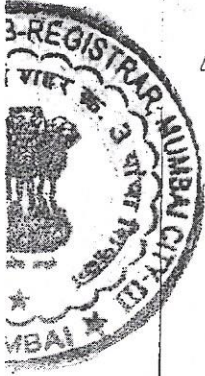
PRADEEP  
C.  
Khapra

*Pradeep C. Khapra*



ASHOK  
K. SHAH

*Ashok K. Shah*



नों सं २८४/०४

बंदर मुकदमा नामा आज तारीख २३/११/०८ रोजी

श्री. चंद्रलाल... विशंदा... (२) राजेंद्र... चंकराल... (३) प्रदिव-चंकरा... (४) प्रदिव-चंकरा...

पत्ता (३) चा पत्ता... (४) चा पत्ता... (५) चा पत्ता... (६) चा पत्ता... (७) चा पत्ता... (८) चा पत्ता...

घांती माही समक्ष साक्षात्कृत करून दिला व त्यांच्या

बोळकीनेपकी १ श्री. (१) पुरेजा सावंत - पत्ता - लाजाखोटे जिल्हा मुं २३

(२) राजेंद्र... साखळी पत्ता - अंतर्गत चाख लाजाखोटे मुं १२

घांती माही खात्री पटविळी.

बधिप्रमाणत फी रु. २५/- मिळावी.

तारीख २३/११/०८

बंबई - ३
३८५१/११
२०९

Witness

(१)

*[Signature]*





(२) २वी



*[Signature]*  
सह दुय्यम निबंधक  
मुंबई शहर क्र. २.


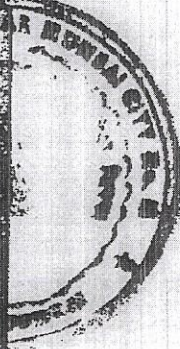
आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

ABHIJIT S GAMRE  
 SITARAM SHIVARAM GAMRE  
 31/08/1983  
 Permanent Account Number  
 ALHPG9734H  
 Signature


आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

PRAMOD SHIVARAM  
 SHIVRAM  
 21/08/1977  
 38695

बंध - 3  
 31/08/1983  
 2009

015 SAVANT B. 52495, MUMBAI - 400 028  
CLEARING AGENT THE MAHARASHTRA STATE CO-OP. BANK LTD  
VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

NO PAYEE ONLY

PAY ORDER

PAY JOINT SUE REGISTRAR MUMBAI CITY II

RUPEES One Thousand Only.

ON ACCOUNT OF

**THE C.K.P. CO-OPERATIVE BANK LTD.**

7/8, Vijay Nagar,  
Dadar,  
Mumbai - 400 028.

0 6 2 9 9 7

⑈069997⑈ 400082255⑈

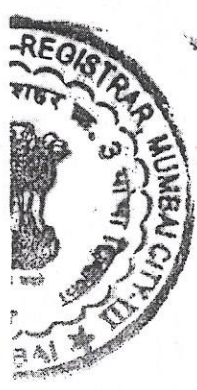
12

FOR THE C.K.P. CO-OPERATIVE BANK LTD.



*[Signature]*  
Authorised Signatories

संख्या - ३
3.7.49/48
२००९





Wednesday, May 13, 2009  
3:39:05PM

दस्त गोषवारा भाग-1

बबई 3
दस्त क्रमांक : 3895/2009
148

दस्ता क्रमांक बबई 3 / 3895 / 2009

बाजार मूल्य: ₹.0/-

मोबदला: ₹.0/-

भरलेले मुद्राक शुल्क: ₹.200/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Other than all above Reasons : नोट - दि. 6/7/07

दु.नि.सह दुय्यम निबंधक मुंबई शहर 3 यांचे कार्यालयात

अ.क्र.3895 वर दि.13/05/2009

रोजी 3:26:13:000PM वा. हजर केला.

पावती

सादर करणाराचे नाव: सिलाशम शिवराम गमरे

नोंदणी फी :

₹.1,000.00

दस्त हाताळणी फी :

₹.1,100.00

पृष्ठांची संख्या : 53

एकूण

₹.2,100.00

*[Handwritten Signature]*  
*[Handwritten Signature]*

दस्ता हजर करणाऱ्याची सही :-

सह दु. नि. मुंबई शहर क्र 3

शिवका क्र. 1 May 13 2009 3:35PM ची वेळ: (सादरीकरण)

शिवका क्र. 2 May 13 2009 3:38PM ची वेळ: (फी)



दस्त गोषवारा भाग-2

बवई 3  
दस्त क्रमांक : 3895 / 2009  
199

Wednesday, May 13, 2009  
1:15PM

दस्ता क्रमांक : बवई 3 / 3895 / 2009

पक्षा प्रकार : पर्यायी जागेचा करारनामा

पक्षा क्र.3 ची वेळ:(कबुली) May 13 2009 3:40PM

पक्षा क्र.4 ची वेळ:(ओळख) May 13 2009 3:41PM

पक्षा क्र.5 ची वेळ:(नोंदणी) May 13 2009 3:41PM

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1

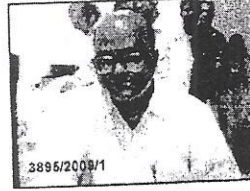
नाव:सिताराम शिवराम गजरे

Purchaser/Buyer/Executor 2

पत्ता:702, 7 वा मजला, राज गृह, बी विंग, कॅरॉल रोड बवई - 55

पत्ता नंबर: 702

पत्ता नंबर:



3895/2009/1

सही

*Sitararam*

नाव:अभिजीत डेव्हलपर्स तर्फे भागीदार प्रतिप सी खापा, Saler/Executor 1

अशोक के शाह मुखटयार विकास घाणेकर - -

वय :- 32

पत्ता:लक्ष्मी कमिशियल सेंटर, शेजापती घाण्ट मार्ग, दादर

पत्ता नंबर:



3895/2009/1

सही

*Abhijit*

मरील दस्तऐवज करून देणार तथाकथीत पर्यायी जागेचा करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख

खालील दुसऱ्या असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना  
द्वयोशा: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. ओळखीचे नाव व पत्ता

1

नाव:अभिजीत सिताराम गजरे

वय:25

पत्ता:608 वी राजगृह ही सांसा लि, मु

पि. कोड:13

*Abhijit*



2

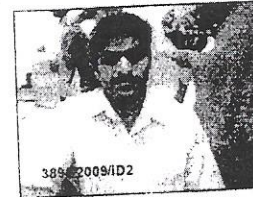
नाव:प्रमोद शिवराम सायल

वय:30

पत्ता:301 वी राजगृह ही सांसा लि, मु

पि. कोड:13

*Prasad*



3895/2009/1D2



प्रमाणित करणेत येते की, दस्तामध्ये  
एकूण 99 पाने आहेत. पुस्तक  
क्रमांक 9, बवई-3895/2009  
नोंदला. 93/14/02  
दिनांक

सह दुय्यम निबंधक, मुंबई शहर-3  
अपिलाची सुनावणी करण्याखेरीज  
शिर्षदफ्याचे सर्व अधिकार असलेला.

खरी प्रत

सह दुय्यम निबंधक मुंबई

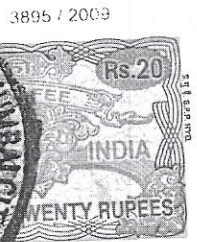
शहर क्र. 3

*Hitesh*

यांना त्याचे ता. 21.06.2009 ज्या अर्जानुसार

पा क्र. 93/14/02 नक्कल दिली तारीख 21.06.2009

सहदुय्यम निबंधक, मुंबई शहर क्र-3







जरी रजिस्ट्रार

दुबई कम्पनी मालकी कार्यालय

६-क फ्लॉड

६९९२/१९९९

मालकी कार्यालय, ११, १२, १३, १४, १५, १६, १७, १८, १९, २०, २१, २२, २३, २४, २५, २६, २७, २८, २९, ३०, ३१, ३२, ३३, ३४, ३५, ३६, ३७, ३८, ३९, ४०, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०, ५१, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४, ६५, ६६, ६७, ६८, ६९, ७०, ७१, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००

२००९/१२-२०१०/१२-२०११/१२-२०१२/१२-२०१३/१२-२०१४/१२-२०१५/१२-२०१६/१२-२०१७/१२-२०१८/१२-२०१९/१२-२०२०/१२-२०२१/१२-२०२२/१२-२०२३/१२-२०२४/१२-२०२५/१२-२०२६/१२-२०२७/१२-२०२८/१२-२०२९/१२-२०३०/१२-२०३१/१२-२०३२/१२-२०३३/१२-२०३४/१२-२०३५/१२-२०३६/१२-२०३७/१२-२०३८/१२-२०३९/१२-२०४०/१२-२०४१/१२-२०४२/१२-२०४३/१२-२०४४/१२-२०४५/१२-२०४६/१२-२०४७/१२-२०४८/१२-२०४९/१२-२०५०/१२-२०५१/१२-२०५२/१२-२०५३/१२-२०५४/१२-२०५५/१२-२०५६/१२-२०५७/१२-२०५८/१२-२०५९/१२-२०६०/१२-२०६१/१२-२०६२/१२-२०६३/१२-२०६४/१२-२०६५/१२-२०६६/१२-२०६७/१२-२०६८/१२-२०६९/१२-२०७०/१२-२०७१/१२-२०७२/१२-२०७३/१२-२०७४/१२-२०७५/१२-२०७६/१२-२०७७/१२-२०७८/१२-२०७९/१२-२०८०/१२-२०८१/१२-२०८२/१२-२०८३/१२-२०८४/१२-२०८५/१२-२०८६/१२-२०८७/१२-२०८८/१२-२०८९/१२-२०९०/१२-२०९१/१२-२०९२/१२-२०९३/१२-२०९४/१२-२०९५/१२-२०९६/१२-२०९७/१२-२०९८/१२-२०९९/१२-२०९९

६-क फ्लॉड इन्फॉर्मेशन कम्पनी मालकी कार्यालय