

DEPARTMENT

पावती

Original/Duplicate

Tuesday, January 16, 2018

नोंदणी क्र. :39म

4:13 PM

Regn.:39M

पावती क्र.: 755 दिनांक: 16/01/2018

गावाचे नाव: दहिसर
दस्तऐवजाचा अनुक्रमांक: वरल-5-678-2018
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: आतिश यशवंत माने

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2840.00
पृष्ठांची संख्या: 142

एकूण: रु. 32840.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
4:14 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोर्नवली5

वाजार मूल्य: रु.3058255.2/-
मोवदला रु.4561700/-
भरलेले मुद्रांक शुल्क : रु. 228100/-

सह दुय्यम नियंत्रक पोलीवली क्र. ५,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009229516201718E दिनांक: 16/01/2018
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 2840/-

BORNALI-5

Delivery Date :

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		Valuation ID		201801163650		16 January 2018,04:07:17 PM	
मूल्यांकनाचे वर्ष	2017	जिल्हा	मुंबई(उपनगर)	मूल्य विभाग	89-दहीसर (बोरीवली)	उप मूल्य विभाग	89/417भुभाग: उत्तर व पूर्वेस मुंबई म.ना.पा. हद्द, दक्षिणेस राष्ट्रीय उद्यान व शिव वल्लभ मार्गाच्या उत्तरेकडील 18 मी. रुंद रस्ता व पश्चिमेस द्रतगती मार्ग.
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर#2776						
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक			
खुली जमीन	निवासी सदनिका	108200	137300	93800	चौरस मीटर		
39800	93800						
बांधीव क्षेत्राची माहिती							
मिळकतीचे क्षेत्र-	29.64चौरस मीटर	मिळकतीचा अपर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव		
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.93800/-		
उद्ववाहन सुविधा-	आहे	मजला -	11th floor To 20th floor				
मजला निहाय घट/वाढ		= 110% apply to rate= Rs.103180/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर)+ खुल्या जमिनीचा दर) = (((103180-39800) * (100 / 100))+39800) = Rs.103180/-					
A) मुख्य मिळकतीचे मूल्य	= घरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 103180 * 29.64 = Rs.3058255.2/-						
पकवित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तंकघराचे मूल्य + मेज्जनाईन मजला क्षेत्र मूल्य + लग्नाच्या गच्चीचे मूल्य + दरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 3058255.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.3058255.2/-						

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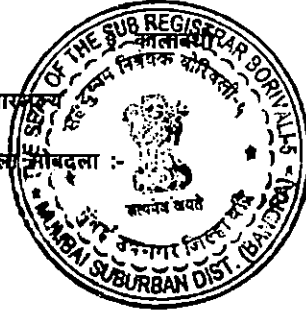


महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2017-2018

- १ दस्ताचा प्रकार : कशेरुनीभा अनुच्छेद क्रमांक २५९
- २ सादरकर्त्याचे नाव : Atish Yashwant Mame & Other
- ३ तालुका : चोशीवली
- ४ गावाचे नाव : दहिसर
- ५ नगरभूमिपत्र क्रमांक / सर्वे क्र. / अंतिम भूखंड क्रमांक : २७७६०
- ६ मूल्य दरविभाग (झोन) : ८८ उपविभाग ७१७
- ७ मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ. मी. दर ९३८००
- ८ दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : २८.६४ क्वारेटर / बिल्टअप चौ. मीटर / फुट-
- ९ कारपार्किंग : — गच्ची : — पोटमाळा : —
- १० मजला क्रमांक : २० वा मजला उदवाहन सुविधा आहे / नसते
- ११ बांधकाम वर्ष : — घसारा : —
- १२ बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
- १३ बाजारमूल्य तक्त्यातील मार्गदर्शक सूचना क्र : — ज्येष्ठते दिलेली घट / वाढ
- १४ लिट्ट अँड लायसन्सचा दस्त : १. प्रतीमाह भाडे रक्कम —
निवासी / अनिवासी २. अनामत रक्कम / आगावू भाडे : —
- १५ निर्धारित केलेले बाजारमूल्य २०,५८,९००/-
दस्तामध्ये दर्शविलेला मूल्यदला : ७५,६९,०००/-
- १६ देय मुद्रांक शुल्क : २,२८,९००/- भरलेले मुद्रांक शुल्क : २,२८,९००/-
देय नोंदणी फी : ६०,०००/-

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लिपिक

सह दुय्यम निबंधक

CHALLAN
MTR Form Number-6

GRN	MH009229516201718E	BARCODE	Date		09/01/2018-15:58:44	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)				
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5		PAN No.(If Applicable)	AKVPM7588A			
Location	MUMBAI		Full Name	ATISH YASHWANT MANE AND OTHER			
Year	2017-2018 One Time		Flat/Block No.	FLAT NO 2001 WING D BLDG NO 10			
Account Head Details			Amount In Rs.		Premises/Building		
0030045501	Stamp Duty	228100.00	Road/Street	VAISHALI NAGAR			
0030063301	Registration Fee	30000.00	Area/Locality	DAHISAR EAST MUMBAI			
			Town/City/District				
			PIN	4	0	0	0
			Remarks (If Any)				
			PAN2=AATFR0287K~SecondPartyName=MS RAJ UNIVERSAL~				
Total			2,58,100.00	Amount In Words	Two Lakh Fifty Eight Thousand One Hundred Rupees Only		
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	Ref. No.	02003942018010901666	80214450	
Cheque/DD No.		Bank Date	RBI Date	09/01/2018-16:00:59	Not Verified with RBI		
Name of Bank		Bank-Branch	BANK OF BARODA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

NOTE:- This challan is valid for registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुर्यम निकास कार्यालय-महाराष्ट्र सरकारच्या दस्त्याखती लागू आहे. नोंदणी न करावयाच्या दस्त्याखती सदर चलन लागू नाही.

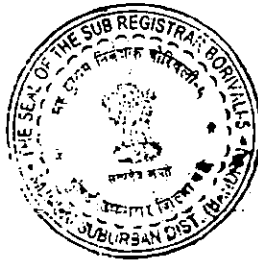


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GRN : MH009229516201716E Amount : 2,58,100.00 Bank : BANK OF BARODA Date : 09/01/2018-15:58:44

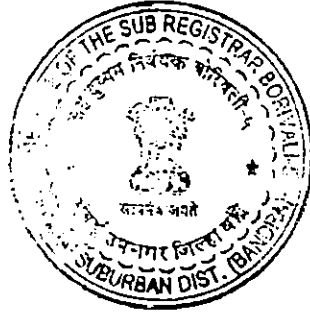
2	(S)-388-878	0005254710201718	16/01/2018-16:02:28	IGR194	228100.00
Total Defacement Amount					2,58,100.00

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Validity unknown

Digitally signed by
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MUMBAI 01
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Reason: Signed
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Location: India



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AGREEMENT

THIS ARTICLE OF AGREEMENT made and entered into at MUMBAI this 10th day of January in the Christian Year Two Thousand Eighteen (2018)

BETWEEN

M/S. RAJ UNIVERSAL, a Partnership firm, duly registered under Receipt No. M000028517 dated 24th September, 2015 as per the provisions of Indian Partnership Act, 1932, and having its office at Flat no.101, B Wing, Rudraksha, Bldg.No. 10, Suhasini Pawaskar Road, Vaishali Nagar, Dahisar - East, Mumbai - 400 068, hereinafter referred to as "THE PROMOTERS" (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include the Partner or Partners for the time being of the said firm, their heirs, executors, administrators and of the last survivor or surviving partner/s) of the
FIRST PART:

[Signature]

[Signature]

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AND

M/S. ARKADE ASSOCIATES, a Partnership firm, registered under the provisions of the Indian Partnership Act, 1932 and having its office at 301, Pratik Avenue, Opp. Shiv Sagar Hotel, Nehru Road, Vile Parle (E), Mum 400057. hereinafter referred to as "THE SAID ARKADE CO-PROMOTERS" (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include the Partner or Partners for the time being of the said firm, their heirs, executors, administrators and of the last survivor or surviving partner/s) of the SECONDPART;

AND

MR. ATISH YASHWANT MANE & MRS. PALLAVI ATISH MANE residing at Room No, 3, Girija Shanakar, Jai Mangal, Patel Chawl, Shivaji Nagar, Kurar Village, Malad (E). hereinafter called "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors and administrators) of the THIRD PART:-

WHEREAS:

A. At all material times Late Mr. Louis Francis Misquitta (hereinafter referred to as "the Original Owner") was seized and possessed of or otherwise well and sufficiently entitled to various immovable properties including all those pieces or parcels of lands lying, being and situate at Village Dahisar, Taluka

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Borivali, within the registration District of Mumbai Suburban (Formerly within the registration District of Mumbai and Mumbai Suburban District)

and more particularly described in the First Schedule hereto;

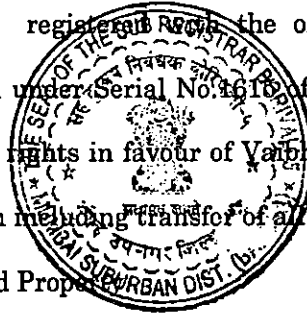


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- B. The said Mr. Louis Francis Misquitta the husband of Mrs. Marceline Louis Misquitta was cultivating Immovable Properties at Dahisar personally as on Tillers day and as such was declared the deemed purchaser in respect of the aforesaid Property(ies), by a Certificate of Sale dated 18.12.1971 issued by the Tahsildar, Borivali, under Section 32(M) of the Bombay Tenancy & Agricultural Lands Act, 1948.
- C. On or about 14th May, 1971 the aforesaid Mr. Louis Francis Misquitta expired leaving behind him his widow Mrs. Marceline Louis Misquitta (hereinafter called "the said Owner") as his only heir and legal representative in accordance with the Law of Succession, under which he was governed at the time of his death.
- D. By and under an Agreement dated 10th March, 1972, the said Owner Mrs. Marceline Louis Misquitta agreed to sell the aforesaid Property(ies) at Dahisar bearing various survey numbers including the said Property to one Vijay Krishnaji Sawant, Promoter of Vaishali Nagar Co-operative Housing Society (the then proposed "said Society") for the consideration and on the terms and conditions therein contained.
- E. By an Agreement dated 30th July, 1981 made between the said Owner Mrs. Marceline Louis Misquitta, therein referred to as the Owner of the One Part, Vaibhav Development Corporation, therein referred to as the Developers of the Other Part, and registered at the office of the Sub-Registrar of Assurances at Bandra under Serial No. 1618 of 1981, the said Owner agreed to grant Development rights in favour of Vaibhav Development Corporation, the Developers therein including transfer of all her right, title and interest in respect of the aforesaid Property.



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F. The said Owner also executed a Power of Attorney dated 6th January, 1981 in favour of Mr. Vijay Krishnaji Sawant, the partner of the said Vaibhav Development Corporation (hereinafter referred to as "the Vaibhav DC") and the same has been executed before the Sub-Registrar of Assurances at Bombay and is registered under Serial No. 290 of 1981. The said Owner also executed another Power of Attorney dated 13th October, 1980 in favour of Vijay Krishnaji Sawant, the partner of the Vaibhav DC and the said two Powers of Attorneys have been granted for the consideration coupled with the interest and as such are valid, subsisting in full force and binding on the said Owner and/or her estate;

G. In or around 1983, the Original Owner Mr. Louis Francis Misquitta, the Husband of Mrs. Marceline Misquitta was declared deemed purchaser, in respect of the said Property, by a Certificate of Sale dated 12.02.1983 issued by the Tahsildar Under Section 32(M) of the Bombay Tenancy and Agricultural Lands Act, 1948.

H. Being aggrieved by the aforesaid Order, Anwar Alimohammed Haji Kassam & Others, the original holders filed a Suit in the Bombay City Civil Court, at Bombay being S. C. Suit No. 6042 of 1983 against the said Owner and Others,

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I. By and under an Agreement dated 3 rd February, 1987, executed by and between the said Owner i.e. Mrs. Marceline Louis Misquitta, hereinafter referred to as the Owner of the First Part, M/s. Shaikh Constructions, therein called		



Alimohammed

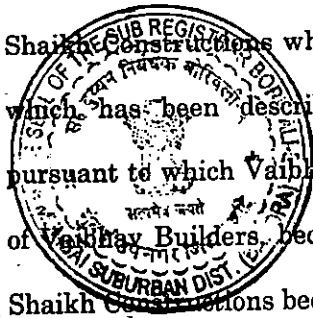
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the Developers of the Second Part, and Mr. Vijay Krishna Sawant, the Sole Proprietor of Vaibhav Builders and partnership firm namely, Vaibhav DC, therein collectively referred to as the Confirming Party No.1 and 2 respectively of the Third Part; and Mr. Anwar Alimohammed Haji Kassam & Ors., therein referred to as the Confirming Party No.3 of the Fourth Part, pursuant to which the aforesaid M/s. Shaikh Constructions and Anwar Ali Mohammed Haji Kassam & Ors. accepted and admitted the title of the said Owner to the said Properties described in the Second Schedule hereunder written.

J. A Decree dated 3rd February, 1987 came to be passed in the said Suit in terms of the Consent Terms dated 3rd February, 1987 signed and submitted by the parties through their Advocates. Pursuant to the said Decree the parties to the said Suit have confirmed the said Agreement dated 3rd February, 1987.

K. Pursuant to the said Agreement dated 3rd February, 1987 certain areas have been allocated to Mr. Vijay Krishnaji Sawant, Sole Proprietor of Vaibhav Builders and the Vaibhav DC, and certain areas have been allocated to M/s. Shaikh Constructions which include the land available for development and which has been described in the Third Schedules hereunder written, pursuant to which Vaibhav DC and Vijay Krishnaji Sawant, Sole Proprietor of Vaibhav Builders, became entitled to 65% of the area and the said M/s. Shaikh Constructions became entitled to 35% of the area.



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- L. The Government, GAD, by an Order dated 11.08.1979 exempted under Section 20 of Urban Land (Ceiling and Regulation) Act, the said Properties in aggregate, admeasuring 51344 sq. mtrs. or thereabout. Thereafter, the Under Secretary, General Administration to the Government of Maharashtra by an Order dated 11.08.1979 exempted the properties referred to therein which includes the properties described in the Second Schedule hereto subject to the terms and conditions thereof.
- M. The said Vijay Krishnaji Sawant and Others and the said M/s. Shaikh Constructions have been put into possession of the said Property in part performance and they have made the payment of the full consideration amount to the said Marceline Louis Misquitta.
- N. Pursuant to the Understanding arrived at by and between the said Mr. Vijay Krishnaji Sawant, Sole Proprietor of Vaibhav Builders, Vaibhav DC and the said M/s. Shaikh Constructions, a layout plan was sanctioned for the said Properties referred to in the Third Schedule hereto for construction of eight buildings consisting various wings.
- O. By an Agreement made in March, 1988 being Supplemental to the hereinbefore recited Agreement dated 3rd February, 1987, M/s. Shaikh Constructions, out of its area of 35% released and relinquished their right in favour of the said Mr. Vijay Krishnaji Sawant, Sole Proprietor of Vaibhav

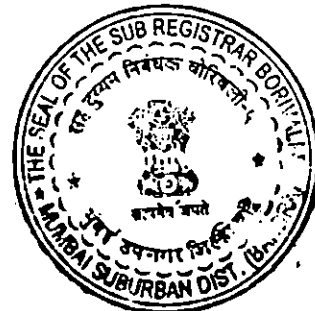
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the building No 4 for the consideration therein set out.		
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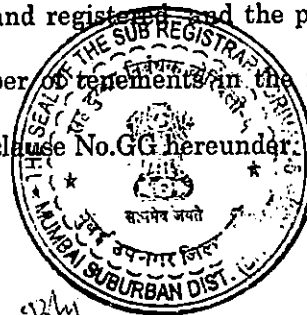
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- P. In the premises, subject to whatever set out in recital O hereinabove, the said Vaibhav DC and Mr. Vijay Krishnaji Sawant, Sole Proprietor of Vaibhav Builders became entitled to develop 65% of the properties forming part of the said Layout and to use and consume the FSI of D.P. Road, internal Roads and the said M/s. Shaikh Constructions became entitled to the remaining 35% area.
- Q. The said 65% of the property forming part of the Property described in the Third Schedule hereunder written which came to Vaibhav DC and Mr. Vijay Krishnaji Sawant, Sole Proprietor of Vaibhav Builders is described Firstly in the Fourth Schedule hereunder written and said 35% which came to the said M/s. Shaikh Constructions is described Secondly in the Fourth Schedule hereunder written.
- R. In respect of the layout plan under No.CE/1101/LOR sanctioned by the BrihanMumbaiMahanagarPalikain 1988 in respect of the said Properties described in the Third & Fourth Schedules hereunder written is in the name of the Vaishali Nagar Co-Operative Housing Society Limited ("Society").
- S. The said Vaibhav Development Corporation and Mr.VijayKrishnaji Sawant, Sole Proprietor of Vaibhav Builders have constructed 8 buildings on the said property and have sold the flats / premises to the various buyers and the various buyers of the premises of their respective buildings have got separate Society formed and registered and the particulars about the said Societies, Buildings, number of tenements in the respective buildings are set out in detail in recital clause No.GG hereunder.



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T. The said Layout plans have been amended from time to time and amended plans have been sanctioned under No. CE/1101/LOR. A copy of the plan has been annexed hereto as Annexure "A" and on the said Plan, the area of the said M/s. Shaikh Constructions and the area of the said Vaibhav Development Corporation and Mr. Vijay Krishnaji Sawant, Sole Proprietor of Vaibhav Builders i.e. Vijay Krishnaji Sawant have been shown and demarcated and mentioned therein and the Buildings constructed by the said Vaibhav DC and Vijay K. Sawant Sole Proprietor of Vaibhav Builders have been marked for identification as Building Nos. 1 to 4, 7, 8 & 9, building no. 10 is not constructed on the site and the Buildings constructed by the said M/s. Shaikh Constructions have been marked as Building No. 6 and that the Building No. 5 is incomplete.

U. The said Marceline Louise Misquita, died intestate at Mumbai on or about 15th July, 1988 leaving behind her Last Will and Testament dated 16th April, 1988 and Mr. Abbot Anthony Quinny, the Sole Executor named in the said Will as the beneficiary in respect of the said Properties described in the Schedules herein and the Annexure "A" mentioned thereto and the High Court of Judicature at Bombay in its Testament and Intestate Jurisdiction, vide Petition No. 150 of 2003, granted Probate to Mr. Abbot Anthony Quinny of the said Last Will, and in the Schedule of the Properties annexed to the

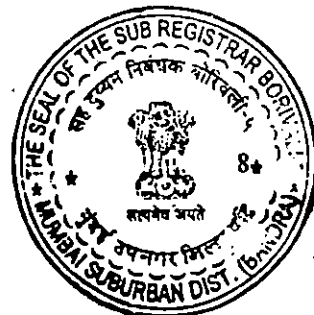
said grant, the sale of the Properties including the property described in the Schedules hereunder written to Mr. Vijay Krishna Sawant has been declared, confirmed and shown.

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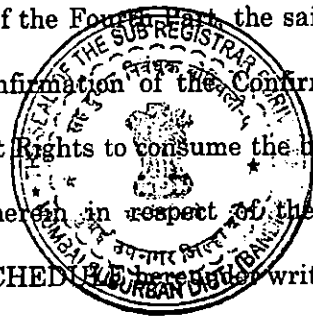
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- V. The said Mr. Abbot Anthony Quinny has declared and confirmed that under the said Will dated 16th April, 1988 and Probate dated 25th November, 2003, he is bound to administer the estate of the said deceased in accordance with the provisions of the last Will and Testament.
- W. Pursuant to the hereinbefore recited registered Agreement dated 30th July, 1981 the said Vaibhav DC and Mr. Vijay Krishnaji Sawant, Sole Proprietor of Vaibhav Builders and M/s. Shaikh Constructions became entitled to the said Properties in accordance with the provisions of the Decree dated 3rd February, 1987 read with the Agreement dated 3rd February, 1987 and Supplemental Agreement of March, 1988.
- X. By and under a Development Agreement dated 02.11.2010 registered with the Office of the Sub-Registrar of Assurances of Bandra under Serial No. BDR-110/10101 of 2010 on 02.11.2010 made and executed between the said (1) M/s. Vaibhav Development Corporation, therein referred to as the First Developers of the First Part, the said (2) Mr. Vijay K. Sawant, Sole Proprietor of Vaibhav Developers therein referred to as the Second Developer of the Second Part, (3) Vaishali Nagar Co-Operative Housing Society Limited, therein referred to as the Confirming Party of the Third Part, and (4) the Co-Promoters herein i.e. M/s. Arkade Associates therein referred to as the Sub-Developers of the Fourth Part, the said First and Second Developers therein with the confirmation of the Confirming Party therein have granted the Development Rights to consume the balance TDR FSI available unto the Co-Promoters herein in respect of the Properties described in the in the FOURTH SCHEDULE hereunder written.



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Y. By an Agreement dated 18th February, 2014 duly registered with the Sub-Registrar of Assurances, BRL-7 under serial No. 1309 of 2014, M/s. Shaikh Constructions therein called the Owners of the One Part, Mr. Khurshid Nooruddin Shaikh & 7 others, therein called the Confirming Party, and the Co-Promoters herein, therein called the Purchasers of the Third Part, subject to the rights of the unit buyers of the said Building No.6 (the Unit Purchasers of the said Building No.6 have formed a Society in the name Hill View Co-operative Housing Society Ltd.) and the Building No.5 (commencement of which has been started by the said M/s. Shaikh Constructions is incomplete), agreed to sell all their right, title and interest in respect of the property described Secondly in the Fourth Schedule hereunder written for the consideration and on the terms and conditions therein set out and full consideration has been paid by the Co-Promoters to the said M/s. Shaikh Constructions.

Z. The said M/s. Shaikh Constructions as the Owners and the said Confirming Party under the hereinbefore recited Agreement, also granted a Power of Attorney in favour of the Partners of the Arkade empowering them to do various acts, deeds, matters and things and which Power of Attorney has been registered with the Sub-Registrar of Assurances at BRL 7 under serial No.1310 of 2014:

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The said Vaibhav Builders others also executed and delivered the following

Power of Attorneys in favour of the Arkade/ Co-Promoter:-

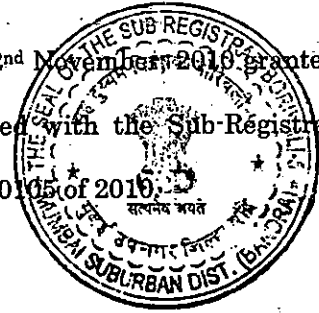
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- (i) Power of Attorney dated 2nd November, 2010 granted by [1] Mr. Vijay Krishnaji Sawant, [2] Mr. Vaibhav Vijay Sawant, [3] Mrs. Sheela Vijay Sawant, [4] Mrs. Nirmala Ramchandra Naik, and [5] Mr. Anand Ramchandra Naik, partners of M/s Vaibhav Development Corporation and registered with the Sub-Registrar of Assurances at BDR-11 under serial No. 10102 of 2010;
- (ii) Power of Attorney dated 2nd November, 2010 granted by Mr. Vijay Krishnaji Sawant and registered with the Sub-Registrar of Assurances at BDR-11 under serial No. 10103 of 2010;
- (iii) Power of Attorney dated 2nd November, 2010 granted by Marceline Louise Misquitta by the hand of Mr. Vijay Krishnaji Sawant and registered with the Sub-Registrar of Assurances at BDR-11 under serial No. 10104 of 2010.
- (iv) A Substituted Power of Attorney dated 2nd November, 2010 granted by Vaishali Nagar CHS Ltd. and registered with the Sub-Registrar of Assurances at BDR-11 under serial No. 10105 of 2010.



BB. Pursuant to the said Agreement dated 2.11.2010 out of the total consideration amount of Rs.15,25,00,000/- (Rupees Fifteen Crores Twenty Five Lakhs Only) a sum of Rs.12,52,00,000/- (Rupees Twelve Crores Fifty Two Lakhs Only) is paid by the Arkade herein to the said Vaibhav

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Development Corporation and Vijay Krishnaji Sawant from time to time, and balance amount of Rs.2,73,00,000/- (Rupees Two Crores Seventy Three Lakhs only) is only due and payable, and out of the said amount a sum of Rs.2,00,00,000/- (Rupees Two Crores only) is to be utilized for the settlement of the claim of any third party rights title and claims and removing all the objections to the satisfaction of the Advocate for the Co-Promoters, and the balance amount thereafter is payable in the manner as set out in detail in the said Agreement.

CC. The said Agreements provide that the Arkade shall take further steps to amend the layout and by availing or utilizing and/ or consuming the internal FSI as may be available as well as outside TDR FSI and the FSI available by handing over the required Public Housing Flats to the Municipal Corporation of Greater Mumbai or its nominees, and to construct the buildings and/or sell the premises on ownership basis to the prospective Purchasers.

DD. Pursuant to the said Agreement further a letter of possession dated 2nd November, 2010, the said Vaibhav Development Corporation, Vijay Krishnaji Sawant and the said Society have put the Co-Promoters in possession of the said Property described Firstly in the Fourth Schedule hereunder written and M/s. Shaikh Constructions have also put the Co-Promoters in possession

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of the said property described Secondly in the Fourth Schedule hereunder

The status of the 8 existing Societies formed of the 8 buildings are already constructed on the said Property is as follows :

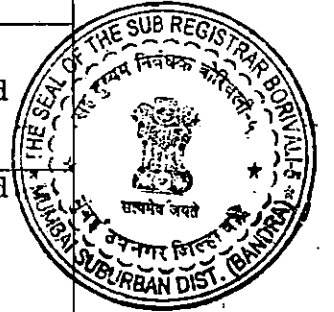
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Sr.No.	Name of the Society	No. of Flats and Shops	Whether O.C. granted or not
1.	Om Geetanjali Co-operative Housing Society Ltd.	B1 - 52 flats and 8 Shops	Granted
2.	Suryadaya Co-operative Housing Society Ltd.	B2 - 52 flats and 8 Shops	Granted
3.	Poojadharm Co-operative Housing Society Ltd.	B3 - 52 flats and 8 Shops	Not Granted
4.	Shree Vinayak Co-operative Housing Society Ltd.	C2 - 84 flats.	Granted
5.	Sai Sugandh Co-operative Housing Society Ltd.	C3 - 140 flats.	Granted
6.	Om Shivdham Co-operative Housing Society Ltd.	62 Flats and 9 shops.	Not Granted
7.	Shree Saidham Co-operative Housing Society Ltd.	112 flats	Granted
8.	Hill View Co-operative Housing Society Ltd.	70 Flats and 8 Shops.	Not Granted



FF. The Arkade have got the Layout plan amended and sanctioned from the MCGM and have submitted amended Plans to the MCGM for construction of the Buildings on the portion of the said Larger Property described in the

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Third & Fourth Schedules hereunder and which portion being Plinth area has been described in the Fifth Schedule hereunder for construction of building No.10 consisting of 4 wings "A", "B", "C" and "D" each having stilt plus 22nd upper floor consuming an FSI of 1,50,114 sq.ft. carpet area sanctioned by MCGM, and the MCGM granted Commencement Certificate ("CC") dated 07.11.2015 bearing Ref. No.CHE/7153/ BP(WS)/AR upto 1st Slab Level (i.e. top of the Stilt Slab Level Only) of Wing "A" "B" "C" and "D". The MCGM has vide their further endorsement dated 10.10.2016 granted further CC for 'A' and 'D' wings for 1st to 22nd upper floors & endorsement dated 30.12.2016 granted further CC for 'B' & 'C' wings for stilt plus 19th upper floors.

GG. The Plinth area on which the Building No. 10 is proposed to be constructed on the said Property is more particularly described in the Fifth Schedule hereunder written (hereinafter referred to as "the said Property").

HH. Details about IOD

II. 90 Residential Flats (excluding 2 Flats of Reserve Area), each measuring 270 sq.ft. carpet area to be constructed in wing No.10 are reserved for Public Housing Reservation as per the terms and conditions of the IOD and approved plans sanctioned by the MCGM.



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JJ.	By and under an Agreement dated 28.07.2016 made between the Co-
ESC	Promoters herein therein referred to as the Developers of the One Part, the
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Part, and registered with the office of the Sub-Registrar of Assurances at

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Borivali- 9 under serial No. 5356 of 2016, the Co-Promoters herein granted the rights of construction of the said Building No.10 with agreed FSI as per the approved Plan unto the Promoters herein, at or for the consideration and upon the terms and conditions therein contained. In view of the aforesaid, the Co-Promoters have become entitled to sell the premises earmarked in the aforesaid Agreement and realize the sale proceeds thereof on its own accord, and the Apartment/Flat herein forming a part of these presents has come to the share of the Co-Promoters herein.

KK. The Co-Promoters have accordingly proposed to construct on the said Property One number of multistoried buildings of having stilt and 22 upper floors and 4 wings.

LL. The Developers/Promoters have appointed Mr. H.A. Mehta, registered with the Counsel of Architects as Architect. The Developers/Promoters have also appointed Mr. C.B. Patel (Regn. No. STR/P/90) as R.C.C. Consultant for the preparation of structural designs and drawings and the Developers/Promoters have accepted and approved the supervision of the said Architect and Structural Engineer till the completion of the said Building No.10 unless otherwise agreed upon by the said Architect and/or the Structural Engineer for Sale building

MM. The Co-Promoters have disclosed all necessary particulars as to its title and rights in the said property including encumbrances if any in the said Property. Particulars as to the development of the project including building and apartments alongwith specification and internal development work, external development work, the date and manner in which the payment



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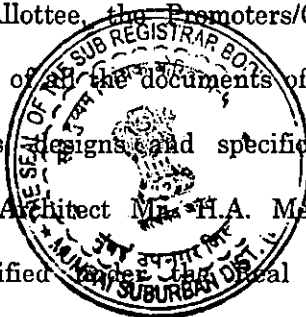
towards the cost of the apartment, plot, building are to be made and date on which the possession of the apartment will be given are specified, while registering the said project with the Regulatory Authority appointed under the Real Estate Development Act, 2016 are available on website of the Regulatory Authority;

NN. The Promoters have registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai under Reference No. P51800003842 authenticated copy of Registration is attached.

OO. By virtue of the Development Agreement dated 28th July, 2016 the Co-Promoters have sole and exclusive right to sell the Apartments of their entitlement in the said building/s to be constructed by the Promoters on the said property and to enter into Agreement/s with the Allottee/s of such Apartments to receive the sale consideration in respect thereof;

(a) M/s. Pravin Mehta and Mithi Co., Advocates & Solicitors, has issued a Title Certificate dated 23.05.2016. The authenticated copies of the said Title Report, authenticated copies of Property Register Card or extract showing the nature of the title of the Promoters to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexures 'A' respectively;

PP. On demand from the Allottee, the Promoters/Co-Promoters have given inspection to the Allottee of all the documents of title relating to the said Property and the plans, designs and specifications prepared by the Promoters/Co-Promoters Architect Mr. H.A. Mehta, and of such other documents as are specified



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necessary in the building and layout plan, pursuant to such TDR and FSI and D.C. Regulations:

SS. The concerned local authority and/or Government has while sanctioning the said plans laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters/Co-Promoters while development of the said Property i.e. project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

TT. The Allottee after perusing and verifying the facts and particulars on the website of the Regulatory Authority in respect of the project has approached the Co-Promoter for allotment to them Flat No.: 2001 of wing "D" on 20th floor, admeasuring 290 Sq. ft. (hereinafter referred to as "the said Flat") Carpet Area of the proposed building known as "Rudraksha" (hereinafter referred to as "the said Building"). The said Flat referred to as "the said Premises", more particularly described in the Sixth Schedule hereunder written and shown on the architectural plans marked with --- colour hatched lines annexed hereto as Annexure "---".

UU. The term "Carpet Area" as defined under the said Act shall mean the net usable floor area of an Apartment, excluding the area covered by the

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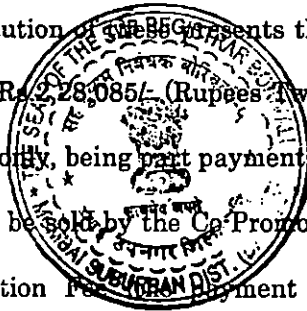
VV. The authenticated copies of the floor plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure “_”.

WW. The Co-Promoters have got some of the approvals from the Chief Fire Officer/The Aviation Department,/ MHADA/ The Collector/ Municipal Corporation of Greater Mumbai (for short MCGM) concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time. Promoter will obtain Building Completion Certificate or Occupancy Certificate of the said Building;

XX. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

YY. The Promoters and the Co-Promoters have registered the Project under the provisions of the said Act i.e. Real Estate (Regulation & Redevelopment) Act, 2016 (with the Real Estate Regulatory Authority at Mumbai no. P51800003842.

ZZ. (a) Prior to the execution of the Agreement, the Allottee has paid to the Co-Promoters a sum of Rs. 2,28,085/- (Rupees Two Lac Twenty Eight Thousand & Eighty Five only) only, being part payment of the sale consideration of the Apartment agreed to be sold by the Co-Promoters to the Allottee as advance payment or Application for the said Apartment and receipt whereof the Co-



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Promoters both hereby admit and acknowledge) and the Allottee has agreed to pay to the Co-Promoters the balance of the sale consideration in the manner hereinafter appearing;

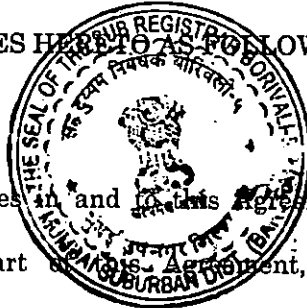
- (b) Under Section 13 of the said Act the Co-Promoters are required to execute a written Agreement for Sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908 and the Allottee has entered into this Agreement after having read the contents hereof and appraising himself about the same having understood the provisions hereof;

AAA. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Co-Promoters hereby agree to sell and the Allottee hereby agrees to purchase the said Apartment/Premises at or for an agreed lumpsum aggregate consideration (inclusive of Service Tax and VAT or GST, as may be applicable) of Rs.45,61,700/- (Rupees Forty Five Lac Sixty One Thousand Seven Hundred only) (hereinafter referred to as "the Sale Consideration") and the Allottee has agreed to pay to the Co-Promoter the Sale Consideration in the manner hereinafter appearing;

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

1. PRELIMINARY INTRODUCTION

The recitals, schedules and annexures in and to this Agreement for Sale ("Agreement") form an integral part of this Agreement, and in the interpretation of this Agreement and in all matters relating to the



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transaction herein, this Agreement shall be read and construed in its entirety.

2. PLANS:

The Promoters shall complete construction of the building to be known as Rudraksha' consisting of STILT and 22 upper floors and 4 wings (hereinafter referred to as "the Project") on the said Property described in the Fifth Schedule hereunder written in accordance with the plans, designs, specifications approved by the MCGM and which have been inspected and approved by the Allottee with such variations, modifications and alterations as the Promoters/Co-Promoters may have considered subject to the certain changes required to be made for reasons beyond the control of the Promoters/Co-Promoters or which the Architect/ Engineer may have considered necessary or expedient and/or as shall be required by the concerned local authorities or the Government to be made in them or any of them, from time to time. Provided that the Promoters/Co-Promoters shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the said Premises of the Allottee except any alteration or addition required by any Government authorities or due to change in law.



3. THE PREMISES/ SALE:

3.1 The Allottee hereby agrees to purchase from the Co-Promoters and the Co-Promoters hereby agree to sell and allot to the Allottee, Flat No.: 2001 of wing "D" on 20th floor, admeasuring 290 Sq. ft. Carpet Area, as shown in the floor plan thereof hereto annexed and marked as Annexure "C" (hereinafter referred

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to as "the said Flat/Apartment") of the proposed building known as "Rudraksha" (hereinafter referred to as "the said Building"), The said Flat/Apartment referred to as "the said Premises", more particularly described in the Sixth Schedule hereunder written, and shown on the architectural plans marked with _ colour hatched lines annexed hereto as Annexure " _ - " (hereinafter referred to as "the Premises") for the lumpsum consideration (inclusive of Service Tax and VAT or GST, as may be applicable) of Rs.45,61,700/- (Rupees Forty Five Lac Sixty One Thousand Seven Hundred only)(hereinafter referred to as "the Total Sale Consideration") (subject to tax deducted at source if applicable) which includes the proportionate price of the common areas and facilities appurtenant to the said Premises, the nature, extent and description of common areas and facilities which are more particularly described in the Amenities Schedule hereunder written.

3.2 The Total Sale Consideration is the aggregate consideration for the said Flat/Apartment, which is individually bifurcated as under:-

3.2.1 Rs.40,72,946/- for and towards *the said Flat/Apartment*

3.2.2 Rs.4,88,754/- for and towards GST



4. PAYMENT SCHEDULE

4.1 The Allottee has paid to the Co-Promoters the sum of Rs.4,56,170/- (Rupees Four Lac Fifty Six Thousand One Hundred & Seventy Only) being the earnest money on or before the execution of this Agreement (the payment and the receipt whereof the Co-acquits, releases and discharges the Allottee from the

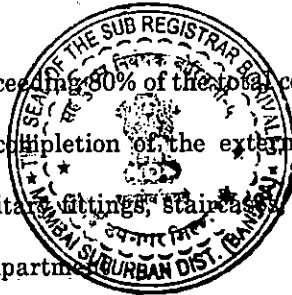
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of Rs. 41,05,530/- (Rupees Forty One Lac Five Thousand Five Hundred & Thirty Only) along with the applicable taxes and levies in the following manner :-

- a) Amount of Rs.4,56,170/- (not exceeding 20% of the total consideration) to be paid to the Co-Promoters after the execution of Agreement;
- b) Amount of Rs. 4,56,170/- (not exceeding 30% of the total consideration) to be paid to the Co-Promoters on completion of the Plinth of the building or wing in which the said Apartment is located.
- c) Rs.11,40,425/- (not exceeding 55% of the total consideration) on casting of the 12th slab of the building.
- d) Rs. 2,28,085/- (not exceeding 60% of the total consideration) on casting of the 16th slab of the building
- e) Rs. 2,28,085/- (not exceeding 65% of the total consideration) on casting of the 20th slab of the building
- f) Rs. 2,28,085/- (not exceeding 70% of the total consideration) on casting of the 23rd slab of the building
- g) Amount of Rs. 2,28,085/- (not exceeding 75% of the total consideration) to be paid to the Co-Promoters on completion of the walls, internal plaster of the said Apartment.
- h) Amount of Rs. 2,28,085/- (not exceeding 80% of the total consideration) to be paid to the Co-Promoters on completion of the external plumbing and external plaster, elevation, Sanitary fittings, staircase, lift wells, lobbies upto the floor level of the said Apartment.
- i) Amount of Rs. 2,28,085/- (not exceeding 85% of the total consideration) to be paid to the Co-Promoters on completion of the floorings doors and



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windows, terraces with waterproofing, of the building or wing in which the said Apartment is located.

- j) Amount of Rs. 2,28,085/- (not exceeding 90% of the total consideration) to be paid to the Co-Promoters on completion of the lifts, water pumps, electrical fittings of the building or wing in which the said Apartment is located.
- k) Amount of Rs. 2,28,085/- (not exceeding 95% of the total consideration) to be paid to the Co-Promoters on completion of the electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- l) Balance Amount of Rs. 2,28,085/- against and at the time of handing over of the possession of the Apartment to the Allottee/s on or after receipt of occupancy certificate or completion certificate.

Total Sale Consideration Rs.45,61,700 /-

4.2 The aforesaid payments shall be made by the Allottee within 15 (fifteen) days of Notice in writing by the Co-Promoters to be given as hereinafter mentioned. *Time for the payment is the essence of this Agreement.*

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4.3 Time is essence for the Promoters as well as the Allottee/s. The Promoters shall		
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by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee/s and the common areas to the association of the Allottee/s after receiving the occupancy certificate or the completion certificate or

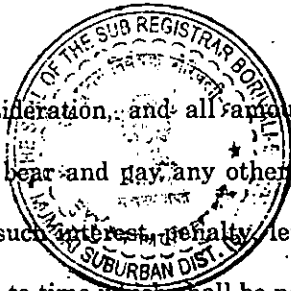
both, as the case may be. Similarly, the Allottee/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided herein below. ("Payment Plan").

4.4 The Amount payable as per the terms of this Agreement for the items, such as plinth, casting of slabs, construction of brick walls, etc. already completed prior to the date of execution of this Agreement, shall be deemed to be due from the Allottee/s on the date of this Agreement in addition to the earnest money.

4.5 The Installments of the balance Sale Consideration payable by the Allottee to the Co-Promoters as stated above shall be paid in the following manner:-

4.5.1 Installment shall be made by cheque/demand draft drawn /pay order/wire transfer/any other instrument drawn in favour of "ARKADE ASSOCIATES" Account No. 319701010036226 in the account opened and maintained by the Developer with Union Bank Of India, Vile Parle- E Branch. The Developer shall withdraw amounts from the Designated Account in accordance with the provision of Applicable Laws.

4.6 In addition to the Sale Consideration, and all amounts payable under this Agreement, the Allottee shall bear and pay any other new taxes or any taxes under any nomenclature any such interest, penalty, levies and cesses and also all increases therein from time to time which shall be paid by the Allottee to the Co-Promoters along with and in addition to each installment or as may be demanded by the Co-Promoters. It is further clarified that the sale



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Consideration under these presents is inclusive of Service Tax and VAT or GST, as may be applicable.

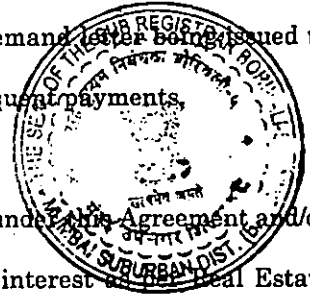
4.7 The Allottee agrees to deduct TDS at applicable rate of the consideration as per the Income Tax Act, 1961 and pay the same into the requisite Government Income Tax account and further the Allottee agrees and undertakes to furnish to the Developer a TDS Certificate in this regard within 30 days from the date of deduction of TDS. In the event the Allottee fails to deduct TDS or deposit the same in the requisite Government Income Tax account, the Allottee shall be solely liable and responsible in respect thereof, with no liability to the Co-Promoters.

4.8 It is further agreed and understood that the Total Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Co-Promoters undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Co-Promoters shall enclose such notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter issued to the Allottee, which shall only be applicable on subsequent payments.

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4.9 Without prejudice to the Co-Promoters other rights under this Agreement and/or in law, the Allottee shall pay to the Co-Promoters interest on Real Estate

Regulatory Authority act per annum on all amounts which are due and/or



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payable by the Allottee to the Co-Promoters under the terms of this Agreement from the date the said amount is payable by the Allottee to the Co-Promoters until the date such outstanding amount is received by the Co-Promoters.

4.10 The Allottee agrees and confirms that in the event of delay/default in making payment of the service tax /GST or any such tax demanded, then without prejudice to any other rights or remedies available with the Co-Promoters under this Agreement, the Co-Promoters shall be entitled to adjust the unpaid service tax/GST or any such tax along with interest payable thereon from the due date till the date of adjustment against any subsequent amounts received from the Allottee.

5. (i) The Co-Promoters hereby declare that the Floor Space Index available as on date in respect of the said Property/Project Land is 32190.50 square meters only and the Co-Promoters have planned to utilize Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Co-Promoters have disclosed the estimated Floor Space Index of 16325.46 Square meter as proposed to be utilized by them on the Project Land in the said Project and Allottee has agreed to purchase the Apartment based on the proposed construction and sale of apartments carried out by the Promoters/ Co-Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Co-Promoters only.

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(ii) In the event of there being any increase in the potential of the land under construction by the Co-Promoters due to any notification/circular or the MCGM/concerned authority and/or the implementation of the Development Control Regulations, 2034, the increase in the potential shall solely belong to the Co-Promoters alone and the Allottee shall in no event claim any right thereon or objection in that regard, as far as the Promoters/Co-Promoters comply with the provisions of the Act and take the consent of the Allottees in the Project. The Allottee undertakes and assures to give such declaration/consent/no-objection/ or any writing, as may be required, in favour of the Promoters /Co-Promoters for the aforementioned purpose.

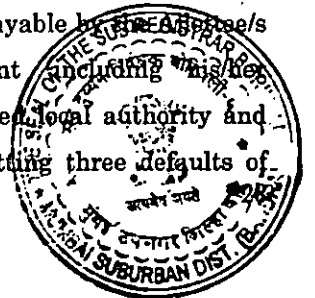
6. PROVISION OF DEFAULT IN PAYMENT OF CONSIDERATION:

6.1 If the Promoters fail to abide by the time schedule for completing the project and handing over the [Apartment] to the Allottee/s, the Promoters/Co-Promoters agree to pay to the Allottee/s, who does not intend to withdraw from the project, interest as per Real Estate Regulatory Authority act.p.a. as specified in the Rule, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. The Allottee/s agrees to pay to the Co-Promoters, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee/s to the Co-Promoters under the terms of this Agreement from the date the said

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amount is payable by the Allottee/s (s) to the Co-Promoters.

Without prejudice to the right of Co-Promoters to charge interest in terms of sub clause 6.1 above, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Co-Promoters under this Agreement including his/her proportionate-share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing three defaults of



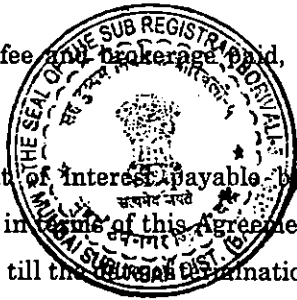
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payment of instalments, the Co-Promoters shall at his own option, may terminate this Agreement:

Provided that, Co-Promoters shall give notice of fifteen days in writing to the Allottee/s, by Registered Post AD at the address provided by the Allottee/s and mail at the e-mail address provided by the Allottee/s, of his/her/their/its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fail/s to rectify the breach or breaches mentioned by the Co-Promoters within the period of notice then at the end of such notice period, Co-Promoters shall be entitled to terminate this Agreement.

6.3 Upon termination of this Agreement in terms hereof, the Co-Promoters shall be at liberty to dispose of and sell the said Flat/Apartment to such person and at such price as the Co-Promoters may in its absolute discretion think fit. As a consequence of the termination of this Agreement, the Co-Promoters shall refund to the Allottee/s only the amount paid by the Allottee/s (and not anything more than that) within a period of sixty days of termination subject to the following deductions towards adjustment and recovery of agreed liquidated damages:

- (a) 10% of the Purchase Price (which is to stand forfeited to the Co-Promoters upon termination of this Agreement);
- (b) the taxes and outgoings, if any, due and payable by the Allottee/s in respect of the said Flat upto the date of termination of this Agreement;
- (c) processing fee and brokerage paid, if any etc. in respect of the said Flat;
- (d) the amount of interest payable by the Allottee/s to the Co-Promoters in respect of this Agreement from the dates of default in payment till the date of termination as aforesaid;



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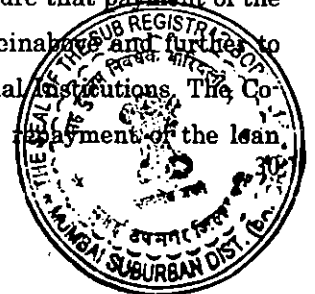
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- (e) in the event of the resale price of the said Flat to a prospective Allottee being less than the Purchase Price mentioned herein, the amount of such difference; and
- (f) the costs incurred by the Promoters in finding a new buyer for the said Flat.
- (g) Pre-EMI Interest, if any, paid by the Co-Promoters to Banks/Financial Institution on behalf of Allottee/s under particular Scheme.
- (h) The Co-Promoters shall not be liable to pay to the Allottee/s any interest on the amount so refunded.

6.4 Any payment/s made by the Allottee/s to the Co-Promoters shall be first appropriated towards interest and the balance, if any, towards the principal sums of the instalments of the said Purchase Price and/or any other outstanding dues. The balance amount(s) due and payable by the Allottee/s under this Agreement, whether as instalments of Purchase Price or otherwise, shall continue to attract interest as agreed above

1. It is hereby further expressly agreed that notwithstanding the Allottee/s approaches / has approached any Banks / Financial Institutions for availing of a loan in order to enable the Allottee/s to make payment of part/balance purchase price in respect of the said Unit / premises to the Co-Promoters and mortgaged/mortgage the said unit with such Banks/Financial Institutions, subject to the provisions of this Agreement and without diminishing or affecting the rights of the Co-Promoters under this Agreement (which is to be subject to issuance by the Co-Promoters of a No-objection letter in favour of

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एवम्	be at the entire responsibility of the Allottee/s to ensure that payment of the part/balance purchase price are made as stated hereinabove and further to
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amount or any part thereof to such Banks/Financial Institutions. The Allottee/s hereby further expressly agree/s that the Allottee/s shall not sell, transfer, let-out or deal with the said Unit in any manner whatsoever without obtaining prior written permission from the Co-Promoters as per the provisions contained herein and from such banks/financial institutions (during the pendency of the loan) and the Co-Promoters shall not be liable or responsible for any of the acts of omission or commission which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Allottee/s to inform the said organization about the lien of such Banks/Financial Institutions and the Co-Promoters shall not be liable or responsible for the same in any manner whatsoever. The Allottee/s shall indemnify and keep indemnified the Co-Promoters/Promoters and their respective heirs, executors, administrators and assigns from and against all claims, costs, charges, expenses, damages, losses which the Co-Promoters/Promoters and their respective heirs, executors, administrators and assigns may suffer or incur by reason of any action that such Banks/Financial Institutions may initiate for the recovery of the loan amount or any part thereof or on account of any breach by the Allottee/s of the terms and conditions governing the said loan in respect of the said Unit and the Allottee/s hereby agree/s and undertake/s that the Co-Promoters shall have a first lien/charge on the said unit towards all the claims, costs, charges or expenses/losses of the Co-Promoters and the Allottee/s further undertake/s to reimburse to the Co-Promoters all and any of the aforesaid amounts with interest thereon forthwith on demand by the Co-Promoters without any delay, default or demur.

6.5 All the rights and / or remedies of the Co-Promoters including the aforesaid rights and remedies of the Co-Promoters are cumulative and without prejudice to one another.



It is agreed and understood by the Allottees that the allotment of the benefit of the use of Car-parking Space is and shall always be attached to the allotment herein of the Flat and that such allotment shall not be dealt with, alienated,

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assigned or transferred independently, and without the Flat, and in strict accordance with the applicable terms, conditions and provisions of this Agreement; The Allottee/s agree/s and confirm/s that the allotment of the benefit of the use of the Car-parking Space is co-terminus with the agreement herein to allot the Flat, and not independent thereof, and accordingly in the event of this Agreement is cancelled, terminated, or comes to an end for any reason whatsoever, the allotment of the Car-parking Space shall mutatis mutandis stand cancelled and terminated;

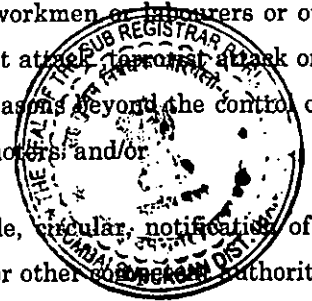
7. POSSESSION AND FORCE MAJEURE :

7.1 Unless prevented by force majeure event/s, the Promoters will hand over possession of the said Flat to the Allottee/s on or before 31st July 2020 (excluding a grace period of 6 months) or such further period as may be agreed between the parties; subject to the Allottee/s making timely payments of the instalments towards the Purchase Price for the ultimate sale of the said Flat as mentioned hereinabove and the Allottee/s duly observing all the terms and conditions, contained herein. Provided that the Promoters/Co-Promoters shall be entitled to reasonable extension of time for giving delivery of said Apartment on the aforesaid date, if the completion of Building in which the said Flat are situated is delayed on account of:-

1. non-availability of steel, cement, other Building material or labour at market competitive prices; and/or
2. non-availability / shortage of water or electric supply; and/or
3. war, civil commotion, strikes of workmen or labourers or other persons, transport strike, terrorist attack, terrorist attack or an act of God, irresistible force or reasons beyond the control of or unforeseen by Co-Promoters/Promoters; and/or

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any legislation, notice, order, rule, circular, notification of the Government and/or other public or other competent authority or court or injunction or stay or prohibitory orders or directions passed by any court, tribunal, body or authority; and/or



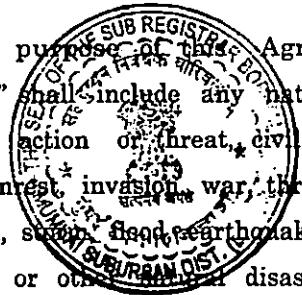
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5. delay in issuing any permission, approval, NOC, sanction and/or Building occupation certificate and/or completion certificate by the concerned authorities; and/or
6. delay in securing necessary permissions or completion / occupancy certificate from the competent authorities or water, electricity, drainage and sewerage connections from the appropriate authorities, for reasons beyond the control of the Co-Promoters/ Promoters; and/or
7. force majeure or any other reason (not limited to the reasons mentioned above) beyond the control of or unforeseen by the Co-Promoters/Promoters, which may prevent, restrict, interrupt or interfere with or delay the construction of the Building including the said Flat; and/or
8. other force majeure and vis major circumstances or conditions including but not limited to the inability to procure or general shortage of energy, labour, equipment, facilities, materials or supplies, failure of transportation, strikes, lock outs, action of labour unions or other causes beyond the control of or unforeseen by the Co-Promoters/Promoters or their agents; and/or
9. any other forces or reasons beyond the control of the Co-Promoters/Promoters.

7.2 For the purpose of this Agreement this expression "force majeure" shall include any natural calamity, landslide, strikes, terrorist action or threat, civil commotion, riot, crowd disorder, labour unrest, invasion, war, threat of or preparation of war, fire, explosion, storm, flood, earthquake, subsidence, structural damage, epidemic or other disaster, calamity or changes in law, regulations, rules or orders issued by any Court or Government



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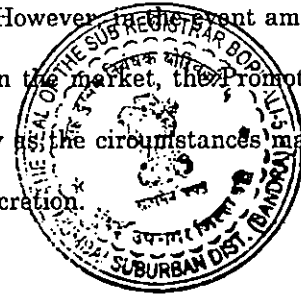
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authorities or any acts, events, restrictions beyond the reasonable control of the Promoters/ Co-Promoters.

8. DETAILS OF FIXTURE / FITTINGS

8.1 The fixtures, fittings and amenities to be provided by the Promoters in the said Building and in the said Flat/Premises are those that are set out in Annexure "D" annexed hereto.

8.2 The Promoters shall endeavour to provide the amenities of the same specifications as stated in the Annexure. However, if the amenities of the said specifications are not available in the market, the Promoters shall provide amenities of similar brand/quality as the circumstances may permit or their near substitutes at Promoters' discretion.



9. REPRESENTATIONS OF THE PROMOTERS/ CO-PROMOTERS

The Promoters/ Co-Promoters hereby represent and warrant to the Allottee as follows:

9.1 The Co-Promoters has clear and marketable title with respect to the project land as declared in the title report annexed to this Agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

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The Promoters/ Co-Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

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9.3 There are no encumbrances upon the project land or the Project except those disclosed in the title report;

9.4 There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

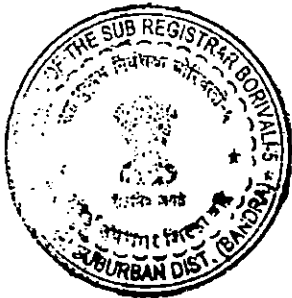
9.5 All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoters/ Co-Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

9.6 The Designated Account shall be used for the purpose the same is opened and withdrawals therefrom shall be in the manner as provided under the Act.

9.7 The Co-Promoters have the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

9.8 The Registration of the Project is valid and subsisting.

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9.9 The Promoters/ Co-Promoters have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will adversely affect the rights of Allottee under this Agreement;

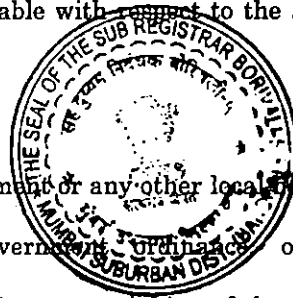
9.10 The Co-Promoters confirm that the Promoters/ Co-Promoters are not restricted in any manner whatsoever from selling the said Flat/Premises to the Allottee in the manner contemplated in this Agreement;

9.11 At the time of execution of the conveyance deed of the structure to the Association of Allottee/s the Promoters/ Co-Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottee/s;

9.12 The Promoters/ Co-Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

9.13 No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Co-Promoters in respect of the project land and/or the Project except those disclosed in the title report.

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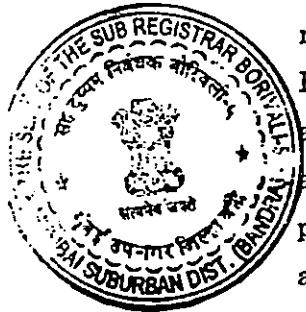
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10. POSSESSION

10.1 The Promoters/ Co-Promoters, upon obtaining the occupancy certificate from the MCGM and the payment made by the Allottee/s as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allottee/s in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Co-Promoters shall give possession of the [Apartment] to the Allottee/s. The Promoters/Co-Promoters agree and undertake to indemnify the Allottee/s in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoters/Co-Promoters. The Allottee/s agree(s) to pay the maintenance charges as determined by the Promoters/Co-Promoters or association of Allottee/s, as the case may be. The Promoters/Co-Promoters on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate of the Project.

10.2 The Allottee/s shall take possession of the Apartment within 15 days of the written notice from the Promoters/Co-Promoters to the Allottee/s intimating that the said Apartments are ready for use and occupancy: The Allottee/s further agree/s that till the Allottee/s/ share is so determined the Allottee/s shall pay to the Co-Promoters provisional monthly contributions of Rs.1755/-(Rupees One Thousand Seven Hundred Fifty Five Only) per month towards the outgoings. The amounts so paid by the Allottee/s to the Co-Promoters shall not carry any interest, and remain with the Co-Promoters. Subject to the provisions of section 6 of the said Act, on such Conveyance, the aforesaid deposits (less deductions provided for this agreement) shall be paid over by the Promoters/Co-Promoters to the society. The Allottee/s undertake/s to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of



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each and every month in advance and shall not withhold the same for any reason whatsoever.

10.3 The Allottee/s shall check up all the fixtures and fittings in the said Flat/Apartment before taking possession of the same. At the time of taking possession of the said Premises, the Allottee/s shall bring to the attention of the Promoters/Co-Promoters any defects in completion of the said Flat, in absence whereof, the Promoters/Co-Promoters shall be deemed to have presumed that the Allottee(s) is fully satisfied with the completion of the said Flat/Apartment in all respect as being in accordance with the terms, conditions and stipulations of this Agreement for Sale and acknowledged the same in writing to the Promoters/Co-Promoters. Thereafter, the Allottee/s shall have no claim against the Promoters/Co-Promoters in respect of any item of work in the said Flat or in the said Wing or the said Building or on the said Property which may be alleged not have been carried out and/or completed and/or being not in accordance with the plans, specification and/or this Agreement and/or otherwise howsoever in relation thereto.

10.4 It is also understood and agreed by and between the parties hereto



that the terrace space in front of or adjacent to the terrace Unit/s in the said building, if any, on it being allotted by Promoters/Co-Promoters shall belong exclusively to the respective Unit Allottee/s of the terrace and such terrace spaces are intended for the exclusive use of the respective terrace Allottee/s.

11. FAILURE OF ALLOTTEE/S TO TAKE POSSESSION OF [APARTMENT]:

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Upon receiving a written intimation from the Promoters/Co-Promoters as per clause the Allottee/s shall take possession of the [Apartment/Plot] from the Promoters/Co-Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters/Co-Promoters shall

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give possession of the [Apartment/Plot] to the Allottee/s. In case the Allottee/s fail/s to take possession within 7 days such Allottee/s shall continue to be liable to pay maintenance charges as applicable.

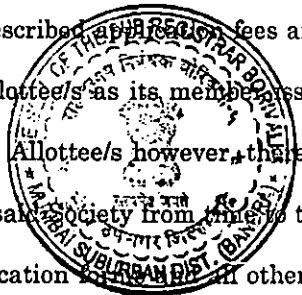
11.2 If within a period of five years from the date of handing over the Apartment to the Allottee/s, the Allottee/s brings to the notice of the Promoters/Co-Promoters any structural defect in the Apartment or the building in which the Apartment is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at his own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under the Act.

12. USER OF FLATS:

The Allottee/s shall use the Apartment or any part thereof or permit the same to be used only for purpose off or which the Plans are sanctioned.

13. FORMATION OF SOCIETY/ASSOCIATION:

13.1 Upon payment of the total consideration amount and all the amounts payable under this Agreement and after the Allottee/s has/have been put into vacant and peaceful possession of the said Property, the Promoters/Co-Promoters shall cause the said Society or the Organisation of all the Flat-Allottees to admit the Allottee/s as its Member upon application to be made by the Allottee/s and upon payment of the prescribed fees and admission fees, the said Society shall admit the Allottee/s as its member, issuing 5 fully paid up shares of the said Society. The Allottee/s however, thereafter shall abide by the rules and regulations of the said Society from time to time. The Allottee/s agree/s to sign all necessary application and other papers and undertaking required to be submitted to the said Society for being admitted as its Member.



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13.2 The Allottee along with other allottee/s of Flats/Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Co-Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters/Co-Promoters within seven days of the same being forwarded by the Promoters/Co-Promoters to the Allottee, so as to enable the Promoters/Co-Promoters to register the common organisation of Allottees. No objection shall be taken by the Allottee, if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.



13.3 Till the entire Project as set out herein is completed by the Promoters/Co-Promoters and the amount/s payable by the Promoters/Co-Promoters from all Allottees of Apartments are received, the Promoters/Co-Promoters shall not be bound and/or be called upon or required by the Allottees to form any Co-operative Society, Limited Company or Condominium of Apartments, Company

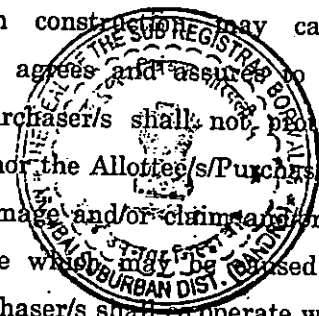
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as the case maybe ("Association") unless otherwise specified under the Act, and the Allottee agrees and irrevocably consent not to raise any demand or dispute or objection in that behalf. The Association shall be formed by the Promoters/Co-Promoters of the entire building as setout herein is completed and Occupation Certificate is issued.

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13.4 Subject to the provisions of this Agreement, the Co-Promoters shall be entitled to sell, assign, transfer or otherwise deal with their rights and interest in the said property or in building/s to be constructed thereon. Provided that in such event, the Allottee/s/Purchaser/s herein and/or Assign/s of the Co-Promoters, shall continue to be bound in all respects by the terms and conditions set out in this Agreement.

13.5 The Promoters/ Co-Promoters may complete the said building/s or any part thereof or floor and obtain part occupation certificate thereof and give possession of the Apartments therein to all the members/ acquirers /occupants of such Apartment and the Allottee/s/Purchaser/s herein shall have no right to object to the same and will not object to the same and the Allottee/s/Purchaser/s hereby give/s his specific consent to the same. If the Allottee/s/ Purchaser/s take/s possession of the said Apartment in such part completed and/or floor or otherwise the Co-Promoters and/or its Agents or Contractors shall be entitled to carry on the remaining work including further and additional construction work in the said property including the building in which the said Apartment is situated. The Allottee/s/Purchaser/s hereby grant/s full rights to the Promoters/ Co-Promoters to construct additional floors or structures in the manner the Promoters/ Co-Promoters deem fit including by availing full benefits of the FSI presently available or shall be made available in future in and over the said property in the manner the Promoters / Co-Promoters deem fit. The Allottee/s/Purchaser/s is/are aware that such construction may cause inconvenience to the Allottee/s/Purchaser/s, and agrees and assures to the Promoters/ Co-Promoters that the Allottee/s/Purchaser/s shall not, protest, object to or obstruct the execution of such work nor the Allottee/s/Purchaser/s shall be entitled to any compensation and/or damage and/or claims and/or to complain for any inconvenience and/or nuisance which may be caused to him/her or any other person/s. The Allottee/s/Purchaser/s shall co-operate with the Promoters /Co-Promoters in further construction at the said property.



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13.6 In the event of the society being formed and registered before the sale and/or disposal by the Promoters/Co-Promoters of all the Apartments, stilts and other spaces, gardens, terraces, compounds and car parking space in the said building and in the compound, the power and authority of the society so formed or of the Apartment holders and the Allottee/s/Purchaser/s and other spaces and car parking spaces, shall be subject to the overall authority and control of the Co-Promoters in respect of any of the matters concerning the said building the construction and completion thereof and all amenities pertaining to the same and in particular the Promoters/ Co-Promoters shall have absolute authority and control as regards the unsold/ unassigned Apartment, stilt, compounds, other spaces, hoardings and car parking spaces and the disposal thereof. The Promoters/ Co-Promoters shall be liable to pay only the Municipal taxes, at actual (after deducting the vacancy allowances, etc, in respect of the unsold Apartments, hoarding spaces and/or unallotted/ unassigned car parking spaces. In case the Deed of conveyance is executed in favour of the co-operative society before the disposal of all the Apartments by the Promoters/ Co-Promoters, then and in such an event, the Promoters/ Co-Promoters shall join in as the members in respect of such unsold Apartment and as and when such Apartments are sold to the persons of the choice and at the discretion of the Promoters/ Co-Promoters, the co-operative society shall admit as members the Allottee/s/Purchaser/s of such Apartment without charging any premium or any other extra payment and they shall have same rights, benefits and subject to the same obligations, as those of the other Allottee/s/Purchaser/s without any reservation or conditions or any other payments save and except normal Entrance Fee, Share Money and other Moneys Paid by all the Allottee/s/Purchaser/s, at the time of formation.

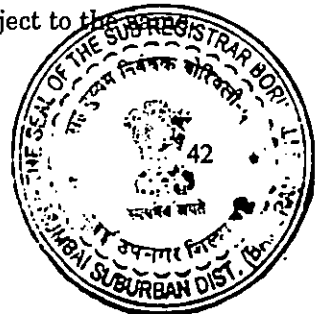
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13.7 It is hereby clarified that the Promoters/Co-Promoters at its discretion may form a separate society of Allottees of the subsequent phase or shall be entitled to induct the Allottees of the subsequent phase as the members of the same society and the Allottees hereby agree and undertake not to object to the

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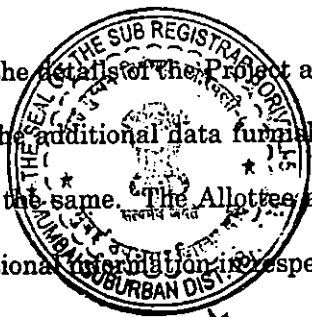
14. TRANSFER OF TITLE:

14.1 The Promoters/Co-Promoters shall, of receipt of Occupation Certificate and registration of the Societies or Limited Company, as aforesaid, cause to be transferred to the Society or Limited Company right, title and the interest of the building that are constructed on the said Property (from the owners of the said Property). It is further clarified that the transfer of title shall be effected by the Co-Promoters in favour of a separate or the same society that shall be formed by the Co-Promoters in respect of the subsequent buildings that are constructed in the subsequent phase. The Co-Promoters shall, from completion of all the phases cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/ Co-Promoters and/or the Owners in the project land on which the building with multiple wings or buildings are constructed.

15. UNDERTAKINGS AND ASSURANCES OF THE ALLOTTEE:

The Allottee/s or himself/themselves with intention to bring all persons into whatsoever hands the said Premises/Flat/Apartment may come, hereby undertakes, assures and covenants with the Promoters/Co-Promoters as follows :-

- i. The Allottee has perused the details of the Project available on the website of the Authority as well as the additional data furnished by the Developer and Allottee has fully verified the same. The Allottee agrees and confirm not to make demand of any additional information in respect thereof.



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ii. To maintain the said Flat/Premises at the Allottee's own cost in good and tenantable repair and condition from the date of possession of the Flat/Premises is taken and shall not do or suffer to be done anything in or to the building in which the Flat/Premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat/Premises is situated and the Flat/Premises itself or any part thereof without the consent of the local authorities, if required.

iii. Not to store in the Flat/Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat/Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat/Premises is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Flat/Premises is situated or the Flat/Premises on account of negligence or default of the Allottee in this

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behalf, the Allottee shall be liable for the consequences of the breach.

iv. To carry out at his own cost all internal repairs to the said Flat/Premises and maintain the Flat/Premises in the same condition, state and order in which it was delivered by the Promoters/Co-Promoters to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat/Premises is situated or the Flat/Premises which may be contrary to the rules and regulations and bye-laws of the concerned local

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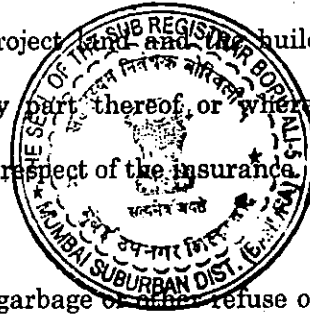
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authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

v. Not to demolish or cause to be demolished the Flat/Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat/Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/Premises is situated and shall keep the portion, sewers, drains and pipes in the Flat/Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat/Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat/Premises without the prior written permission of the Co-Promoters and/or the Society or the Limited Company.

vi. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and building in which the Flat/Premises is situated or any part thereof, or whereby any increased premium shall become payable in respect of the insurance.

vii. Not to throw dirt, rubbish, rags, garbage or refuse or permit the same to be thrown from the said Flat/Premises in the compound or any portion of the project land and the building in which the Flat/Premises is situated.

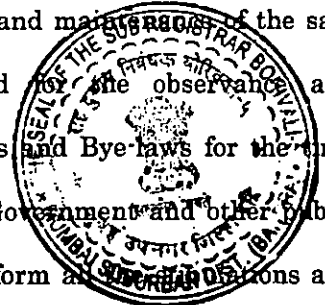


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- viii. Pay to the Co-Promoters within fifteen days of demand by the Co-Promoters, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat/Premises is situated.
- ix. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat/Premises by the Allottee for any purposes other than for purpose for which it is sold.
- x. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat/Premises until all the dues payable by the Allottee to the Co-Promoters under this Agreement are fully paid up.
- xi. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat/Premises therein and for the observance 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. The Allottee shall also observe and perform all the conditions and

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conditions laid down by the Society/Limited Company/Apex Body/Federation

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regarding the occupancy and use of the Flat/Premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xii. Till a conveyance of the structure of the building in which Flat/Premises is situated or till a conveyance of the project land/said Property is executed in favour of Society/Limited Society, the Allottee shall permit the Promoters/Co-Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xiii. Not to enclose the passages, if any, forming part of the Flat/Premises without the previous written permission of the Co-Promoters and / or the Association and of the Municipal and other concerned authorities;

xiv. Not to affix air conditioner/s of any other place other than those earmarked for fixing such Flat/Premises as not to affect the structure, facade and / or elevation of the Building in any manner whatsoever;

xv. Not to shift or alter the position of ~~either~~ the gas pipes, the piped gas system or the toilets which would affect the drainage system of the Flat/Premises/Building in any manner whatsoever;

xvi. Not to hang clothes on the windows, throw, dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the



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Flat/Premises in the compound or any portion of the project land and the building.

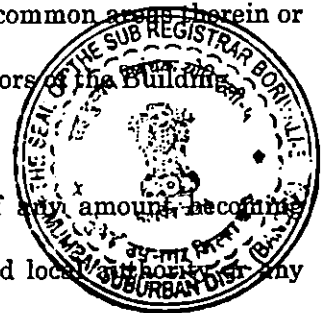
xvii. Irrespective of a dispute, if any, arising between the Promoters/ Co-Promoters and the Allottees and /or the Association all amounts, contribution and deposits including amounts payable by the Allottees to the Co-Promoters under this Agreement shall always be paid punctually to the Co-Promoters and shall not be withheld by the Allottees for any reasons whatsoever;

xviii. The open spaces, common entrances, common passages, ducts, refuge areas, lobbies, staircases, lifts in the Building shall be used in a reasonable manner for the purpose of ingress and egress only and not for any storage purpose or anything else. The Allottees shall not use or permit the use of common passages, ducts, refuge areas, open spaces, Lobbies, and staircases in the Building for storage or for use by servants at any time.

xix. The Allottees shall not display at any place in the Apartment / Building, any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Allottees shall not stick or affix pamphlets, posters or any paper on the walls of the Building or common areas therein or in any other place or on the window, doors and corridors of the Building.

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xx. The Allottee/s hereby agrees that in the event of any amount becoming payable by way of levy of premium to the concerned local authority or any amount becoming payable by way of betterment charges or development levies or any other payment of a similar nature in respect of the Project Land



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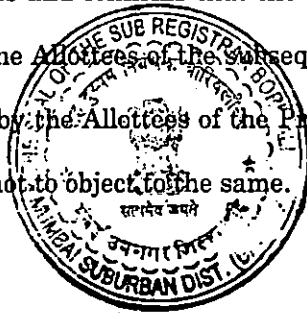
and / or the Building, the same shall be reimbursed by the Allottee/s to the Owner.

xxi. The Allottee represents and confirms that they have read the terms and conditions of this Agreement and has understood their obligations, liabilities and limitations as set forth herein and have neither relied upon nor been influenced by any marketing brochures, emails advertisements, representations of any nature whatsoever whether written or oral.

xxii. Save and except the conveyance of the Project, not to claim conveyance of any other portion of the said Property/Project Land till the complete development of the Project Land.

xxiii. No to object or create hindrance for implementation of development work of subsequent phase by the Promoters/Co-Promoters.

xxiv. The Allottee represents and confirms that the Promoters/Co-Promoters shall be entitled to induct the Allottees of the subsequent phase as the members of the society so formed by the Allottees of the Project and the Allottees hereby agree and undertake not to object to the same.



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16. RIGHTS OF THE CO-PROMOTERS:

The Allottee confirms and acknowledges that the Allottee has been apprised and made aware and the Allottee has agreed that:

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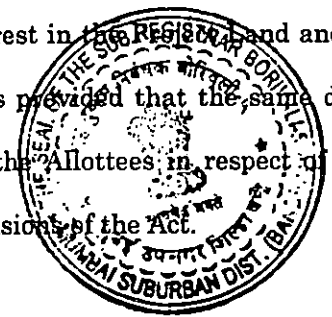
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i. The Co-Promoters shall be entitled to amalgamate the schemes in respect of the adjoining lands or any other land (pursuant to applicable law) with the project land without requiring any consent from the Allottee and / or the Association and such additional land shall be deemed to be the Project Land amalgamated.

ii. The Co-Promoters are entitled to utilize all FSI (including fungible FSI, free FSI, premium FSI) that may be available from the Project Land or elsewhere and/or on account of (TDR) and / or by change of law and/or change of policy and/or any other rights and benefits including on account of undertaking incentive FSI schemes under the applicable laws, public car parking schemes or any floating rights which is or may be available in respect of the Project Land and/or any potential that that is or may be available on account of the existing provisions or any amendments thereto under applicable law, and the Co-Promoters shall be entitled to utilize and/or use the entire potential of the Project Land/the amalgamated lands presently available and/or any increase therein, from time to time.

iii. The Co-Promoters shall be at liberty to sell, assign, transfer, lease, mortgage or otherwise deal with its right, title and interest in the ~~Plot~~ and and/or the Building, in terms of the Applicable Laws provided that the same does not in any materially prejudice the right of the Allottees in respect of the

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iv. The Co-Promoters shall also be entitled to designate any space on the Project		

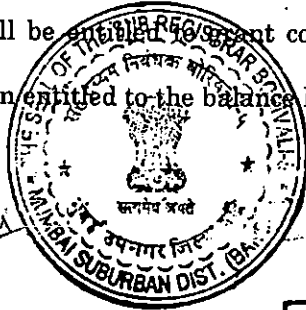


Land and/or in the terrace of the said Building to such utility provider either

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on leave and license or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the said Building.

- v. The Co-Promoters shall have the exclusive right to control advertising and signage, hoarding, and all other forms of signage whatsoever within the project land till such time as the Project Land together with the Building are transferred to the Association.
- vi. The Co-Promoters shall be entitled to construct site offices/ sales lounge on the Project Land and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the Project Land or any portion thereof is leased/conveyed to the Association until the development of the Project Land together with development of amalgamated lands is fully completed.
- vii. The Co-Promoters shall be entitled to launch the subsequent phases within such time and in such manner as it shall deem fit.
- viii. The Co-Promoters shall be entitled to request conveyance of the Project and shall continue to remain entitled to the balance Project Land and the benefits arising therefrom.



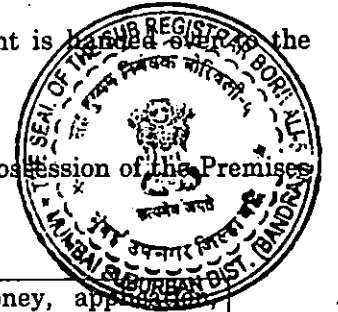
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17. OUTGOINGS

17.1 Commencing a week after notice in writing is given by the Co-Promoters to the Allottee that the Premises is ready for use and occupation, irrespective of whether possession is taken or not the Allottee shall be liable to pay the proportionate share of the outgoing in respect of the Plot and the New Building including but not limited to local taxes, betterment charges sub-station & cable cost or such other levies by the concerned local authority and expenses for electricity, water, common lights, repair and salaries of clerks, bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the Plot and New Building. Until the management of the Plot and New Building is handed over to the Society, the Allottee shall pay to the Co-Promoters such proportionate share of the outgoing as may be determined by the Co-Promoters. The Allottee shall pay to the Co-Promoters provisional monthly contribution of Rs.1755/- towards the outgoing regularly on the 5th of every month in advance and shall not withhold the same for any reason. The amount so paid shall not carry any interest and remain with the Co-Promoters until the management is handed over to the Society.

17.2 The Allottee shall on or before the delivery of the possession of the Premises pay to the Co-Promoters the following amounts:-

(i)	Rs.700 /-	non-refundable for share money, app entrance fee of the Society.
(ii)	Rs.20,000 /-	non-refundable deposit towards installation of transformer, cable, electric meter, water meter etc.

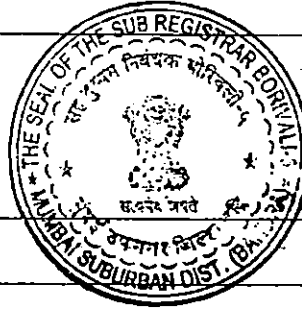


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(iii)	Rs.21,060 /-	being 1 year deposit towards proportionate share of taxes, maintenance and other charges.
	Rs.41,760/-	Total

17.3 The Allottee shall on or before the delivery of the possession of the Premises pay to the Co-Promoters the following amounts

(i)	Rs.6,000 /-	towards legal costs and charges
(ii)	Rs.16,200 /-	towards development charges
(iii)	Rs.5,000 /-	towards non-refundable for formation and registration of Entity/Organisation
(iv)	As applicable at the time of possession	Towards Works Contract Tax, Goods and Service Tax and any other tax/es, cess/es, levy/ies, impost/s as applicable or as may be applicable and increase therein, if any.
	Rs.27,200/-	Total



17.4 It is agreed in respect of amounts mentioned in Clause 17.2 (i) and (ii) above, the Co-Promoters shall be liable or otherwise required to render accounts to the society or association so formed and shall hand over the deposits or balance thereof to the Society/association as aforesaid. In the event of any additional amount becoming payable, the Co-Promoters shall forthwith on demand pay and deposit the difference to the Co-Promoters. The aforesaid amount/ deposit shall not carry any interest.

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17.5 The Co-Promoters shall maintain a separate account in respect of the sums received from the Allottee as advance or deposit, on account of the share capital of the Society, outgoings, and shall utilise the same for the purpose for which they have been received.

18. STAMP DUTY AND REGISTRATION

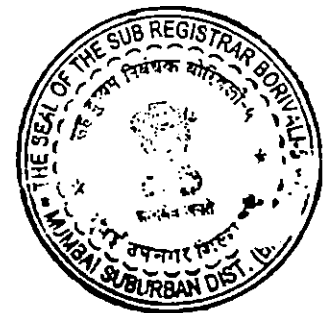
The stamp duty and the registration charges and expenses in respect of this Agreement shall be borne and paid by the Allottee. The Allottee shall at his cost and expenses, lodge this Agreement for registration in the Office of the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908, and after due notice being received in this regard the Co-Promoters or their authorized representative shall attend such office and admit the execution thereof. The stamp duty and registration and legal expenses of and incidental to the Conveyance in favour of the Society to be formed by the unit Allottee/s shall be paid by all the unit Allottee/s.

19. NOTICES

Any notice to be given under this agreement shall be considered to be duly served, if sent by Registered Post A.D. or if delivered or left at the address of the party as stated hereunder:

THE CO-PROMOTER:

M/s. ARKADE ASSOCIATES,
301, Pratik Avenue,
Opp. Shiv Sagar Hotel,
Nehru Road, Vile Parle (E),
Mum 400057.
Attn: MR. MANGILAL R. JAIN



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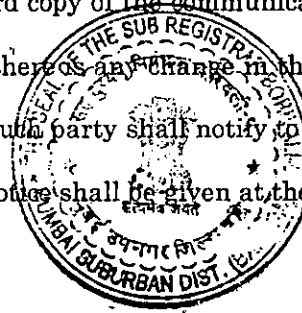
ALLOTTEE/S:

MR. ATISH YASHWANT MANE & MRS. PALLAVI ATISH MANE

Room No, 3, Girija Shanakar, Jai Mangal, Patel Chawl, Shivaji Nagar, Kurar Village, Malad (E).

Attn: MR. ATISH YASHWANT MANE & MRS. PALLAVI ATISH MANE.

or at such other address as is from time to time designated (in writing) in advance, by the party receiving the notice. Any such notice that is delivered in accordance with the above provisions shall be deemed received when delivery is received or refused, as the case may be. Where necessary, all email correspondence shall be backed up by a hard copy of the communication that shall be sent by post to the other party. If there is any change in the address of either of the parties to this Agreement, such party shall notify to the other such change in address. In that event the notice shall be given at the changed address.



20. FURTHER ASSURANCES & INDEMNIFICATION BY THE ALLOTTEE

20.1 If the Allottee intends to visit the under construction New Building then he shall make a written request to the Promoters/ Co-Promoters for a site visit and the Promoters/ Co-Promoters shall within 7 (seven) working days from receipt of the request intimate the Allottee the date and time for such visit. The Allottee shall accordingly be entitled to site visit on the date and the time as intimated by the Promoters/ Co-Promoters accompanied by site staff of the Promoters/ Co-Promoters and the Allottee agrees to follow all the safety precautions during the site visit. It is further clarified that, no children below the age of 15 years shall be allowed to enter the site. The Allottee hereby undertakes not to hold the Promoters/ Co-Promoters responsible for any loss or

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damage or harm incurred or suffered by the Allottee or any person accompanying the Allottee, due to negligence or wrongful acts or otherwise, during the site visit.

20.2 The Allottee shall not be permitted to carry out any additions or alteration in the Premises and/or enclose or encroach upon any common area of the New Building in the nature of common passage or landing or mid landing areas and the Promoters/ Co-Promoters shall not be responsible, if additions and alteration or encroachments are done in the Premises or the New Building by the Allottee or occupier, in violation of the building regulations. The Allottee agrees to indemnify and keep the Promoters/ Co-Promoters its successors and assigns indemnified against all losses, claim, demands, actions, duties, penalties, prosecutions, actions, suits, proceedings, damages, costs, liabilities, expenses or payments of any nature whatsoever arising against the Promoters/ Co-Promoters or its successors and assigns in any way as a consequence of any additions and alteration or encroachments done in the Premises or the New Building by the Allottee or occupier, in violation of the building regulations.

20.3 The Allottee shall indemnify and harmless, and keep indemnified and harmless the Promoters/ Co-Promoters from time to time, against any and all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including professional fees/costs incurred in relation thereto) of whatsoever nature incurred or suffered by them or any of them directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Promoters/ Co-Promoters under this Agreement; (b) any breach and/or default by the Allottee in the performance of any and

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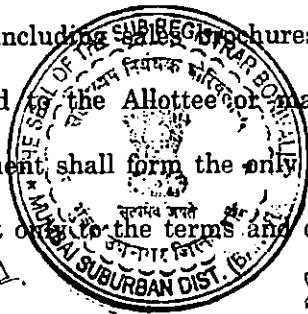


obligations under this Agreement; and (c) Allottee's non-compliance with any of the restrictions regarding the use and/or occupation of the Premises.

21 GENERAL PROVISIONS

21.1 The parties hereto agree and accept that if the carpet area of the Premises is reduced/increased due to structural columns and structural membranes and/or on account of design and construction variances, the Allottee shall not complain or raise any grievance on account of the said reduction/increase to the extent of 3% (three percentage). The Allottee shall be bound to accept such reduced/increased area and shall not complain or demand compensation for such reduced/increased area, provided such reduction/increase does not exceed a maximum of 3% (three percent), in which scenario (of such reduction/increase of more than 3%) the appropriate payment shall be made for such reduction/increase by the Allottee to the Co-Promoters or vice-a-versa by taking into account the Sale Consideration for the said Premises.

21.2 This Agreement and all annexures hereto, constitute the entire agreement between the parties hereto as regards the subject matter hereof and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoters/Co-Promoters, any agent, employee or representative of the Promoters/Co-Promoters or any other person including, without limitation, arising out of any marketing material including brochures, models, photographs, videos, illustrations, provided to the Allottee or made available for the Allottee's viewing. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and



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this Agreement fully supersedes and replaces any and all previous agreements and/or writings concerning the subject-matter hereof.

21.3 Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Flat/Apartment to the total carpet area of all the Apartments in the Project, wherever the same can be divided on the basis of the carpet area.

21.4 The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.

21.5 No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.

21.6 If there is more than one Allottee named in the Agreement, the obligations hereunder of such Allottee shall be joint and several.

21.7 All taxes, charges including but not limited to service tax, VAT /GST or any other impositions or levies (i) on account of this transaction, (ii) pro rata on account of the entire development project, (iii) on the consideration and other amounts payable by the Allottee to the Co-Promoters and/or (iv) otherwise,



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shall be to the account of the Allottee alone and the Promoters/ Co-Promoters shall not be liable to pay the same. For the avoidance of doubt, any such taxes, impositions etc. shall be payable by the Allottee over and above the consideration of the Premises and the Co-Promoters' decision as regards the quantum of the same shall be final and binding to the Allottee.

21.8 If within a period of five years from the date of handing over the said Flat/Premises to the Allottee, the Allottee brings to the notice of the Promoters/Co-Promoters any structural defect in the Flat/Premises or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at his own cost. It is however expressly agreed that due to changes made by the Allottee in the Flat/Apartment (internally or externally) or said Building or other Allottees/s of the flats in the said Building if any complaint arises, then in such circumstances the Promoters/Co-Promoters shall not be responsible for repairs.

21.9 Forwarding this Agreement to the Allottee by the Co-Promoters does not create a binding obligation on the part of the Co-Promoters to the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters/Co-Promoters. If the Allottee(s) fails to execute and deliver to the Co-Promoters this Agreement within 30 (thirty) days from the



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date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Co-Promoters, then the Co-Promoters shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

21.10 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Property/Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Co-Promoters until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

21.11 The parties are assessed under following PAN: -

PROMOTERS

RAJ UNIVERSAL - AATFR0287K

CO-PROMOTERS

ARKADE ASSOCIATES - AAKFA4507C

ALLOTTEE:

MR. ATISH YASHWANT MANE - AKVPM7588A.

MRS. PALLAVI ATISH MANE - BEHPM5963C.



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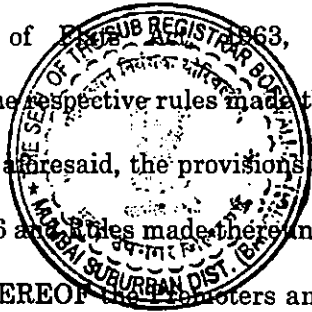
22 DISPUTE RESOLUTION, JURISDICTION AND GOVERNING LAW:

22.1 Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

22.2 The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts in Mumbai will have the jurisdiction for this Agreement.

22.3 This Agreement shall always be subject to the provisions of (i) Real Estate (Regulation and Development) Act, 2016; (ii) Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017; (iii) Maharashtra Real Estate Regulatory Authority (Recruitment and Conditions of Service of Employees) Regulations, 2017; (iv) Maharashtra Real Estate Appellate Tribunal, Officers and Employees (Appointment and Service Conditions) Rules, 2017; and (v) Maharashtra Real Estate Regulatory Authority (Form of Annual Statement of Accounts and Annual Report) Rules, 2017 and read together with Maharashtra Ownership of Flats Act, 1963, Maharashtra Apartment Ownership Act, 1970 and the respective rules made thereunder. In the event of conflict between any of the aforesaid, the provisions of Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder shall prevail.

IN WITNESS WHEREOF the Promoters and the Allottee have hereto set and subscribed their respective hands and seals the day and year first hereinabove written.



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THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED.

ALL the pieces and parcels of lands or grounds admeasuring about 92,393.00 sq.yds. situate at Village Dahisar, Taluka Borivali in the Registration District and Sub-District of Mumbai Registration District and Sub-District of Mumbai Registration District and Sub-District of Mumbai suburban.

Survey Numbers	Hissa Nos.	Area (Sq.mts.)
111	16	16093.00
144	4B	15427.50
145	1B	21417.50
146	1B	30250.00
147	1	6564.00
148	1	2631.00
		92383.00

THE SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED

(Layout property including N.D. Zone)

ALL thepieces and parcels of lands or grounds admeasuring about 70132.80 sq.mtrs. situate at Village Dahisar, Taluka Borivali in the Registration District and Sub-District of Bombay and Registration District and Sub-District of Bombay and Bombay suburban.

Survey Numbers	Hissa Nos.	C.T.S. Nos.	Area (Sq.mts.)
111	16	2776-A	31086.50
144	4B	2776-B	6371.40
146	1	2776-C	484.40
147	1	2776-D	32190.50
148	1	2781	
		Total	70132.80



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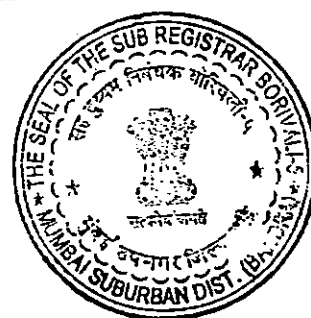
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THE THIRD SCHEDULE OF THE PROPERTY ABOVE REFERRED:

ALL thepieces and parcels of lands or grounds admeasuring about 32190.50 sq.mtrs. situate at Village Dahisar, Taluka Borivali in the Registration District and Sub-District of Bombay and Registration District and Sub-District of Bombay and Bombay suburban.

Survey Numbers	Hissa Nos.	C.T.S. Nos.	Area (Sq.mts.)
111	16 }		
144	4B }		
146	1 }	2776-D }	32190.50
147	1 }		
148	1 }		
	Total		32190.50



Out of the above said area forming the whole layout, treating is as recipient Plot, and that, no FSI is balance in the said layout the Vendor gives right to use, utilize, avail off TDR/FSI of whatever nature up to the maximum limit admeasuring about 21240 sq.mtrs. or thereabout which include the right to use the TDR/FSI of internal D.P. Road, bearing C.T.S. No.2776-B, area admeasuring 6371.40 sq.mtrs. or thereabout, to the maximum extent as may be available and to construct one or more building(s) consisting of one or mare wing(s) respectively as may be approved and sanctioned by the appropriate Authority for that matter, on a portion of the said property.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

FIRSTLY:-

ALL THAT pieces and parcels of lands or grounds admeasuring about 32190 sq. mtrs. situate at Village Dahisar, Taluka Borivii in Registration District and Sub-

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District of Mumbai and Registration District and Sub-District of Mumbai and Mumbai Suburban.

<u>Survey Nos.Hissa</u>	<u>CTS Nos.</u>	<u>Area Sq.Mtrs.</u>	
111	16	} 2776D }	32190.50
144	4B		
146	1		
147	1		
148	1		

			32190.50
			=====

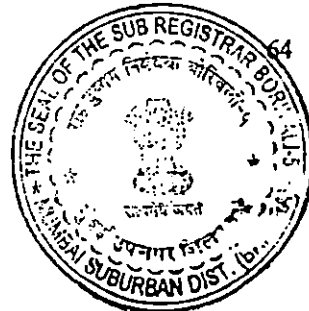
Out of the above said area forming the whole layout, treating it as recipient Plot, and that, no FSI is balance in the said Layout, the Vendor gives right to use, utilize, avail off TDR/FSI of whatever nature up to the maximum limit admeasuring about 21240 sq. mtrs. or thereabouts which include the right to use the TDR/FSI of internal D. P. Road, bearing CTS. No. 2776-B, area admeasuring 6371 .40 sq. mtrs. or thereabouts, to the maximum extent as may be available and to construct one or more building(s) consisting of one or more wing(s) respectively as may be approved and sanctioned by the appropriate Authority for that matter, on a portion of the said property.

SECONDLY:

ALL THAT piece or parcel of land or ground having 35% undivided share, right, title and interest in respect of the property more particularly described in the Second Schedule referred to hereinabove situate at Village Dahisar, TalukaBorivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban District forming part of the larger Property more particularly described in the Second Schedule hereinabove written.

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THE FIFTH SCHEDULE OF THE PROPERTY ABOVE REFERRED:

("the said Property" on which "the said Building No. 10 " i.e. a part of the Third Schedule hereinabove and being the Subject matter of this Agreement)

Building Number 10 to be constructed on all the pieces and parcels of lands or grounds on the property more particularly described in the Third Schedule hereinabove area admeasuring in aggregate Floor Space Index of 16925.46 square meters lying, being and situate at Village Dahisar, Taluka Borivali, Mumbai Suburban District and within the Registration District Mumbai Suburban, which is shown in the red colour wash on the plan annexed hereto as Annexure- "___".

THE SIXTH SCHEDULE OF THE PROPERTY ABOVE REFERRED:

(Description of "the said Premises")

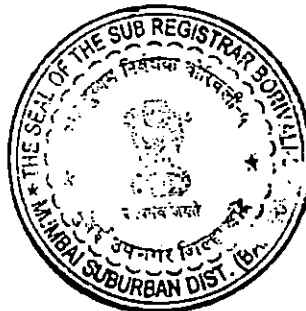
Residential Flat Bearing No. 2001 on 20TH Floor, admeasuring 290 sq. feet carpet area (equivalent to 27.01 sq. meters carpet area) of ~~MB/D~~ Wing in the Building known as "Rudraksha".

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SIGNED SEALED AND DELIVERED)

By the within-named)

THE PROMOTERS)

M/S. RAJ UNIVERSAL)

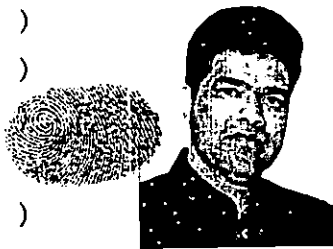
Through its Partner)

Mr. SURESHKUMAR P. SINGH)

In the presence.....)

1. [Signature])

2. [Signature])



SIGNED SEALED AND DELIVERED)

By the within-named)

THE CO-PROMOTERS)

M/S. ARKADE ASSOCIATES)

Through its Partner)

Mr. MANGILAL R. JAIN)

In the presence.....)

1. [Signature])

2. [Signature])



SIGNED SEALED AND DELIVERED BY)

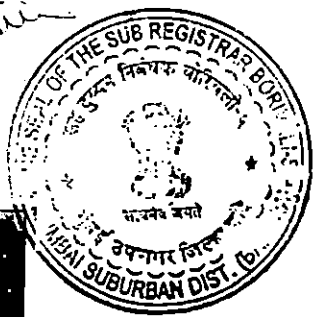
The with in named ALLOTTEE/S)

MR. ATISH YASHWANT MANE)

MRS. PALLAVI ATISH MANE)

in the presence of)

1. [Signature])



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AMENITIES (ANNEXURE "D")

Vitrified Tiles flooring in entire flat

Modular Kitchen With granite Platform with S.S. Sink.

Verified tiles dado in kitchen.

Concealed Wiring with adequate electric.

Adequate points/modular switches.

Circuit Bracker with D.B.(ISI)

Designer concept tiles in bath/toilet with kohler or equivalent C.P. Fittings.

Polyurethane Coated Aluminium Sliding Windows With Mosquito net.

Composite Marble frame for Windows and Toilet Door

Modern Amenities intercom /EPABX Facility with video door phone.

False Ceiling For living Room.

Telephone /T.V./A.C. Points in |living /bedrooms.

Decorative M.S. Grills.

Laminated Design Flush door for main door bedroom and Toilet

Fan in living Room .

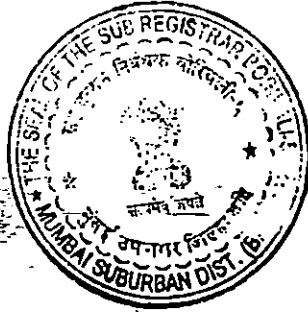
lights In living room & Bedroom

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RECEIPT

RECEIVED from the within-named Allottee/s a sum of Rs.1,00,000/- (Rupees One Lakh Only) & Rs. 1,28,085/- (Rs. One Lacs Twenty Eight Thousand & Eighty Five Only) by a cheque drawn on HDFC BANK, Worli Branch bearing no.000115 & 000117 dated 03.12.17 & 10.12.17 being the amount of part purchase price payable by him/her/them to us on or before the execution of this Agreement.

We say received,

For, M/s. ARKADE ASSOCIATES

[Handwritten Signature]

MR.MANGILAL R. JAIN

(Partner)

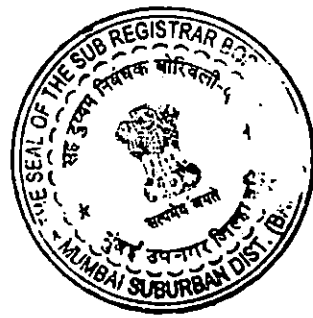
Co-Promoters

WITNESS :

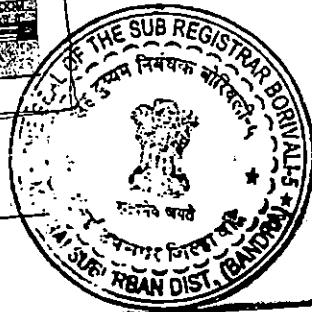
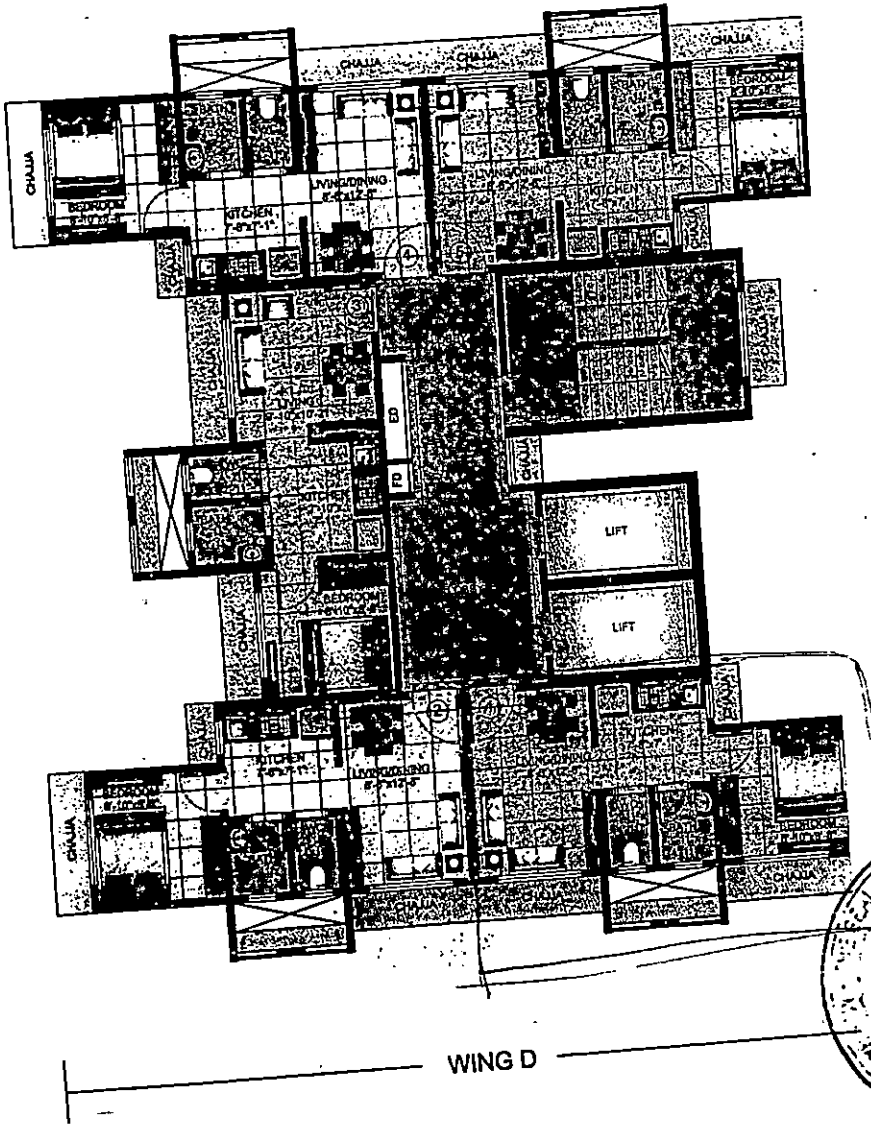
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Flat NO. 2001

Floor :- 20th

Party Signature :-

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Promoter Signature :-

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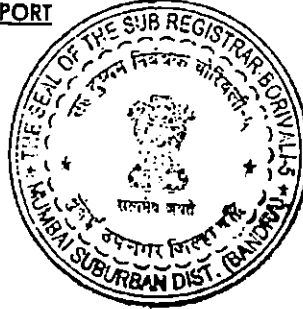


PRAVIN H. MEHTA
YUSUF H. MITHI
SHARAD V. KALYANI
KALPESH P. MEHTA

476/PH/2016

TITLE REPORT

M/s. Arkade Associates,
1st floor, Sona Theatre,
Kandivall (West),
Mumbai - 400 067.



Dear Sirs,

As instructed by you, we have investigated your title in respect of the property described in the Schedule hereunder written. We submit our report, inter alia, as under:-

- (i) At all material times Late Mr. Louis Francis Misquitta (hereinafter referred to as "the Original Owner") was seized and possessed of or otherwise well and sufficiently entitled to various immovable properties including all those pieces or parcels of lands lying, being and situate at Village Dahisar, Taluka Borivli, within the registration District of Mumbai Suburban (Formerly within the registration District of Mumbai and Mumbai Suburban District) and more particularly described in the First Schedule hereto;
- (ii) The said Mr. Louis Francis Misquitta, the husband of Mrs. Marceline Louis Misquitta was cultivating Immovable Properties at Dahisar personally as on Tillers day and as such was declared the deemed purchaser in respect of the aforesaid Property(ies), by a Certificate of Sale dated 18th December, 1971 issued by the Tahsildar, Borivali, under Section 32(M) of the Bombay Tenancy & Agricultural Lands Act, 1948.
- (iii) On or about 14th May, 1971 the aforesaid Mr. Louis Francis Misquitta expired leaving behind him his widow Mrs. Marceline Louis Misquitta (hereinafter called "the said Owner") as his only heir and legal representative in

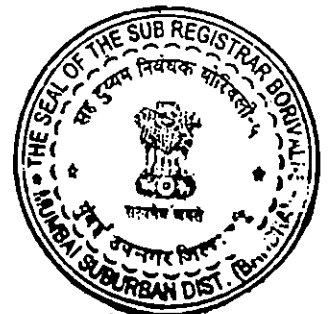
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accordance with the Law of Succession, under which he was governed at the time of his death.

- (iv) By and under an Agreement dated 10th March, 1972, the said Owner Mrs. Marceline Louis Misquitta agreed to sell the aforesaid Property(ies) at Dahisar bearing various survey numbers including the said Property to one Vijay Krishnaji Sawant, Promoter of Vaishali Nagar Co-operative Housing Society (the then proposed "said Society") for the consideration and on the terms and conditions therein contained.
- (v) By an Agreement dated 30th July, 1981 made between the said Owner Mrs. Marceline Louis Misquitta, therein referred to as the Owner of the One Part, Vaibhav Development Corporation, therein referred to as the Developers of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Bandra under Serial No.1615 of 1981, the said Owner agreed to grant Development rights in favour of the Developers therein including transfer of all her right, title and interest in respect of the aforesaid Property.
- (vi) The said Owner also executed a Power of Attorney dated 6th January, 1981 in favour of Mr.Vijay Krishnaji Sawant, the partner of the said Vaibhav Development Corporation (hereinafter referred to as "the Vaibhav DC") and the same has been executed before the Sub-Registrar of Assurances at Bombay and is registered under Serial No.290 of 1981. The said Owner also executed another Power of Attorney dated 13th October, 1980 in favour of Vijay Krishnaji Sawant, the partner of the Vaibhav DC and the said two Powers of Attorneys have been granted for the consideration coupled with the interest and as such are valid, subsisting in full force and binding on the said Owner and/or her estate;

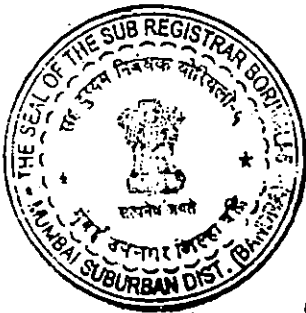
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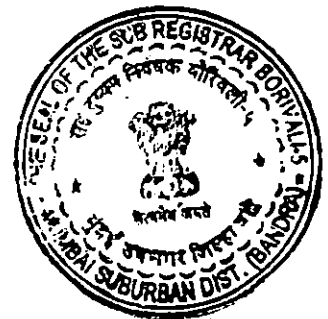
- (vii) In or around 1983, the Original Owner Mr. Louis Francis Misquitta, the Husband of Mrs. Marceline Misquitta was declared deemed purchaser, in respect of the said Property, by a Certificate of Sale dated 12th December, 1983 issued by the Tahsildar Under Section 32(M) of the Bombay Tenancy and Agricultural Lands Act, 1948.
- (viii) Being aggrieved by the aforesaid Order, Anwar Alimohammed Haji Kassam & Others, the original holders filed a Suit in the Bombay City Civil Court, at Bombay being S. C. Suit No.6042 of 1983 against the said Owner and Others, including the Valbhav DC.
- (ix) By and under an Agreement dated 3rd February, 1987 executed by and between the said Owner i.e. Mrs. Marceline Louis Misquitta therein referred to as the Owner of the First Part, M/s. Shalkh Constructions, therein called as the Developers of the Second Part, and Mr. Vijay Krishna Sawant, the Sole Proprietor of Valbhav Builders and partnership firm namely, Valbhav DC, therein collectively referred to as the Confirming Party No.1 and 2 respectively of the Third Part; and Mr. Anwar Alimohammed Haji Kassam & Ors., therein referred to as the Confirming Party No.3 of the Fourth Part, pursuant to which the aforesaid M/s. Shalkh Constructions and Anwar Alimohammed Haji Kassam & Ors. accepted and admitted the title of the said Owner to the said Properties described in the Second Schedule hereunder written.
- (x) A Decree dated 3rd February, 1987 came to be passed in the said Suit in terms of the Consent Terms dated 3rd February, 1987 signed and submitted by the parties through their Advocates. Pursuant to the said Decree the parties to the said Suit have confirmed the said Agreement dated 3rd February, 1987.



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- (xi) Pursuant to the said Agreement dated 3rd February, 1987 certain areas have been allocated to Mr. Vijay Krishnaji Sawant, Sole Proprietor of Vaibhav Builders and the Vaibhav DC, and certain areas have been allocated to M/s. Shaikh Constructions which include the land available for development and which has been described in the Third Schedules hereunder written, pursuant to which Vaibhav DC and Vijay Krishnaji Sawant, Sole Proprietor of Vaibhav Builders, became entitled to 65% of the area and the said M/s. Shaikh Constructions became entitled to 35% of the area.
- (xii) The Government, GAD, by an Order dated 11th August, 1979 exempted under Section 20 of Urban Land (Ceiling and Regulation) Act, the said Properties in aggregate, admeasuring 51344 sq.mtrs. or thereabout. Thereafter, the Under Secretary, General Administration to the Government of Maharashtra by an Order dated 11th August, 1979 exempted the properties referred to therein which includes the properties have been described in the Second Schedule hereto subject to the terms and conditions thereof.
- (xiii) The said Vijay Krishnaji Sawant and Others and the said M/s. Shaikh Constructions have been put into possession of the said Property in part performance.
- (xiv) A layout plan was sanctioned for the said Properties referred to in the Third Schedule hereto for construction of eight buildings consisting various wings.
- (xv) By an undated Agreement of March, 1988 being Supplemental to hereinbefore recited Agreement dated 3rd February, 1987, M/s. Shaikh Constructions, out of its area of 35% released and relinquished their right in favour of the said Mr. Vijay Krishnaji Sawant, Sole Proprietor of Vaibhav Builders and Vaibhav DC, for an area and the FSI 29931.72 sq.ft.

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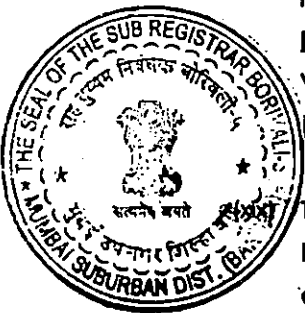


consumable in the building No. 4 for the consideration therein set out.

(xvi) In the premises, subject to whatever set out hereinabove; the said Vaibhav DC and Mr. Vijay Krishnaji Sawant, Sole Proprietor of Vaibhav Builders became entitled to develop 65% of the properties forming part of the said Layout and to use and consume the FSI of D.P. Road, internal Roads and the said M/s. Shaikh Constructions became entitled to the remaining 35% area.

(xvii) The said 65% of the property forming part of the Property described in the Third Schedule hereunder written which came to Vaibhav DC and Mr. Vijay Krishnaji Sawant, Sole Proprietor of Vaibhav Builders is described Firstly in the Fourth Schedule hereunder written and said 35% which came to the said M/s. Shaikh Constructions is described Secondly in the Fourth Schedule hereunder written.

(xviii) In respect of the layout plan under No. CE/1101/LOR sanctioned by the Brihan Mumbai Mahanagar Palika in 1988 in respect of the said Properties described in the Third & Fourth Schedules hereunder written in the name of the Vaishali Nagar Co-Operative Housing Society Limited ("Society").



The said Vaibhav Development Corporation and Mr. Vijay Krishnaji Sawant, Sole Proprietor of Vaibhav Builders have constructed 8 buildings on the said property and have sold the flats / premises to the various buyers and the various buyers of the premises of their respective buildings have got separate Society formed and registered.

(xx) The said Layout plans have been amended from time to time, and amended plans have been sanctioned under

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No.CE/1101/LOR. The Buildings constructed by the said Vaibhav DC and Vijay K. Sawant, Sole Proprietor of Vaibhav Builders have been marked for identification as Building Nos.1 to 4, 7, 8 & 9, Building No. 10 is not constructed on the site and the Buildings constructed by the said M/s. Shaikh Constructions have been marked as Building No.6 and that the Building No.5 is incomplete.

(xii) The said Marceline Louise Misquita, died intestate at Mumbai on or about 15th July, 1988 leaving behind her Last Will and Testament dated 16th April, 1988 and Mr. Abbot Anthony Quinny, the Sole Executor named in the said Will as the beneficiary in respect of the said Properties described in the Schedules herein and the Annexure "A" mentioned thereto and the High Court of Judicature at Bombay in its Testament and Intestate Jurisdiction, vide Petition No.150 of 2003, granted Probate to Mr. Abbot Anthony Quinny of the said Last Will, and in the Schedule of the Properties annexed to the said grant, the sale of the Properties including the property described in the Schedules hereunder written to Mr. Vijay Krishna Sawant has been declared, confirmed and shown.

(xiii) Pursuant to the hereinbefore recited registered Agreement dated 30th July, 1981 the said Vaibhav DC and Mr. Vijay Krishnaji Sawant, Sole Proprietor of Vaibhav Builders and M/s. Shaikh Constructions became entitled to the said Properties in accordance with the provisions of the Decree dated 3rd February, 1987 read with the Agreement dated 3rd February, 1987 and undated Supplemental Agreement of March, 1988.

(xiv) By and under a Development Agreement dated 2nd November, 2010 registered with the Office of the Sub-Registrar of Assurances of Bandra under Serial No.BDR-11010101 of 2010 on 2nd November, 2010 and made and executed between (1) M/s. Vaibhav Development

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Corporation, therein referred to as the First Developers of the First Part, (2) Mr. Vijay K. Sawant, Sole Proprietor of Vaibhav Developers therein referred to as the Second Developer of the Second Part, (3) Vaishali Nagar Co-Operative Housing Society Limited, therein referred to as the Confirming Party of the Third Part and M/s. Arkade Associates, being yourselves therein referred to as the Sub Developers of the Fourth Part, the said First and Second Developers therein, with the confirmation of the Confirming Party therein, have granted the Development Rights to consume the balance TDR FSI available in respect of the Properties described in the FOURTH SCHEDULE hereunder written

(xxiv) By an Agreement dated 18th February, 2014 duly registered with the Sub-Registrar of Assurances, BRL-7 under serial No. 1309 of 2014, M/s. Shaikh Constructions therein called the Owners of the One Part, Mr. Khurshid Nooruddin Shaikh & 7 others, therein called the Confirming Party and yourselves, therein called the Purchasers of the Third Part, subject to the rights of the unit buyers of the said Building No.6 (the Unit Purchasers of the said Building No.6 have formed a Society in the name Hill View Co-operative Housing Society Ltd.) and the Building No.5 (commencement of which has been started by the said M/s. Shaikh Constructions is incomplete), M/s. Shaikh Constructions agreed to sell all their right, title and Interest in respect of the property described Secondly in the Fourth Schedule hereunder written for the consideration and on the terms and conditions therein set out and full consideration has been paid by the you to the said M/s. Shaikh Constructions.



(xxv) The said M/s. Shaikh Constructions as the Owners and the said Confirming Party under the hereinbefore recited Agreement, also granted a Power of Attorney in favour of your Partners empowering them to do various acts, deeds, matters and

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things and which Power of Attorney has been registered with the Sub-Registrar of Assurances at BRL-7 under serial No.1310 of 2014;

(xxvi) The said Agreements provide that you shall take further steps to amend the layout and by availing or utilizing and/ or consuming the internal FSI as may be available as well as outside TDR FSI and the FSI available by handing over the required Public Housing Flats to the Municipal Corporation of Greater Mumbai or its nominees, and to construct the buildings and/or sell the premises on ownership basis to the prospective Purchasers.

(xxvii) After acquiring the rights as aforesaid, you have got the Layout plan amended and got the building Plans approved for construction of the building/s with various Wings including building Nos. 10 consisting of 4 wings "A", "B", "C" & "D" each having stilt plus 22 upper floors and Building No.11 consisting of Two wings "A, & "B" each having stilt plus 22 upper floors.

(xxviii) Under instructions of our clients, we have caused Public Notices to be published in Navshakti dated 27th April, 2010 and Free Press Journal dated 27th April, 2010 and in pursuance to the said Public Notice, we state that we have received no claims or objections in respect of the said property being undertaken for redevelopment by you.

(xxix) After perusing the documents referred to hereinabove and search report submitted by our Search Clerk, we are of the opinion that Mrs. Marceline Louis Misquitta had agreed to sell the said properties mentioned in the Schedules hereto to M/s. Vaibhav Development Corporation and M/s. Shaikh Constructions and in turn they have granted Development Rights to you and the title of the said Marceline Louis Misquitta is marketable subject to the rights created as mentioned above and also subject to the Ownership rights

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granted to the Flat Purchasers of the Building Nos. 1 to 4, 6, 7, 8 & 9 already constructed and the Flat Purchasers have already formed and registered their respective Societies. We are also of the opinion that you are entitled to materialize the balance potentiality of the layout.

THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED.

ALL the pieces and parcels of lands or grounds admeasuring about 92,393.00 sq.yds. situate at Village Dahisar, Taluka Borivali in the Registration District and Sub-District of Mumbai Registration District and Sub-District of Mumbai Registration District and Sub-District of Mumbai suburban.

Survey Numbers	Hissa Nos.	Area (Sq.mts.)
111	16	16093.00
144	4B	15427.50
145	1B	21417.50
146	1B	30250.00
147	1	6564.00
148	1	2631.00
		92383.00

THE SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED

(Layout property including N.D. Zone)

ALL the pieces and parcels of lands or grounds admeasuring about 70132.80 sq.mtrs. situate at Village Dahisar, Taluka Borivali in the Registration District and Sub-District of Bombay and Registration District and Sub-District of Bombay and Bombay suburban.

Survey Numbers	Hissa Nos.	C.T.S. Nos.	Area (Sq.mts.)
111	16	2776-A	31086.50
144	4B	2776-B	6371.40



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146	1	}	2776-C	}	484.40
147	1	}	2776-D	}	32190.50
148	1	}	2781	}	
Total					70132.80

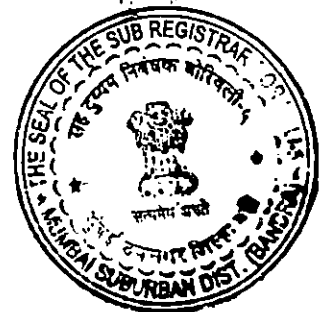
THE THIRD SCHEDULE OF THE PROPERTY ABOVE REFERRED:

ALL the pieces and parcels of lands or grounds admeasuring about 32190.50 sq.mtrs. situate at Village Dahisar, Taluka Borivall in the Registration District and Sub-District of Bombay and Registration District and Sub-District of Bombay and Bombay suburban.

Survey Numbers	Hissa Nos.	C.T.S. Nos.	Area (Sq.mtrs.)
111	16	}	
144	4B	}	
146	1	}	2776-D } 32190.50
147	1	}	
148	1	}	
Total			32190.50

Out of the above said area forming the whole layout, treating is as recipient Plot, and that, no FSI is balance in the said layout the Vendor gives right to use, utilize, avail off TDR/FSI of whatever nature up to the maximum limit admeasuring about 21240 sq.mtrs. or thereabout which include the right to use the TDR/FSI of Internal D.P. Road, bearing C.T.S. No.2776-B, area admeasuring 6371.40 sq.mtrs. or thereabout, to the maximum extent as may be available and to construct one or more building(s) consisting of one or more wing(s) respectively as may be approved and sanctioned by the appropriate Authority for that matter, on a portion of the said property which portion has been shown on the Plan annexed hereto as Annexure "E" and shown in RED colour wash.

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THE FOURTH SCHEDULE ABOVE REFERRED TO

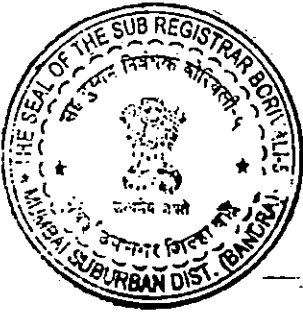
FIRSTLY:-

ALL THAT pieces and parcels of lands or grounds admeasuring about 32190 sq. mtrs. situate at Village Dahisar, Taluka Borivli in Registration District and Sub-District of Mumbai and Registration District and Sub-District of Mumbai and Mumbai Suburban.

<u>Survey Nos.</u>	<u>Hissa</u>	<u>CTS Nos.</u>	<u>Area Sq.Mtrs.</u>
111	16	2776D }	32190.50
144	4B		
146	1		
147	1		
148	1		

32190.50
=====

Out of the above said area forming the whole layout, treating it as recipient Plot, and that, no FSI is balance in the said Layout, the Vendor gives right to use, utilize, avall off TDR/FSI of whatever nature up to the maximum limit admeasuring about 21240 sq. mtrs. or thereabouts which include the right to use the TDR/FSI of internal D. P. Road, bearing CTS. No. 2776-B, area admeasuring 6371 .40 sq. mtrs. or thereabouts, to the maximum extent as may be available and to construct one or more building(s) consisting of one or more wing(s) respectively as may be approved and sanctioned by the appropriate Authority for that matter, on a portion of the said property which portion has been shown on the Plan annexed hereto as Annexure "E" and shown in RED colour wash.



SECONDLY:-

ALL THAT piece or parcel of land or ground having 35% undivided share, right, title and interest in respect of the property more particularly described in the Second Schedule referred to hereinabove situate at Village Dahisar, Taluka Borivli in the

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Registration District and Sub-District of Mumbai City and Mumbai Suburban District forming part of the larger Property more particularly described in the Second Schedule hereinabove written.

THE FIFTH SCHEDULE OF THE PROPERTY ABOVE REFERRED:

Portion of the said Property forming part of the Larger Property more particularly described in the Third Schedule hereinabove written being the Plinth area admeasuring 950.21 sq. mtrs. Approximately, on which Building No.10 proposed to be constructed with sanctioned and approved constructed area approximately 150114 sq.ft. or thereabouts; and another portion of the said Property being Plinth area admeasuring 555.37 sq. mtrs. on which Building No.11 proposed to be constructed with sanctioned and approved constructed area (On utilization of balance potential and outside TDR) approximately 92246 sq.ft. or thereabouts.

Dated this 23rd day of May, 2016

Yours faithfully,
For PRAVIN MEHTA AND MITHI & CO.,

PraVinh

Partner.

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PRAVIN H. MEHTA
YUSUF H. MITHI
SHARAD V. KALYANI
KALPESH P. MEHTA

468/PM/2016

TITLE REPORT

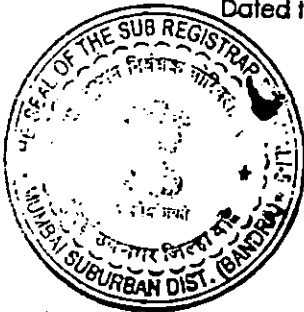
M/s. Arkade Associates,
1st floor, Sona Theatre,
Kandivali (West),
Mumbai - 400 067.

Dear Sirs,

We have given our Title Report dated 23rd May, 2016 under our reference No. 476/PM/2016 in respect of the building Nos. 10 & 11 described in the Fifth Schedule therein of the larger property bearing C.T.S. No.2776-D at Village Dahisar, Taluka Borivli, Mumbai Suburban District.

In furtherance to the said Title Report, we further place on record that by a Development Agreement dated 28th July, 2016 made by and between yourselves referred to as the Developers therein of the One Part and M/s. Raj Universal referred to as the Sub-Developers therein of the Other Part and duly registered with the Sub-Registrar of Assurances at BRL-9 under Serial No.5356 of 2016, you have permitted the Sub-Developers to construct building No.10 on the said property more particularly described in the Fifth Schedule written in the Title Report dated 23rd may, 2016 and the said Title Report is unambiguous and clear and that pursuant to the said Development Agreement dated 28th July, 2016 you as well as M/s. Raj Universal are entitled to develop the said property and sell your respective tenements in the building No.10 in accordance with the provisions thereof.

Dated this 2nd day of September, 2016



Yours faithfully,
For PRAVIN MEHTA AND MITHI & CO.,

Pravin Mehta

Partner.

2nd Floor, Rajabehadur Mansion, 28, Mumbai Samachar Marg, Fort, Mumbai - 400 023.
T: +91 22 8140 2700, F: +91 22 8140 2727, E: legal@pmmindco.com

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Maharashtra Real Estate Regulatory Authority

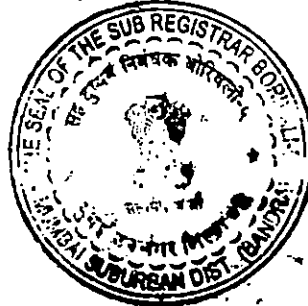
REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800003842

Project: Rudraksha, Plot Bearing / CTS / Survey / Final Plot No.: CTS NC 2776/B, 2776/D at Borivall, Borivall, Mumbai Suburban, 400068;

1. **Raj Universal** having its registered office / principal place of business at **Tehsil: Borivall, District: Mumbai Suburban, Pin: 400068.**
2. This registration is granted subject to the following conditions, namely:
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub clause (D) of clause (I) of subsection (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **06/08/2017** and ending with **31/07/2020** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

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Dated: 06/08/2017
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

9) That the Vermiculture bins for disposal of Wet Waste as per design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall be provided to the satisfaction of Municipal Commissioner.

10) That the N.O.C. from M.O.E.F. shall not be submitted before C.C.

11) That extra water and sewerage charges will not be paid to A.E.W.W. R/North Ward before C.C.

12) That the Regd. Undertaking in the effect that additional T.D.R. for 18.30 mt. wide D.F. Road shall not be claimed.

13) That all the conditions mentioned in the revalidated development permission issued under No.CHE/035194/DPWS/P&R dt.12.09.2014 shall be complied with.

14) That the Regd. Undertaking mentioning that relevant/applicable clause/sections of Maharashtra ownership flats (Regulation & Promotions of ownership, sale, Management & transfer) Act 1963, Maharashtra Co.Op.Soc. Act 1960, and other relevant act time being in force shall be duly observed & complied with.

One set of approved/certified plan is returned herewith as a token of approval.

Yours faithfully,

Encls: 1 set of plan.

[Signature]
Executive Engineer (Bldg. Prop.)
(W. S.) 'R' Ward.

08 JAN 2015

CERTIFIED TRUE COPY

[Signature]
H.A. MEHTA, B.E. (C), A.M.I.C.E.
Architects & Engineers.



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उपरोक्त अधिनियम द्वारा (पुनः) पत्र. चीन
अध्यात्मिक इमारत, सी विंग, चंद्रकी कॉम्प्लेक्स,
१० फुड शीट, रोड, सेंट्रल इन्डिया इन्स्टीट्यूट,
कॉम्प्लेक्स (पूर्व), मुंबई-४०००१०

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. CHE/7153/BP(WS)/AR of _____

08 JAN 2015

A. Mehta,
Mayor.

Sub : Proposed building No.10 on plot bearing C.T.S.
Nos.2776-B & 2776/D of Village Dahisar at Vaishali
Nagar, Dahisar (East), Mumbai-400068.

Ref : Your letter dated 29.11.2014.

Gentleman,

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

- 1) That all the objections of this office Intimation of Disapproval under
even No. dt. 08.10.2014 shall be applicable and should be complied
with.
- 2) That all the changes proposed shall be shown on the canvas plans to
be submitted at the time of Building Completion Certificate.
- 3) That the revised R.C.C. design and calculation should be submitted
before C.C.
- 4) That the Revised Drainage approval shall be obtained before C.C.
- 5) That all the payments shall be paid before C.C.
- 6) That revised N.O.C. from H.E. shall be submitted before
requesting for C.C.
- 7) That the conditions mentioned in the release letter of E.E.D.P. under
no.CHE/3035/DP(WS)/P&R dated 30.05.2012 & CE/4440 /DP(WS)
/AR & revalidation permission No.CHE/035194/DP(WS) P&R
dt.12.09.2014 shall be complied with before C.C.
- 8) That the provisions of Rain Water Harvesting as per the design
prepared by approved consultants in the field shall be made to the
satisfaction of Municipal Commissioner while developing plots
having area more than 300 sq.mtrs.

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BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')
№. CHE/7153/BR(WS)/AR

07 NOV 2015

COMMENCEMENT CERTIFICATE

To,
Smt. Asha R. Naik, Secretary
Of Vaishali Nagar Co.,op. Hsg. Society Ltd.
 Owner.
 Sir,

अपणुसु अश्वरता इमादत (पुस्तान) ए.उ. दान
 महापालिका इमादत, सी. वि.वा. संरक्षणी कोमिशनर,
 २० फ्लोर वी.पी. रोड, सेक्टर १०, वरल - ५,
 कांदिवली (पूर्व), मुंबई - ४०० १०१
 दस्तऐवजी सं. २३५३४०७

With reference to your application No.1279 dated 14.06.2012 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 345 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed building No.1D on plot bearing C.T.S. No. 2776/B & 2776/D.

at premises at Street - Village Dahisar, Plot - B
 situated at Suhasini Pawaskar Marg, Dahisar (East), Mumbai. Ward-R/North

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 sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation 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 section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri B.R. More, Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act. This C.C. is for work up to 1st slab level (i.e. top of still slab level only) of wing, A, B, C & D,



For and on behalf of Local Authority
 Brihanmumbai Mahanagarpalika

अश्वरता 06/11/2015
 Ex. Eng. Bldg. Prop. (W.S.) 'R' Ward
FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

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8] This c.c. is now further extended for wing 'A' & 'D' for 1st to 2nd upper floor as per approved amended plan dtd 08/01/2015.

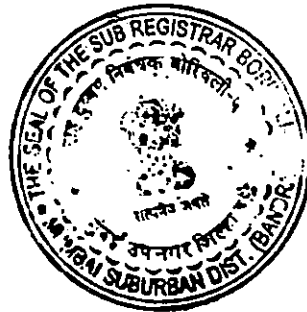
10 OCT 2016

H. A. Menta
ASSISTANT ENGINEER
BUILDING PROPOSAL (W.B.) DIVISION

CERTIFIED TRUE COPY

H. A. Menta
H. A. MENTA, B.E. (C), A.M.I.C.E.
Architects & Engineers

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/7153/BP(WS)/AR

COMMENCEMENT CERTIFICATE

To,
VAISHALI NAGAR CHSL
Sahasani Pawaskar Marg, Dahisar East
Mumbai-400068.

Sir,
With reference to your application No. CHE/7153/BP(WS)/AR Dated. 22/12/2016 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 22/12/2016 of the Mumbai Municipal Corporation Act 1983 to erect a building in Building development work of on plot No. NA C.T.S. No. 2776/B & D Division / Village / Town Planning Scheme No. DAHISAR R/N situated at _____ Road / Street. VAISHALI NAGAR in R/N Ward Ward

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

1. The land vacated on 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 sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation 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 Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. NAYNATHSOPANRAOSGHADGE Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

CHE/7153/BP(WS)/AR

Further C.C. is now extended up to further cc for wing B & Wing C for the work of still+10 upper floors as per amended plans approved on 8-01-2015 is granted

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मालमत्ता पत्रक

भाग/शेजे - बडिसर

तालुका/न.भु.भा.का. -- न.भु.अ.बोरीवली

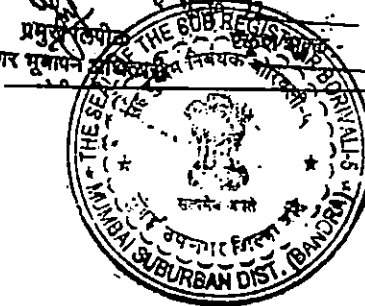
जिल्हा -- मुंबई उपनगर जिल्हा

क्र. क्रमांक	मिटर नंबर	प्लॉट नंबर	क्षेत्र	धारणाधारक	शासनात्मक दिशेच्या अक्षरमार्गाचा किंवा वाड्याचा तपशील आणि त्याच्या फेर तपसणीची निवट वेळ
२७७६/अ	२७७६/अ		चौ.मी.		

दस्तावेज क्रमांक	व्यवहार	खंड क्रमांक	नविन घटक (धा) / पुरवठा (प) किंवा धार (धा)	साक्षात्करण
११/१२/१९९६	मा.निलहासिकारी मुंबई उपनगर मुंबई यांचे कडील एकत्रि चौ.मि. आदेश क्रमांक सी/कार्या-७/एन.ए.पी./एकत्रीकरण/चौ.वि.पु.आर. २५०९ दिनांक ३०.१०.९५ व मो.ट.न.८६४/९५ व नगर भूमापन अधिकाारी क्र.६ मुंबई यांचे आदेश क्रमांक बडिसर/न.भु.क्र.२७७६/९६ अन्वये मिळकतीचे क्षेत्र २११२१.४ चौ.मी.होयल न.भु.क्र.२७७७ ये १७८०५.५ चौ.मी. न.भु.क्र.२७७८ ये ८२३२.४ चौ.मी.क्षेत्र न.भु.क्र.२७७९ ये क्षेत्र ५५०५.५ चौ.मी.न.भु.क्र.२७८० ये २५५९.७ चौ.मी.क्षेत्र न.भु.क्र.२७८१ ये १४९०.९ चौ.मी.क्षेत्र सामिल करून न.भु.क्र.२७७६ ये एकूण क्षेत्र ७०१३२.८ चौ.मी.कायम केले तद् नंतर नियमित रस्त्याकडे वग होणारे ६०१६.७ चौ.मी.क्षेत्र शिल्लक राहणारे २२२.७ चौ.मी.क्षेत्र व निवासी विभागकडे वग होणारे ३०७८५.२ चौ.मी. क्षेत्र कमी करून स्वतः होणाऱ्या अनुक्रमे २७७६ व २७७७ क र २७७८ व अशा स्वतः मिळकत पत्रिका ठरवल्या सयर्ष न.भु.क्र.२७७६ व न.भु.क्र.२७७७ व असा रोज बदल करून क्षेत्र २३१०५.२ चौ.मी.कायम केले.	#	#	रती - १९९६-१२-११ ००:००:०० न.भु.अ. बोरीवली
०५/०६/२००४	मा.निलहासिकारी, मु.उ.नि. यांचे कडील आदेशा / मंजूर अधिन्यास क्र.सी.कार्या-७अ / एन.ए.पी. / एकत्रीकरण / चौ.वि.पु.आर.-२५०९ दि. २४/०३/२००४ अन्वये न. भू. क्र. २७७६/अ ये क्षेत्र ३३१०५.२ चौ.मी.मध्ये न.भु.क्र. २७७६/ब, २७७६/क, २७७६/ड चे अनुक्रमे क्षेत्र ३०१९.७, २२२.७, ३०७८५.२ चौ.मी.असे एकूण ३७०२७.६ चौ.मी. हे न. भू. क्र. २७७६/अ मध्ये सामील करून त्याचे क्षेत्र ७०१३२.८ चौ.मि. कायम केले व न. भू.क्र. २७७६/ब, २७७६/क, २७७६/ड च्या मिळकत पत्रिका रद्द केल्या.			कि.रस्त्या क्र.२७७६ प्रमाणे रती - ०५/०६/२००४ न. भू. अ. बोरीवली
०५/०६/२००४	मा.निलहासिकारी, मु.उ.नि. यांचे आदेशा / मंजूर अधिन्यास क्र.सी.कार्या-७अ / एन.ए.पी. / एकत्रीकरण / चौ.वि.पु.आर.-२५०९ दि. २४/०३/२००४ अन्वये न. भू. क्र. २७७६/अ ये क्षेत्र ७०१३२.८ चौ. मि. मधून पोटविभागनाकडे वग होणारे क्षेत्र ३९०४६.३ चौ. मि. यचा करून शिल्लक क्षेत्र ३१०८६.५ चौ. मि. कायम केले व न.भू.क्र. २७७६/अ असा रोज कायम ठेवण्या व आरक्षण ना विकास क्षेत्र नमूद केले.पोटविभागनाच्या अनुक्रमे नमूद २७७६/ब क्षेत्र ६३७५.४ चौ.मी. आरक्षण क्र.पी.रोड नमूद २७७६/क क्षेत्र ४८४.४ चौ.मी. आरक्षण शिल्लक क्षेत्र नमूद २७७६/ड क्षेत्र ३२९९०.५ चौ.मी. आरक्षण निवासी (शिल्लक क्षेत्र)अश्या स्वतः मिळकत पत्रिका ठरवल्या.			कि.रस्त्या क्र.२७७६ प्रमाणे रती - ०५/०६/२००४ न. भू. अ. बोरीवली
०१/०६/२०११	मा.अपर निलहासिकारी व सक्षम प्राधिकारी (नगरी क्षेत्र कमाल धारणा) मु.उ.नि. यांचे कडील पत्र क्रमांक -सी/पु.ससी/डे -३/से-२०/दुर्बल घटक धारणाची योजना दि. १४/१/२०११ अन्वये नगरी अधिन (कमाल धारणा व विनियमन) अधिनियम १९७६ चे करम -२० अंतर्गत दुर्बल घटक धारणाची योजनासद्वी सूट दिलेने " मुंबई उपनगर शासनाचे परवानगी शिवाय जमिनीची विक्री करणेस प्रतिबंध " असलेल्यात नोंद घेतली व इतर इतर कायदा लागू नोंवाची नोंद केली. इ.अ. - म.म.पु. शासन			कि.रस्त्या क्र.८१० प्रमाणे रती - ०१/०६/२०११ न. भू. अ. बोरीवली
१८/१२/२०१२	मा.अपर निलहासिकारी व सक्षम प्राधिकारी (नगरी क्षेत्र कमाल धारणा) मु.उ.नि. यांचे कडील पत्र क्र.सी/पु.ससी/डे -३/से -२०/विनियम साक्षर/२०१२ दि.१०/१२/२०१२ अन्वये आदेशित केलेप्रमाणे नगर भूमापन बडिसर, ता.बोरीवली येथील न.भू.क्र.१२१०अ,१२१०ब, २७७६अ ये मिळकत पत्रिकेवर दि.१४/१२/२०१२ रोजी पोल असलेली नोंद कमी करण्यात आली.			कि.रस्त्या क्र.१७१२ प्रमाणे रती - १८/१२/२०१२ न.भू.अ.बोरीवली

निलहासिकारी **YLP** खरी नकल - ७
 न.भ.अ.उ.न.दाखल तारीख १२/५/२०१२ एकूण नॉटी / नकाशा
 न.भ.अ. तदार तारीख १२/५/२०१२ नकाशेचे शुल्क १४०/-
 न.भ.अ. तदार तारीख २० MAY 2012
 न.भ.अ. तदार तारीख १४/५/२०१२

न.भू.अ.बोरीवली
 मुंबई उपनगर जिल्हा
 सक्षम प्रतिनिधी
 नगर भूमापन अधिकारी
 बोरीवली



बरल - ५/
 २०२८

मालमत्ता पत्रक

विभाग/मंजूर -- दहिसर

तालुका/न. भू. मा. का. -- न. भू. अ. बोरीवली

जिल्हा



नगर भूमापन क्रमांक/ स. व्हे. नं.	शिफ्ट नंबर	प्लॉट नंबर	खत चौ.मी.	धारणाधिकार	राजस्व/पट्टा/अन्वयेचे पत्र / इतर कायदा हमरास अन्वयेचे पत्र / इतर कायदा
२७७६/४			६३७१.४	शेत	

सुविधाधिकार

हक्काचा मुळ धारक
वर्ष

पट्टेदार

इतर धार

इतर शेत

दिनांक	घनवहा	खंड क्रमांक	नविन धारक (या) पट्टेदार (प) किंवा धार (ध)	साक्षात्कृत
०५/०६/२००४	भा.निलसधिकारी, मु. उ. नि. पांचे आशेरा / संजुत अभियास क. सो. / कार्या-७अ / पत. प्र. पी. / एकजीकरण / पो. वि. / एस. आर. - २५०१ दि २४/०२/२००४ व एकटील पो. वि. / मं. र. न. अ. शा. ६९/०४ दि ०९/०४/२००४ अन्वयेचे पोटविधानाची नमुक २७७६/४ खेत ६३७१.४ चौ.मी. आरक्षण डि. पी. रोड अशी स्वतंत्र विक्रय पत्रिका उभारली.			के. ए. ए. २०४ प्रमाणे ०५/०६/२००४ न. भू. अ. बोरीवली

तपासणे करणारा

अर्जा क्र. - ५२९२

खरी नकल -

नकल अर्ज दाखल तारीख १७/५/१४ एकूण नोंदी / नकाशा
नकल तयार तारीख २०/५/१४ नकलेचे शुल्क ३२२/-
नकल दिल्याची तारीख २०/५/१४
नकल तयार करणारी
नकल तपासणारी

प्रमुख लिपिक
नगर भूमापन अधिकारी
बोरीवली

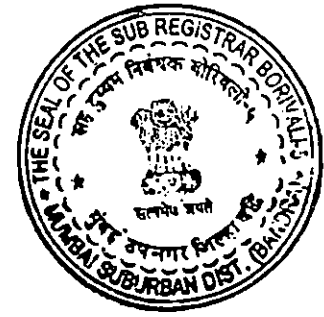
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न. भू. अ. बोरीवली

मुंबई उपनगर जिल्हा

सत्य-यतिनिधी
नगर भूमापन अधिकारी
बोरीवली

बरल - ५/		
६०५	६६	१०२
२०१६		



मालमत्ता पत्रक

विभाग/मौजे - रहिसर

तालुका/न.भू.भा.का. - न.भू.अ.बोरीवली



सम भूमापन क्रमांक / वा. वी. नं.	मिटर नंबर	प्लॉट नंबर	हात घेतलेली	धारणाधिकार	शासनाने दिलेल्या अर्थसंचयन किती भागाच्या तपशील आणि त्याच्या प्रमाणानुसार निवडले गेले
२७७६/क			४८४.४	शेती	

सुविधाधिकार
 हक्कनामा मूळ धारक
 घरे
 प्लेट
 झार घार
 झार शेती

दिनांक	व्यक्ति	खंड क्रमांक	नविन धारक (धा) पदवार (प) किंवा घार (घ)	साक्षात्करण
०५/०६/२००४	सा.जिल्हाधिकारी, मु.उ.जि. यांचे आदेशा / मंजूर अधिवास एत.अ.अ. - २५०९ दि. २४/०४/२००४ या हक्कनामाचे धारक / मं.र.न. अ.ता.१६/०६ दि. ०१/०४/२००४ अन्वये पोटविप्रलम्भाची नमुना २७७६/क क्षेत्र ४८४.४ चौ.मी. आराक्षण प्रालय क्षेत्र अशी स्वतंत्र मालमत्ता पत्रिका ठरविली.	४८४.४	एत.ए.पी. / एकाधिकार / पो.वि. / एत.अ.अ. - २५०९ दि. २४/०४/२००४ अन्वये पोटविप्रलम्भाची नमुना २७७६/क क्षेत्र ४८४.४ चौ.मी. आराक्षण प्रालय क्षेत्र अशी स्वतंत्र मालमत्ता पत्रिका ठरविली.	न.भू.अ.बोरीवली

समसमी कर्णमार्ज क्र. - ५६९८ खती नमूना -
 नकाशे अर्ज दाखल तारीख १२/५/१५ एकूण मॉदी / मळामा
 नकाशे तयार तारीख १२/५/१५ मॉदी मूळ ४८४
 नकाशे दिल्याची तारीख २० MAY 2015
 नकाशे तयार करणारी
 नकाशे तयार करणारी
 प्रमुख अधिकारी
 नगर भूमापन अधिकारी
 बोरीवली

न.भू.अ.बोरीवली
 मुंबई उपनगर जिल्हा
 सत्य पतिशिर्षी
 नगर भूमापन अधिकारी
 बोरीवली



(पान नं. - 1)

बरल - ५/		
२०८	१००	१०२
२०१८		

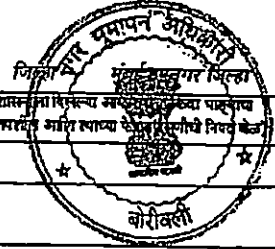
मालमत्ता पत्रक

विभाग/मौजे -- दहिसर

तालुका/न.भू.मा.का. -- न.भू.अ.धोरीवली

जिल्हा नगर प्रमाणन अधिकारी

भार नुसरा क्रमांक/च.पो.नं.	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	घासना नगरपालिका
२७७६/क			४८४.४	शेत	धोरीवली



सुविधाधिकार

हलकाचा मुळ घातक
वर्ष

पड्याद

दतर पार

दतर शीरे

दिनांक	घनपत्र	खंड क्रमांक	नविन घातक (घ) पड्याद (घ) किंवा धार (घ)	साक्षात्कन
०५/०६/२००४	मा.निस.सुविधाधिकारी, मु.ड.नि. चं.वे. आदेश / मंजूर अधिन्यास क.सी. / क.सी.-७७३ / प.न.प.प. / एकत्रीकरण / पो.सि. / एस.आर.- २५०९ दि. २४/०३/२००४ व एकत्रीकरण पो.सि. / मं.र.न. अ.ता.६४/०५ दि. ०४/०५/२००४ अन्वये फोटोप्रमाणनामची नमुक २७७६/क क्षेत्र ४८४.४ चौ.मी. आरक्षण शिक्कन क्षेत्र अग्नी स्वतंत्र मिळकत पंजीकन ठरविली.			फोटोप्रमाणन क्र. २७६ प्रमाणन दि. ०५/०६/२००४ न.भू.अ. धोरीवली

त्यासंबंधी करप्रमाणन क्र. - ५४२८ खरी नकल -

न.भू.अ.धोरीवली
मुंबई उपनगर जिल्हा

नकल अर्ज घातक तारीख १२/५/१४ एकूण नोंदी निकासा

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नकल तयार करणारा

नकल सापडणारा

प्रमुख अधिकारी
नगर भूमापन अधिकारी
धोरीवली

एकूण शुल्क - ६२१/-

मत्त पतिनिधी
नगर भूमापन अधिकारी
धोरीवली

बरल - ५१		
EW 5	909	782
2026		



The Kapol Co-op. Bank Ltd.

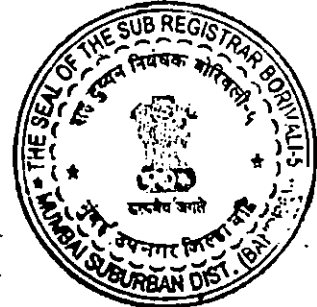
Desai
Authorized Signatory

गणराज्य
201
11.17
R-1110-001-125483
INDIA

Customer's Copy	
THE KAPOL CO-OP. BANK LTD.	
FRANKING DEPOSIT SLIP	
Pay to Accl. Stamp Duty	501
Franking Value	Rs 100/-
Service Charges	Rs 10/-
TOTAL	Rs 110/-
Name of the person for whom stamp duty is impressed <i>Mangilal R. Jain</i>	
Name & Address of the Stamp duty paying party 301, Pratik Avenue, Opp. Shiv Sagar Hotel, Vile-Parle (East), Mumbai - 400 057.	
Tel./Mobile No. 26113248	
DD/Cheque No.:	
Drawn on Bank:	
(For Bank's Use Only)	
Tran ID	
Franking St. No.	
Cashier	Officer

बल - 4/		
202	903	902
2026		

POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME, MR. MANGILAL R. JAIN having address at office No. 301, Pratik Avenue, Nehru Road, Opp. Shiv Sagar Hotel, Vile-Parle (East), Mumbai - 400 057, SEND GREETINGS:

WHEREAS:

WHEREAS I am carrying on business interalia as of Builders and Developers/Promoters and as incidental to my business I am constructing VARIOUS buildings and entering into and executing diverse agreements and documents:

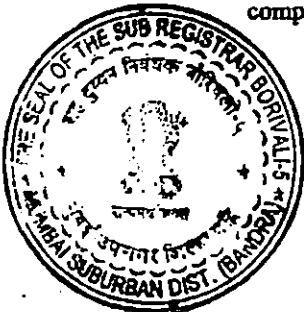
[Signature]

[Signature]

AND WHEREAS it is not possible for me due to my business commitments to appear before the Sub-Registrar of Assurances, personally for admission and presentation for registration of the said Agreement for Sale, undertakings, declaration or other documents required to be executed for the sale and development of the buildings/property.

NOW KNOW ALL YE MEN THAT BY THESE PRESENTS MR. MANGILAL R. JAIN do hereby nominate, constitute and appoint Mr. MANGESH S. HUMANE resident of Mumbai to be my true and lawful attorney for me and in my name and on my behalf to do or cause to be done all or any of the following acts, deeds, matters and things that is to say:

1. To admit the execution of the Agreements for Sale, undertaking, declaration, Deed of Cancellation already executed by me and/or to be executed by me hereafter.
2. To present the said Agreement for Sale, undertaking, declaration etc. before the Sub-Registrar for the purpose of registration of the same and to do all acts that are necessary for effectively registering the said Agreements for Sale, undertaking, declaration etc.
3. To receive document or documents from the Sub-Registrar after registration and to give proper receipts and discharge for the same.
4. To appear before any Court or Authority (including before the Superintendent of Stamps and Registrar of Assurances) for the purpose of any matter relating to the Stamp Duty and Registration and declaration of value or any other proceedings connected with the same.
5. To engage pleader or authorized representatives to act on my behalf in the said proceedings to do all other acts that may be necessary for the proper completion of the work assigned by me to my Attorney under these presents.



(Handwritten signature)

(Handwritten signature)

बरल - ५/		
EUC	१०४७०२	
२०१८		

6. I do hereby ratify and confirm that all acts, deeds and things done by my said Attorney shall be deemed to have been acts, deeds and things done by me personally and I undertake to ratify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done for me by virtue of the power hereby given.


IN WITNESS WHEREOF, I have executed the power on this 19th day of July 2007.

SIGNED SEALED AND DELIVERED)

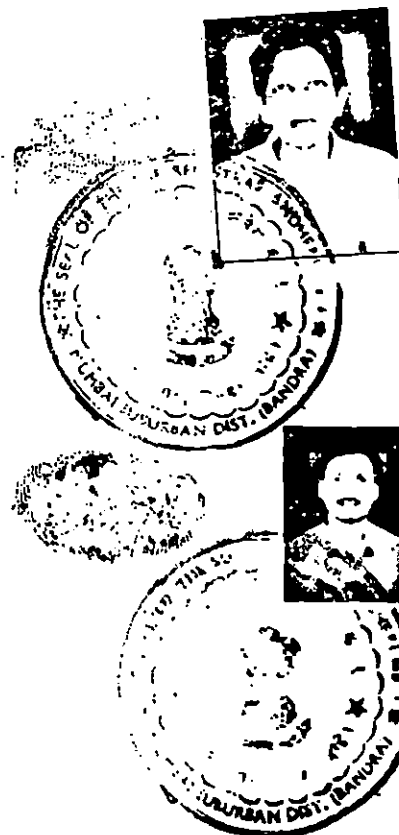
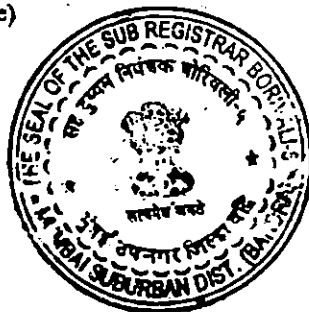
By withnamed;) *Mangilal Jain*

MR. MANGILAL R. JAIN)

In the presence of *Jain*)

accept:

Mangilal Jain
 (Mr. Mangilal R. Jain)

attest:
 ① *Jain*
 ② *Satosh*



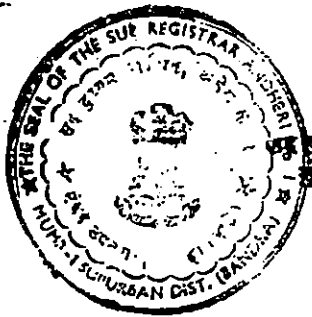
बरल - ५/		
2007	2007	2007
2007		

8E 1/93406 -

[Handwritten signature]

१) मूल्यांकनमा आज तारीख १६/०८/२०१८
 श्री मोहित प्र. आर. येत... ०५२२००८
 २) ३०१... अर्थात अर्थात...
 ३) मित्त... अर्थात...
 ४) १००४... अर्थात...
 ५) ...
 ६) ...
 ७) ...
 ८) ...
 ९) ...

१) *[Handwritten mark]*
 २) *[Handwritten mark]*
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 ६) *[Handwritten mark]*
 ७) *[Handwritten mark]*
 ८) *[Handwritten mark]*
 ९) *[Handwritten mark]*



मूल्यांकन निवेदन: अंबेरी-२
 मुंबई उपनगर विस्था.



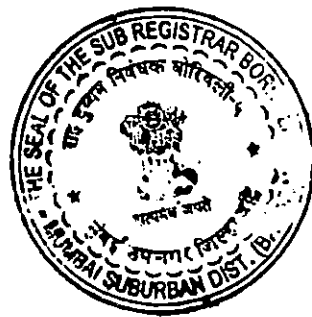
वरल - ५/		
६०८	१०६	१०२
२०१८		

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 KIRAN DAGDU SHINDE
 DAGDU NANA SHINDE
 18/02/1980
 Permanent Account Number
 AXKPS1698H
 Signature



In case this card is lost / found, kindly inform / return to
 Income Tax PAN Services Unit, UTISL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.
 यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं
 आयकर पैन सेवा यूनिट, UTISL
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
 नवी मुंबई - 400 614

बरल - ५/		
एल	१०७	१०२
२०१६		



बरल - ५/		
६०८	१०९	१४४
२०१८		

घोषणापत्र

मी, मंगेश हुमणे याद्वारे घोषित करतो की दुय्यम निबंधक बोरीवली-5 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे/- आर्केड असोसिएट्स चे भागीदार मांगीलाल आर. जैन यांनी दि. 18/07/2007 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबदल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपयोक्त कृती करण्यास पूर्णता सक्षम आहे सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :



कुलमुखत्यारपत्र धारकाचे नाव व सही



बरल - ५/		
६०८	९९०	९०२
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बरल - ५/		
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123456789

पावती

Original/Duplicate

Tuesday, June 27, 2017

नोंदणी क्र.: 39M

4:52 PM

Regn.:39M

पावती क्र.: 5256 दिनांक: 27/06/2017

गावाचे नाव: कांदिवली

दस्तावेजाचा अनुक्रमांक: बरल9-5072-2017

दस्तावेजाचा प्रकार: पॉवर ऑफ अॅटर्नी

मादर करणाऱ्याचे नाव: मे/- राज युनिव्हर्सल चे भागीदार सुरेशकुमार पी. मिह

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 400.00

पृष्ठांची संख्या: 20

एकूण:

₹. 500.00

आपणास भूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:10 PM ह्या वेळेस मिळेल.

BRL9

वाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

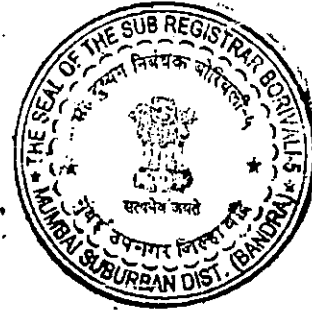
भरलेले मुद्रांक शुल्क : ₹. 500/-

सह. दुय्यम निबंधक, बोरिवली - १
मुंबई उपनगर जिल्हा

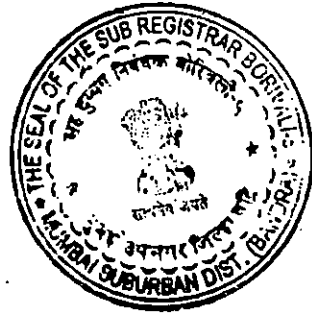
1) देयकाचा प्रकार: By Cash रकम: ₹ 100/-

2) देयकाचा प्रकार: By Cash रकम: ₹ 400/-

Sign



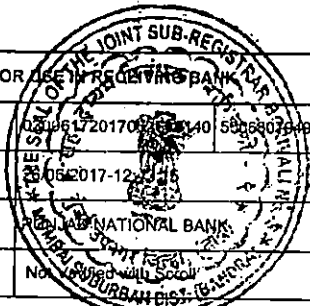
बरल - ५/		
६०५	११२	१०२
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बरल - ५/		
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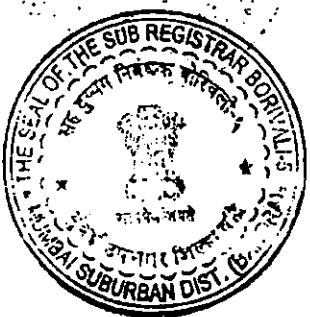
CHALLAN
MTR Form Number-5

GRN	MH002734592201718E	BARCODE	[Barcode]				Date	26/06/2017-12:40:36	Form ID	
Department Inspector General Of Registration					Payer Details					
Non-Judicial Stamps					TAX ID (If Any)					
Type of Payment Purchase of Franking Code SoS Mumbai only					PAN No.(If Applicable)					
Office Name BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name		MS RAJ UNIVERSAL					
Location MUMBAI			Flat/Block No.							
Year 2017-2018 One Time			Premises/Building							
Account Head Details		Amount In Rs.		Road/Street						
00:0045501 Amount of Tax		500.00		Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)						
				Amount In						
				Five Hundred Rupees Only						
Total		500.00		Words						
Payment Details PUNJAB NATIONAL BANK					FOR USE IN REGISTERING BANK					
Cheque-DD Details					Bank CIN		Ref. No.			
Cheque/DD No.					Date		26/06/2017-12:40:36			
Name of Bank					Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch					Scroll No. , Date		Not Available			



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Not Available
 नोंदणी केवल दुर्यम निबंधक कार्यालयत नोंदणी कचवयाच्या दस्तासाठी लागू आहे. नोंदणी न कचवयाच्या दस्तासाठी सदर चलन लागू नाही.

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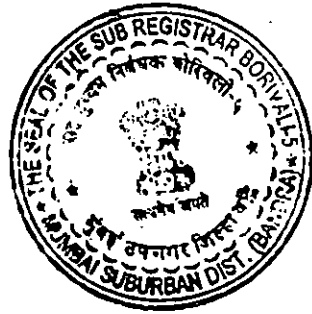
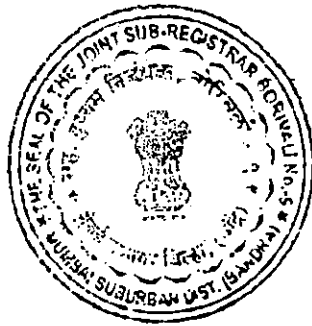


बरल - २४

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बरल - ५१

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२०१८		



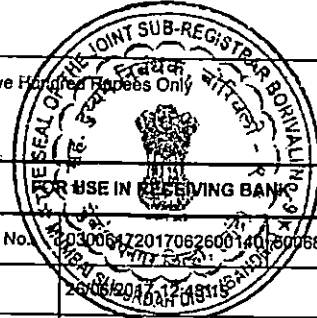
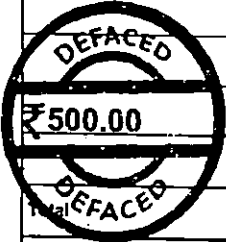
करल - १/ IV		
५००२	२	७२
२०१७		

करल - ५/		
६०८	९९५	९०२
२०१८		



CHALLAN
MTR Form Number-6

GRN	MH002734592201718E	BARCODE	[Barcode]				Date	26/06/2017-12:40:36	Form ID	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Non-Judicial Stamps Purchase of Franking Code SoS Mumbai only				TAX ID (If Any)					
					PAN No.(If Applicable)					
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5				Full Name	MS RAJ UNIVERSAL				
Location	MUMBAI									
Year	2017-2018 One Time				Flat/Block No.					
Account Head Details			Amount In Rs.	Premises/Building						
0030045501	Amount of Tax		500.00	Road/Street						
				Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)						
				Amount In	Five Hundred Rupees Only					
			500.00	Words						
Payment Details	PUNJAB NATIONAL BANK									
Cheque-DD Details				Bank CIN	Ref. No. 0030064720170626001400006807949					
Cheque/DD No.				Date	26/06/2017 12:48:15					
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 सदर चलन केवल दय्याम निपटक कार्यालयी नोदणी करणाऱ्या दस्तासाठी लागू आहे. नोदणीसाठी केलेल्या चलनाच्या दस्तासाठीच सदर चलन लागू नाही.

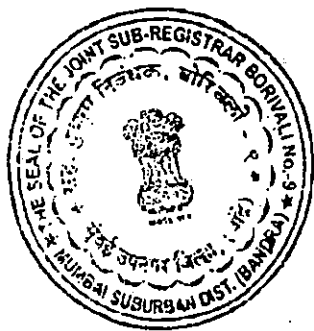
5000 3 99
2016

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-517-5072	0001577592201718	27/06/2017-16:53:30	IGR558	500.00
Total Defacement Amount					500.00

जरल - 51
EUC 99E 782
2016

Handwritten signature



बरल - ५/		
एच.ए.	९९७	९०२
२०१८		

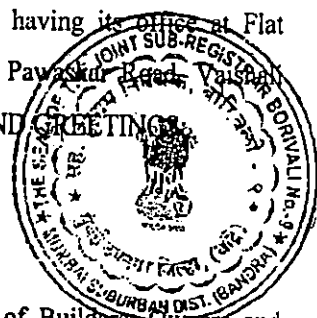
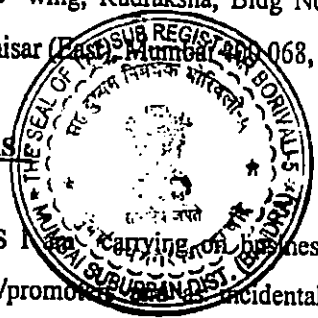
बरल - ९/ IV		
५००९	४९९	
२०१७		

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I MR. SURESHKUMAR P. SINGH having address at Flat No.2204, Vishnu Shivam Tower, B wing, Western Express Highway, Near Gayatri Satsang, Kandivali (East), Mumbai 400 101 Partner of M/S. RAJ UNIVERSAL, a Partnership firm, duly registered under Receipt No.M000028517 Dated 24th September, 2015 as per the provisions of Indian Partnership Act, 1932, and having its office at Flat No.101, 'B' wing, Rudraksha, Bldg No.10, Suhasini Pawaskar Road, Vastu Nagar, Dahisar (East), Mumbai 400 068, do hereby SEND CREETINGS

WHEREAS

WHEREAS I am carrying on business interalia as of Builders, Owners and Developers/promoters incidental to my business I am constructing building on All that piece and parcel of land bearing C.T.S No.2776/B and 2776/D situated Vaishali Nagar, Dahisar (East), Mumbai 400 068 at Village Dahisar, Taluka Borivali, within the registration district of Mumbai Suburban and Mumbai District and entering into and executing diverse Agreements/Deeds, Agreement for sale/Sale Deed, Agreement, Confirmation, Rectification & Cancellation Deed of flats/shops/ parking space/garage etc. with various persons and authorities:

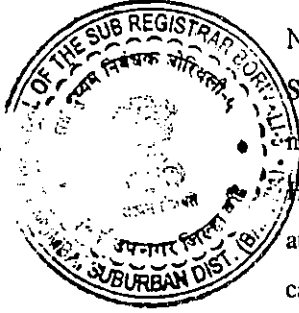


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EWS 99C	902
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yobq	y	90
2026		

Suresh

AND WHEREAS it is not possible for me due to my business commitments to appear before the Sub-Registrar of Assurances, Mumbai personally for admission and presentation for registration of the said diverse Agreements/Deeds, Agreement for sale/Sale Deed, Agreement, Confirmation, Rectification & Cancellation Deed or any other documents already executed by me and/or to be executed by me hereinafter.

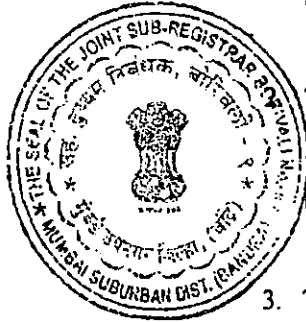


NOW KNOW ALL YE MEN THAT BY THESE PRESENTS I, the said MR. SURESHKUMAR P. SINGH Partner of M/S. RAJ UNIVERSAL, do hereby nominate, constitute and appoint 1) SHRI SATISH R. SHARMA & 2) MR. HARSHVARDHAN KOLI residents of Mumbai to be my true and lawful attorney for me and in my name and on my behalf (jointly or severally) to do or cause to be done all or any of the following acts, deeds, matters and things that is

to say :

बरल - ५/		
२०८	११२	११२
२०१८		

To admit the execution of the Agreements/Deeds, Agreement for sale/Sale Deed, agreement, Confirmation, Rectification & Cancellation Deed or any other documents already executed by me and/or to be executed by me hereinafter.



To present the abovementioned various documents before the Sub-Registrar for the purpose of registration of the same and to do all acts that are necessary for effectively registering the said documents.

3. To receive document or documents from the Sub-Registrar after registration and to give proper receipts and discharge for the same.

बरल - २५/		
५०००	५०००	५०००
२०१७		

to appear before any Court or Authority for the purpose of any matter relating to the registration declaration of value or any other proceedings connected with the same.

I, do hereby ratify and confirm that all acts, deeds and things done by my said Attorney shall be deemed to have been acts, deeds and things done by me personally or on behalf of the said firm and I undertakes to ratify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done for me by virtue of the power hereby given.

Singh

IN WITNESS WHEREOF, I have executed this Power on this 27th day of June, 2017.

SIGNED, SEALED AND DELIVERED)

by the withinnamed)



MR. SURESHKUMAR P. SINGH)
Partner of M/S. RAJ UNIVERSAL)

S. Singh

in the presence of..... *VS*.....)

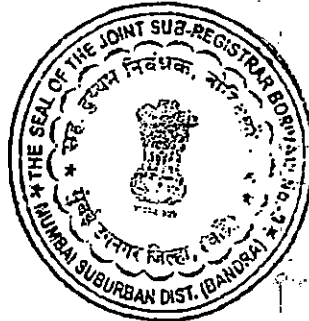
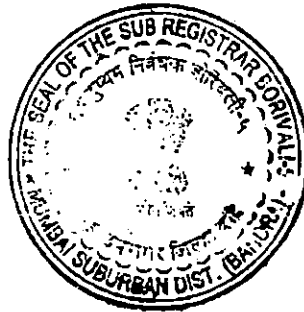
[Signature]
(SHRI SATISH R. SHARMA) &



[Signature]
(MR. HARSHVARDHAN KOLI)
Signature of the attorney holder



① *[Signature]*
② *[Signature]*



वरल - ५/		
एच	१२०	१४२
२०१८		

वरल - १/१४	
५०६२	५९९
२६१७	

आयकर विभाग
INCOME TAX DEPARTMENT
RAJUNIVERSAL

भारत सरकार
GOVT. OF INDIA

भारत सरकार

24/09/2015
RAJUNIVERSAL
VAFER0287K

आयकर विभाग
INCOME TAX DEPARTMENT
RAJUNIVERSAL


भारत सरकार
GOVT. OF INDIA

शुभेश कुमार शर्मा
PHOOLRA BANGHAT BANGH

11/07/1974

AKSPS6154R

Signature



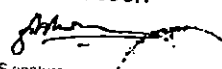
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

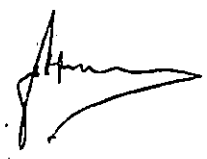

SATISH RATANLAL SHARMA
RATANLAL LOKMANI SHARMA

10/06/1969

ABAPS7098H



Signature



बरल - ५/		
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आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

शुभेश कुमार शर्मा
PHOOLRA BANGHAT BANGH

11/07/1974

AKSPS6154R

Signature



बरल - ९/ IV		
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२०१७		



Consumer Number: 9000 0047 0967	
Bill No	92375810423
Bill Date	08.06.2017
Bill Period	07.05.2017 To 08.06.2017
Bill Month	JUN 2017
Meter No.	ST060312
Metered Units	112
Units Billed	122
Tariff	LT (R) - LT-Residential cat
Next Meter Reading Date	06.07.2017
MRU	W0906204
Consumer	Welcome
Type of Supply	3PHASE
Zone	West Suburb CZ01

Current Bill Amount (वर्तमान बिल राशि) ₹	757.00
Net other charges (incl. Joint Adj. if any) ₹	0.00
Past Dues (पिछले बिल) ₹	0.00
Total Amount Payable (कुल देय राशि) ₹	757.00
Pending Security Deposit (पेंडिंग सुरक्षा जमा) ₹	0.00

CALL : 1-800-209-5161
 (24 x 7 Toll Free No.)
FIRE / ACCIDENT
 25774399

Bill Amount On or Before Disc Date- 15.06.2017 Rs. 751.00	Bill Amount On or Before Due Date- 29.06.2017 Rs. 757.00 *Due Date applicable for current bill amount only. Past dues payable immediately	Bill Amount After Due Date- 29.06.2017 Rs. 766.00
--	--	--

CUSTOMER RELATIONS AND BILL PAYMENT OPTIONS (ग्राहक सेवा केंद्र विल भुगतान विकल्प)

- Tata Power Customer Relations Centre - MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 12:00 HRS. P1 02:39.03.06.2017
- Shop No.19, Rajnigandha Shopping Center, Building No 4, Near Gokuldharm Temple, Goregaon (E) Goregaon (E) Mumbai - 400063.
 - Goregaon Samudhi Co-op Housing Soc., Shop number 2, S V Road, Landmark - Goregaon Police Station, Goregaon (E) Mumbai - 400063.
 - Shop No 23, 24, 25 & 26, Blue Ocean # II, Blue Empire Complex Ekta Nagar, Off New Link Road Kandivali (W) Mumbai 400067.
 - Malad Sub-station, Marve Road, Near Crematorium & Burial Ground, Atharva College, Bus / MIT Chowk, Malad (W) Mumbai 400063.
- Electronic Drop Box:
 EVERSHINE MILLENIUM PARADISE (Jupiter), Thakur Village Kandivali (E) Mumbai 400101.
- Cheque Kiosk:
 Oberoi CHS, Thakur village, Western Express Highway Kandivali (E) Mumbai 400101.
- Tata Power Drop Box:
 hind Samata Nagar, Opp. Challenger Tower, Kandivali (E) Mumbai 400101.
 Evershine Millennium Paradise, Near Security Office, Bldg.No. 59 To 75, Sector No.1, Gate No.2, A Wing Stakes, Kandivali (E) Mumbai 400101.
- Electronic Clearing Service (ECS): for hassle free Bill Payment. Please register one time to avail this facility.
 For complete list of Customer Relations Centre / Online Payment and other cash and cheque collection centres, please log on to cp.tatapower.com
- For schedule of planned outage, please visit "Power Interruptions" on cp.tatapower.com or check with your respective Society / Cell / Metering or Notice Board.

TATA POWER

Meet **TINA** Tata Interactive Application!
 TINA is always available, she will answer your queries, providing 24/7 assistance to you.

You can now chat with TINA on the Tata Power Mobile App, Facebook page - www.facebook.com/tatapower or Customer Portal - cp.tatapower.com.

वरल - २४/७
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TATA

MESSAGE TO THE CONSUMER
 Dear Consumer, you can now participate in our new energy efficiency program on remote-controlled BLDC Super-Efficient ceiling fans at a discount of 50% on MRP. For details, please visit the **BE GREEN** page at cp.tatapower.com or call us toll-free at 1800 209 5161

Tips to Save Electricity

1. Switch off the lights and fans when not in use.
2. Switch off the mains when the appliances are not in use.

Sund Joglekar
 Chief - Distribution Customer Services
 0239.09.06.2017

THE TATA POWER COMPANY LIMITED

Consumer No 9000 0047 0967 / Old No. 2358879	Consumer Name: Suresh Kumar P Singh
Name of the Bank & Branch	Bill No: 92375810423
	Bill Date: 08.06.2017
	Due Date: 29.06.2017
	Discount Date: 15.06.2017
Cheque No	Discounted Amount 751.00
	Cash Denomination:

Payment should be made by crossed cheque in favour of Tata Power C.A.NO. 9000 0047 0967
 For multiple payments, write CA no & amount on back of the cheque
 Please don't issue postdated or outstation cheques

REGISTRAR OF COMPANIES
 WESTERN SUBURBAN DIST. (BANDRA)

२०१६



बरल - ४/१०
योलर ०० ००
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बरल - ५/१
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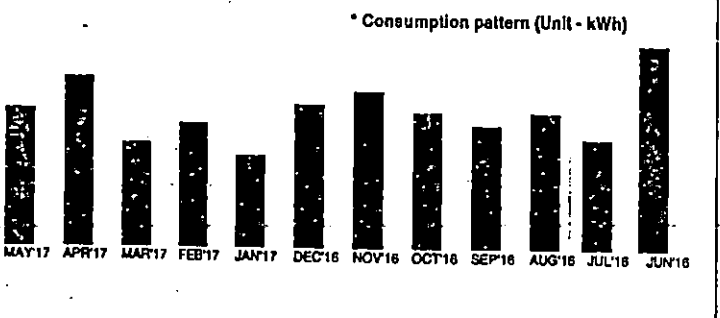
Closing Rgd: ST060312
4,162.00
Opening Rgd: 4,050.00
Difference: 112.00
Multi-Factor: 1.00
Adjustment:
Units: 112

TOTAL METERED UNITS (kWh): 112
TOTAL BILLED UNITS (kWh): 122

Difference between the Total Billed Units and Total Metered Units is due to Wheeling Losses of R-Infra Network (8.47% for LT and 1.71% for HT) paid to R-Infra.
Consumer Number: 9000 0047 0957
FAC: 100°0.0135-22°0.0348-

Sanctioned Load (kW)	Connected Load (kW)	Last Bill Amount (₹)	Last Payment Received (₹)
10.20	10.20	564.00	564.00
Payment Received On		Security Deposit available with us (₹)	
23.05.2017		770	
Details of Electricity Duty			
Code	Units	Amount (₹)	
A	122	101.72	
Total	122	101.72	

Your Past Consumption (For 12 Months)					
Month	Metered Units (kWh)	Billed Units (kWh)	Month	Metered Units (kWh)	Billed Units (kWh)
MAY 2017	81	88	NOV 2016	89	97
APR 2017	96	105	OCT 2016	80	88
MAR 2017	61	67	SEP 2016	74	81
FEB 2017	71	78	AUG 2016	80	88
JAN 2017	56	61	JUL 2016	66	73
DEC 2016	84	92	JUN 2016	117	129



Category	Charges (₹/kWh)	Charge (₹/kWh)	Charges (₹/kWh)	Demand Charges	Applicable (₹/kWh)	Charges (₹/Unit)
LT (BY) LT-RESIDENTIAL						
000-100 Units	1.20	0.41	1.56	105	18.00	0.16
101-300 Units	2.30	0.74	1.58	105	18.00	0.16
301-600 Units	6.70	0.98	1.58	105	18.00	0.16
Above 600 Units	6.70	1.08	1.58	105	18.00	0.16

Note: Residential (3 phase) - Additional Fixed Charge of ₹ 105 per 10kVA load or part thereof above 10 kVA unit for category LT (BY) 201 - Additional Fixed Charge of ₹ 200 per 10 kVA load or part thereof above 10 kVA unit for category HT (BY) 201. Additional Charge (FAC) will be applicable to all consumers and will be charged over the above tariff. (Structure Rates for R-connection: Metering, Testing of installations - Meter will be applicable as per the structure of charges approved by MERC. For details of tariff order, please see www.tatapower.com or www.tatapower.com

Your Bill Details (₹)	
1. Energy Charges	192.60
2. Fixed Charges	210.00
3. Fuel Adjustment Charges*	(cr) 2.12
4. Cross Subsidy Surcharge	8.40
5. Wheeling Charges @ Rs. 1.58 R-Infra	176.96
6. Wheeling Charges @ Rs. TPC-D	0.00
7. Regulatory Asset Charges	49.68
8. Electricity Duty @ 16 %	101.72
9. Tax on Sale of Electricity @ Rs. 0.1604	19.57
10. Adjustments	(cr) 0.01
11. Total (1 to 10)	757.00
12. Delayed Payment Charges	0.00
13. Interest on Arrears	0.00
14. Outstanding Amount (Payable)	0.00
15. Other Charges	0.00
16. Additional charges for Consumer Funded	0.00
17. Credit-Advance due to Tata Power	0.00
18. Advance Payment Available	0.00
19. Bill amount (11 to 18)	757.00
20. Discount (if any) before 15.06.2017	(cr) 6.00
21. Net Bill Amount	751.00
22. Security Deposit (SD) Due	0.00
E. & O.E.	



बरल - ५/IV
Yoda 99 99
2017

IMPORTANT NOTICE

1. In all your correspondence, please mention Consumer No. & Bd No(s). 2) All bills, even if disputed, have to be paid fully. Adjustments if any, will be made in the subsequent bills. 3) Bill amount has been rounded off to the nearest rupee. 4) If there are arrears, interest on arrears is chargeable up to 3 months. 12% for 9 months, 18% after 9 months, 18% till 6 months, 18% till 6 months. 5) Cash discount of 1% will be allowed on payments received before the due date. 6) In case of non-payment of bills, the supply of electricity will be discontinued. 7) If you are unable to pay the bill, please contact the concerned area office for assistance. 8) In case of any complaint, please write to customercare@tatapower.com. 9) In case of any complaint, please write to customercare@tatapower.com. 10) In case of any complaint, please write to customercare@tatapower.com. 11) In case of any complaint, please write to customercare@tatapower.com. 12) In case of any complaint, please write to customercare@tatapower.com. 13) In case of any complaint, please write to customercare@tatapower.com. 14) In case of any complaint, 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Payment Stub On First Page Of Your Tata Power Bill.

THE TATA POWER COMPANY LIMITED			
Consumer No.	Bill No.	Bill Date	Bill Period
Consumer No.	Bill No.	Bill Date	Bill Period
Consumer No.	Bill No.	Bill Date	Bill Period

How to fill my cheque?

- Please mention your Name, Mobile No. and E-Mail No. on the back of the cheque.
- Payment should be made by credit/debit card.
- For multiple payments, write Consumer No. and bill-up amount on the back of the cheque.
- Please don't leave any blank space on the cheque.

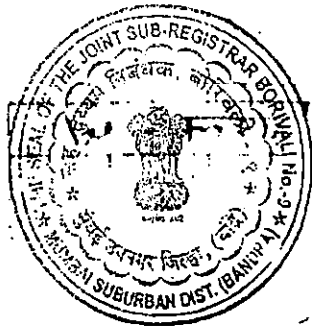
Crossed cheque - Your Bank Cheque

Date	
Bill Amount in figure	
Signature	

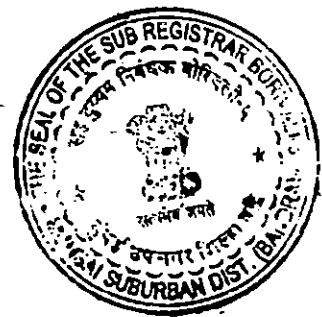
Details to be Mentioned On Reverse of your Cheque

Consumer Name: XXXX
Mobile No. XXXXXXXX

बरल - ५/
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2017

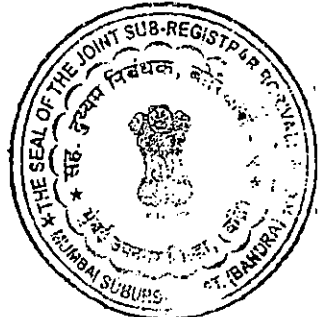


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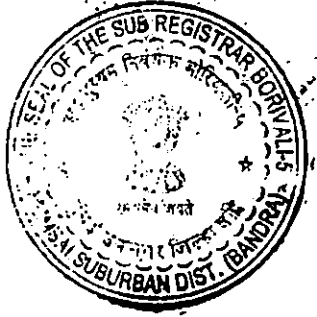


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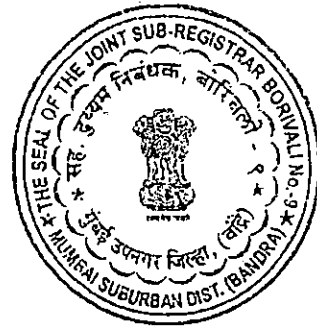
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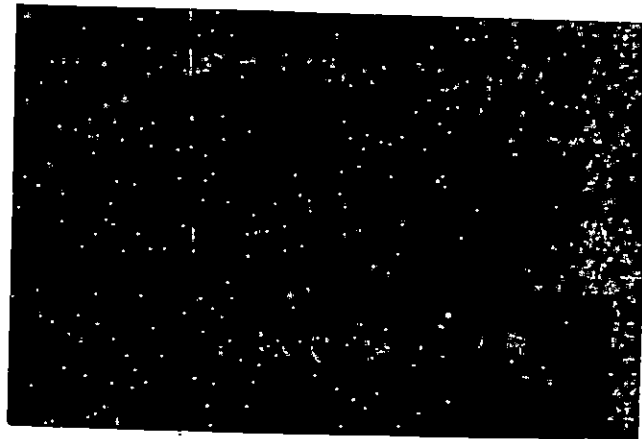
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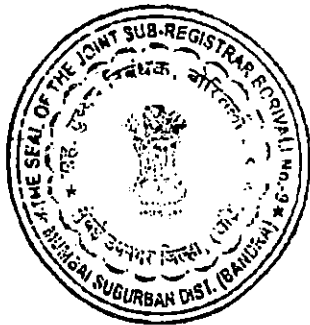




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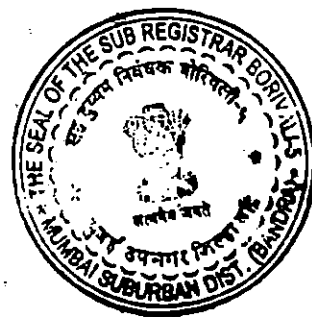
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मंगळवार, 27 जून 2017 4:52 म.नं.

दस्त गोपवारा भाग-1

वरल9

दस्त क्रमांक: 5072/2017

दस्त क्रमांक: वरल9 /5072/2017

वाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुदांक शुल्क: रु.500/-

द. नि. मह. दु. नि. वरल9 यांचे कार्यालयात
अ. क्र. 5072 वर दि.27-06-2017
रोजी 4:50 म.नं. वा. हजर केला.

पावती:5256

पावती दिनांक: 27/06/2017

सादरकरणाराचे नाव: मे/- राज युनिव्हर्सल चे भागीदार
सुरेशकुमार पी. सिंह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकुण: 500.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निलंबक, बोरिवली - ९
मुंबई उपनगर जिल्हा.

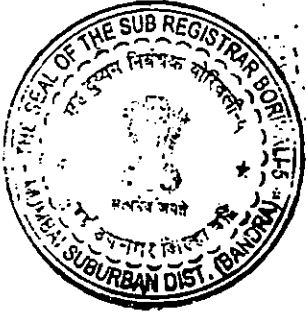
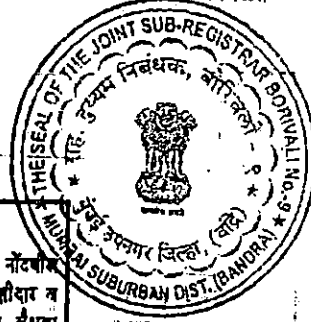
सह. दुय्यम निलंबक, बोरिवली - ९
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

मुदांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत
असेल तेव्हा

शिक्का क्र. 1 27/06/2017 04:50:20 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 27/06/2017 04:50:38 PM ची वेळ: (फी)



प्रतिज्ञापत्र

• सध्या दस्तऐवज नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणी
दाखल केलेला आहे. • दस्तांतील संपूर्ण मजबूर निव्व्यादक व्यक्ती, साक्षीदार व
कोणताच नोंदणीच्या कामदप्यांची प्रत्याग करणारे • दस्ताची सत्यता, वैधता
स्वकदेखील बाबीसाठी दस्त निव्व्यादक व साक्षीदार. हे संपूर्णपणे मनाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :

वरल - ५/

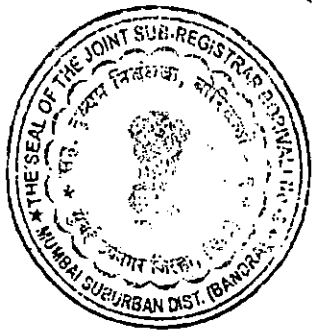
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वरल - २/IV

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२०१८		



बदल - १/IV		
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27/06/2017 4 54:03 PM

दस्त गोपवारा भाग-2

वरल९

दस्त क्रमांक:5072/2017

दस्त क्रमांक :वरल९/5072/2017

दस्ताचा प्रकार :-पॉवर ऑफ अटॉर्नी

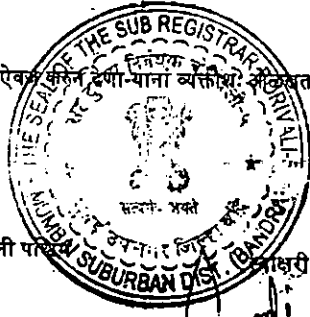
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे/- राज युनिव्हर्सल चे भागीदार सुरेशकुमार पी. सिंह पत्ता:प्लॉट नं: सदनिका क्र. 2204, वी विंग, माळा नं: , इमारतीचे नाव: विष्णू शिवम टॉवर, ब्लॉक नं: कांदिवली पूर्व, रोड नं: वेस्टर्न एक्सप्रेस हायवे, गायत्री सत्संग जवळ, महाराष्ट्र, मुम्बई. पॅन नंबर:AATFR0287K	कुलमुखत्यार देणार वय :-43 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:सतीश आर. शर्मा पत्ता:प्लॉट नं: 1-बी, माळा नं: तळ मजला, इमारतीचे नाव: पूनम को. ऑ. ही. सो. लि., ब्लॉक नं: बोरीवली पूर्व, रोड नं: दौलत नगर रोड नं.3, महाराष्ट्र, मुम्बई. पॅन नंबर:ABAPS7098H	पॉवर ऑफ अटॉर्नी होल्डर वय :-48 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:हर्षवर्धन कोळी पत्ता:प्लॉट नं: 1-बी, माळा नं: तळ मजला, इमारतीचे नाव: पूनम को. ऑ. ही. सो. लि., ब्लॉक नं: बोरीवली पूर्व, रोड नं: दौलत नगर रोड नं.3, महाराष्ट्र, मुम्बई. पॅन नंबर:AOYPK5365G	पॉवर ऑफ अटॉर्नी होल्डर वय :-47 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथीत पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:27 / 06 / 2017 04 : 51 : 49 PM

ओळख:-

खालील इतम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तींचे ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विजय गवळी वय:32 पत्ता:डी/22, 202 योगी नगर बोरीवली पूर्व पिन कोड:400091		
2	नाव:सिद्धेश वळंजु वय:25 पत्ता:7 गल्ली आकुर्ली रोड दामु नगर कांदिवली पूर्व पिन कोड:400101		



शिक्का क्र.4 ची वेळ:27 / 06 / 2017 04 : 52 : 29 PM
प्रमाणित करणेत येते की, या दस्तामध्ये एकूण १ पाने आहेत.
पुस्तक क्र. १/२०१७
वर मूदित, दिनांक: २७/६/२०१७

BRL९

EPayment Detail

२०१८

सह. दुय्यम निबंधक, बोरीवली - १
मुंबई उपनगर जिल्हा

Defacement Number 0001577592201718

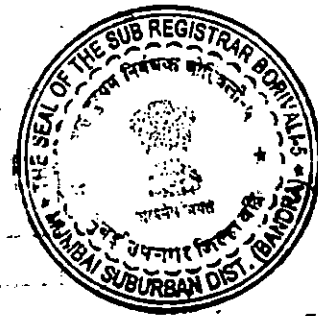
घोषणापत्र

मी, हर्षवर्धन कोळी याद्वारे घोषित करतो की दुय्यम निबंधक बोरीवली-5 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे/- राज युनिव्हर्सल चे भागीदार सुरेशकुमार पी. सिंह यांनी दि. 27/06/2017 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबदल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपयोक्त कृती करण्यास पूर्णता सक्षम आहे सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1906 चे कलम 62 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :

कुलमुखत्यारपत्र धारकाचे नाव व सही

खरल - ५/		
२०८	१३३	१४४
२०१८		



हमीपत्र

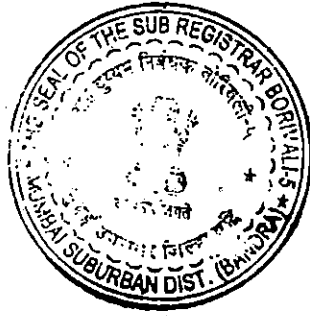
मी आतिश माने व पल्लवी माने याद्वारे घोषित करतो की, दुय्यम निबंधक बोरीवली 5 यांच्या कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. M/S. RAJ UNIVERSAL यांनी मला दस्तातील मिळकती शिवाय आच्छादित अथवा खुले वाहनतळ विकलेले/घेतलेले नाही. सदरचे कथन बरोबर असून चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ अन्वये होणाऱ्या परिणामास मी पात्र याची आम्हाला जाणीव आहे.

लिहून घेणार

[Signature]
Bis

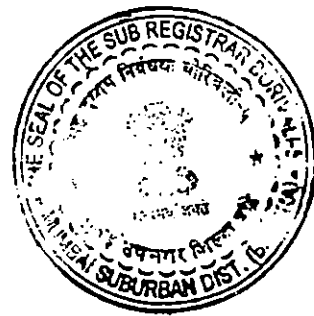
[Signature]

लिहून देणार



खरल - ५/		
EU <	938	982
२०१८		

बरल - ५/		
६७८	११११	११११
२०१८		

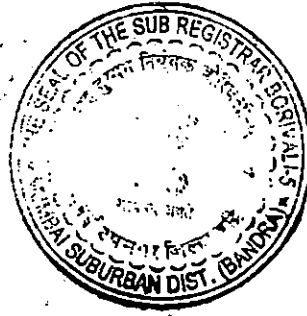


हमीपत्र

मी आतिश माने व पल्लवी माने याद्वारे घोषित करतो की, दुय्यम निबंधक बोरीवली 5 यांच्या कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. M/S. RAJ UNIVERSAL यांनी मला दस्तातील मिळकती शिवाय आच्छादित अथवा खुले वाहनतळ विकलेले/घेतलेले नाही. सादरचे कथन बरोबर असून चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ अन्वये होणा-या परिणामास मी पात्र याची आम्हाला जाणीव आहे.

लिहून घेणार

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16/11/18

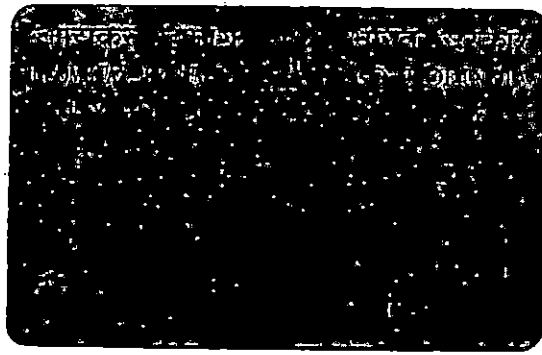
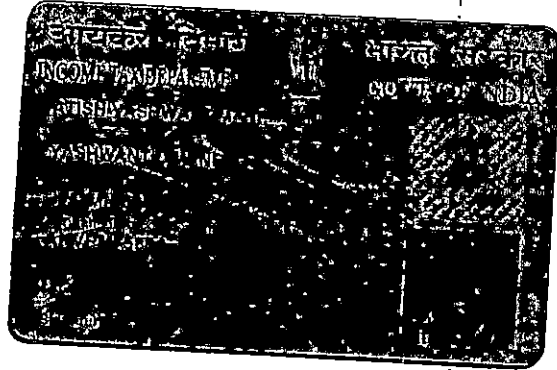


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लिहून देणार

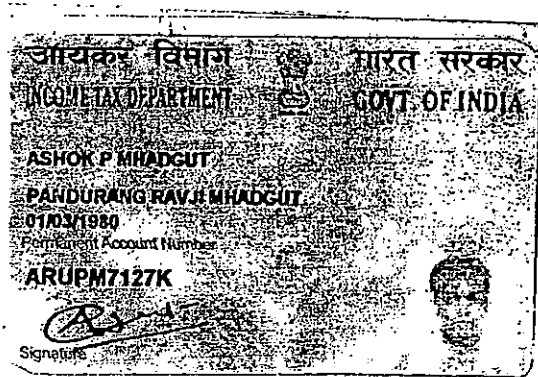
बरल - ५१		
८०८	९३९	९०२
२०१८		



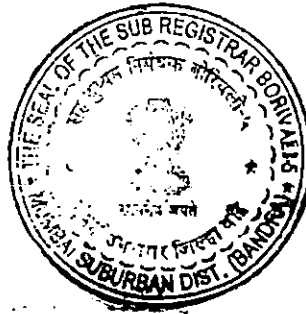
बरल - ५/		
एवम्	१३७	१४२
२०१८		



बरल - ५/		
२०८	१३८	१०२
२०१८		



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आयकर विभाग
INCOME TAX DEPARTMENT

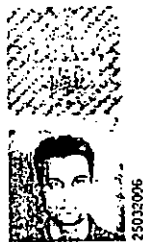


भारत सरकार
GOVT. OF INDIA

AMOL SHANTARAM DHURI
SHANTARAM VISHNU DHURI

19/09/1980
Permanent Account Number
AJEPD5022G

A.S. Dhuri
Signature



AS3

बरल - ५/		
EW	932902	
२०१८		



मंगळवार, 16 जानेवारी 2018 4:14 म.नं.

दस्त गोषवारा भाग-1

वरल-5

दस्त क्रमांक: 678/2018

दस्त क्रमांक: वरल-5 /678/2018

नोंजार मुल्य: रु. 30,58,255/-

मोवदला: रु. 45,61,700/-

भरलेले मुद्रांक शुल्क: रु.2,28,100/-

दु. नि. मह. दु. नि. वरल-5 यांचे कार्यालयात

पावती:755

पावती दिनांक: 16/01/2018

अ. क्र. 678 वर दि.16-01-2018

मादरकरणाराचे नाव: आतिश यशवंत माने

रोजी 3:53 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2840.00

पृष्ठांची संख्या: 142

एकुण: 32840.00

दस्त हजर करणाऱ्याची सही:

मह दु. नि. का. वरल-5

सह दु. नि. का. वरल-5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 16 / 01 / 2018 03 : 53 : 59 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 16 / 01 / 2018 03 : 54 : 49 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज नॉदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीत दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, नियादक व्यक्ती, राशीदार व सोबत जोडलेल्या कागदांची सत्यता तपासणी आहे. * दस्ताची सत्यता, वैधता याबाबत व वीसाठी दस्त निष्ठापक व कबुलीधारक हे सुस्थापणे जबाबदार राहिले.

लिहून घ्यावे:

लिहून घ्यावे:







16/01/2018 4 18:11 PM

दस्त गोषवारा भाग-2

बरल-5

१७१

दस्त क्रमांक:678/2018

दस्त क्रमांक :बरल-5/678/2018

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे/- राज युनिव्हर्सल चे भागीदार सुरेशकुमार पी. सिंह यांच्या तर्फे मुखत्यार हर्षवर्धन कोळी पत्ता:प्लॉट नं: सदनिका क्र. 101, बी विंग, विल्डींग नं.10 , माळा नं: -, इमारतीचे नाव: रुद्राक्ष, ब्लॉक नं: दहिसर पूर्व , रोड नं: सुहासिनी पावसकर रोड, वैशाली नगर , महाराष्ट्र, MUMBAI. पॅन नंबर:AATFR0287K	लिहून देणार वय :-38 स्वाक्षरी:-		
2	नाव:मे/- आर्केड असोसिएट्स चे भागीदार मांगीलाल आर. जैन यांच्या तर्फे मुखत्यार मंगेश हुमणे पत्ता:प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: प्रतिक एवेन्यू , ब्लॉक नं: विले पार्ले पूर्व , रोड नं: नेहरू रोड , महाराष्ट्र, मुम्बई. पॅन नंबर:AAKFA4507C	लिहून देणार वय :-38 स्वाक्षरी:-		
3	नाव:आतिश यशवंत माने पत्ता:प्लॉट नं: रूम नं.3 , माळा नं: -, इमारतीचे नाव: गिरीजा शंकर , ब्लॉक नं: मालाड पूर्व , रोड नं: जय मंगल, पटेल चाळ, शिवाजी नगर, कुरार विलेज , महाराष्ट्र, MUMBAI. पॅन नंबर:AKVPM7588A	लिहून घेणार वय :-38 स्वाक्षरी:-		
4	नाव:पल्लवी आतिश माने पत्ता:प्लॉट नं: रूम नं.3, माळा नं: -, इमारतीचे नाव: गिरीजा शंकर, ब्लॉक नं: मालाड पूर्व, रोड नं: जय मंगल, पटेल चाळ, शिवाजी नगर, कुरार विलेज, महाराष्ट्र, MUMBAI. पॅन नंबर:BEHPM5963C	लिहून घेणार वय :-38 स्वाक्षरी:-		

वरील दस्ताऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:16 / 01 / 2018 03 : 59 : 36 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अशोक पी. म्हाडगुत वय:38 पत्ता:101 श्री वल्लभ रेसिडेन्सी दौलत नगर बोरीवली पूर्व पिन कोड:400066		
2	नाव:अमोल धुरी वय:38 पत्ता:101 श्री वल्लभ रेसिडेन्सी दौलत नगर बोरीवली पूर्व पिन कोड:400066		

शिक्का क्र.4 ची वेळ:16 / 01 / 2018 04 : 00 : 23 PM

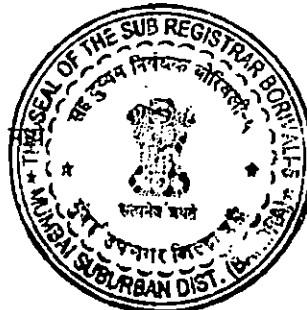
शिक्का क्र.5 ची वेळ:16 / 01 / 2018 04 : 00 : 30 PM नोंदणी पुस्तक 1

सह दु.नि.का बोरीवली5

EPayment Details.

sr. Epayment Number

Defacement Number



1 MH009229516201718E

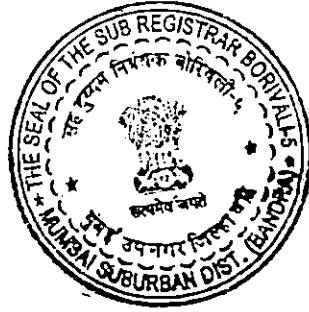
0005254710201718

678/201

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बरल - ५/		
EU	११२	११२
२०१८		

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण...१.१.२...पाने आहेत

सह दुय्यम निबंधक, बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

बरल - ५EU/१२०१८
पुस्तक क्रमांक १, कर्मांक
नोंदला. 16 JAN 2018वर
दिनांक :

सह दुय्यम निबंधक, बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा.



सूची
क 2

दुय्यम निबंधक : सह दु.नि.
जोगिबली 5
दस्त क्रमांक : 678/2018

6 January, 2018

नोंदणी
R/egn. 63m

गावाचे नाव : दाहिसर

(1) विलेखाचा प्रकार	करारनामा
(2) मॉबदला	रु.4,561,700/-
(3) वाजारभाव(भाडेपट्टयाच्या बाबतितपट्टयाकार आकारणी देतो की पट्टेदार ते	रु.3,058,255/-

(4) भू-मापन,पोटाहेसा व घरक्रमांक(असल्यास)

2776/B & 2776/D, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 2001.डी विंग,बिल्डींग नं.10, माळा नं: 20 वा मजला, इमारतीचे नाव: रुद्राक्ष, ब्लॉक नं: दाहिसर(पूर्व), मुंबई 400 068, रोड : वैशाळी नगर, इतर माहिती: सदनिकेचे क्षेत्रफळ 290 चौ. फुट. कारपेट 29.64 चौ.मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(7) दस्तावेज करून देणा-या/तेहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1) नाव:- मे/- राज सुनेवसल च भागीदार सुरेशकुमार पी. सिंह यांच्या तर्फे मुखत्यार हर्षवर्धन कोळी;वय: 38;
पत्ता :-प्लॉट नं: सदनिका क्र. 101, बी विंग, बिल्डींग नं.10, माळा नं: - इमारतीचे नाव: रुद्राक्ष, ब्लॉक नं: दाहिसर पूर्व, रोड नं: सुहासिनी पावसकर रोड, वैशाळी नगर, महाराष्ट्र, MUMBAI.
पिन कोड:- 400068
पॅन नंबर: AATFR0287K

2) नाव:- मे/- आर्केड असोसिएट्स च भागीदार मांगीलाल आर. जेन यांच्या तर्फे मुखत्यार मंगेश हुमणे ;वय: 38;
पत्ता :-प्लॉट नं: 301, माळा नं: - इमारतीचे नाव: प्रतिक एवेन्यू, ब्लॉक नं: विले पार्ले पूर्व, रोड नं: नेहरू रोड, महाराष्ट्र, मुम्बई.
पिन कोड:- 400057
पॅन नंबर: AAKFA4507C

(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1)नाव:- आतिश यशवंत माने; वय:38;
पत्ता:-प्लॉट नं: रूम नं.3, माळा नं: - इमारतीचे नाव: गिरीजा शंकर, ब्लॉक नं: मालाड पूर्व, रोड नं: जय मंगल, पटेल चाळ, शिवाजी नगर, कुरार विलेज, महाराष्ट्र, MUMBAI.;
पिन कोड:- 400097;
पॅन नं:- AKVPM7588A;

2)नाव:- पल्लवी आतिश माने; वय:38;
पत्ता:-प्लॉट नं: रूम नं.3, माळा नं: - इमारतीचे नाव: गिरीजा शंकर, ब्लॉक नं: मालाड पूर्व, रोड नं: जय मंगल, पटेल चाळ, शिवाजी नगर, कुरार विलेज, महाराष्ट्र, MUMBAI.;
पिन कोड:- 400097;
पॅन नं:- BEHPM5963C;

(9) दस्तावेज करून दिल्याचा दिनांक

10/01/2018

(10) दस्त नोंदणी केल्याचा दिनांक

16/01/2018

(11) अनुक्रमांक, खंड व पृष्ठ

678/2018

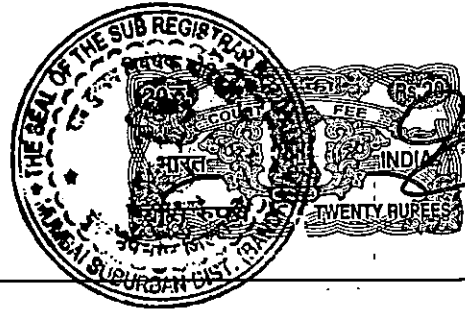
(12) वाजारभावप्रमाणे मुद्रांक शुल्क

रु.228,100/-

(13) वाजारभावाप्रमाणे नोंदणी शुल्क

रु.30,000/-

(14) शीरा



Null

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत

सह दुय्यम निबंधक, जोगिबली क्र. 50
मुंबई उपनगर जिल्हा.

148

██████████

Tuesday, January 16, 2018
4:13 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 755 दिनांक: 16/01/2018

गावाचे नाव: दहिसर
दस्तऐवजाचा अनुक्रमांक: बरल-5-678-2018
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: आतिश यशवंत माने

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 2840.00
पृष्ठांची संख्या: 142

एकूण: ₹. 32840.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
4:14 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरवली 5

वाजार मुल्य: ₹.3058255.2 /-
मोबदला ₹.4561700/-
भरलेले मुद्रांक शुल्क : ₹. 228100/-

सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009229516201718E दिनांक: 16/01/2018
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: ₹ 2840/-

BORIVALI-5

Delivery Date :

(144)