

बरल-६ /		
८६६०	९	९५५
२०१४		

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन २०१४

1. दस्ताचा प्रकार :- कुर्याजामा अनुच्छेद क्रमांक २७(ब)
2. सादरकर्त्याचे नाव :- सतोष पी. पाट
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुला
4. गावाचे नाव :- आकूली
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 170
6. मूल्य दरविभाग (झोन) :- 77 उपविभाग 340
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ मी. दर :- 1,13,900/- P
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 76.84 कारपेट / बिल्ट अप चौ.मीटर / फूट
9. कारपार्किंग :- 11.15 गच्ची :- - पोटमाळा :- -
10. मजला क्रमांक :- प्राथम्य उदवाहन सुविधा  आहे / नाही
11. बांधकाम वर्ष :- - घसारा :- -
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- - ज्यान्वये दिलेली घट / वाढ
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- -  
2. नवीन इमारतीत दिलेले क्षेत्र :- -  
3. भाड्याची रक्कम :- -
15. लिहू अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :- -  
निवासी/अनिवासी 2. अनामत रक्कम / आगावू भाडे :- -  
3. कालावधी :- -
16. निर्धारित केलेले बाजारमूल्य :- 95,07,200/-
17. दस्तामध्ये दर्शविलेली मोबदला :- 75,88,750/-

$$\text{Flat} = 76.84 \times (1,13,900 + 5\%) = 91,89,700/-$$

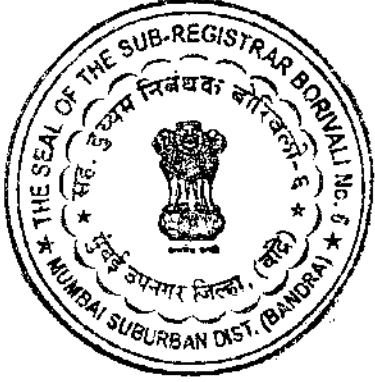
$$\text{parking} = 11.15 \times (1,13,900) \times 25\% = 3,17,500/-$$

18. देय मुद्रांक शुल्क :- 4,75,400/- भरलेले मुद्रांक शुल्क :- 95,07,200/-  
4,75,650/-
19. देय नोंदणी फी :- 30,000/-

[Signature]  
लिपीक

[Signature]  
सह दुय्यम निबंधक कोरि-६

बरल—६ /		
८९९०	२	१५५
२०१४		



महाराष्ट्र शासन  
**GOVERNMENT OF MAHARASHTRA**  
**ई-सुरक्षित बैंक व कोषागार पावती**  
**e-SECURED BANK & TREASURY RECEIPT (e-SBTR)**

14050523023118

Bank/Branch: PNB/MALAD MARVE ROAD  
 Pmt Txn id : 211114M13027  
 Pmt DtTime : 21-11-2014@10:14:19  
 ChallanIdNo: 03031322014112150016  
 District : 7101/MUMBAI

Stationery No: 14050523023118  
 Print DtTime: 22-11-2014@09:08:40  
 GRAS GRN : MH004008932201415S  
 Office Name : IGR190/BRL1\_JT SUB REGIST

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS  
 StDuty Amt : R 4,75,650/- (Rs Four, Seven Five, Six Five Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR  
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

बल-६/		
CEEO	3	944
२०१४		

Article : B25/Agreement to sale/Transfer/Assignment  
 Prop Mvblty: Immovable Consideration: R 75,88,750/-  
 Prop Descr : FLAT NO 505,5TH FLOOR,OASIS TOWER 2,OFF AKURLI ROADKANDIVALI  
 EASTMU  
 MUMBAI, Maharashtra

Duty Payer: (PAN-AAQPL0665A) SANTOSH P LATE AND OTHERS  
 Other Party: (PAN-AADSA0705E) ACME HOUSING INDIA PRIVATE LIMITED



Bank official Name & Signature



*Neelima*

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

*Flat*      *Flat*

बरल-६ /		
८९०	४	१५५
२०१४		



Data of ESBTR for GRN MH0040089322014155

Bank - PUNJAB NATIONAL BANK

बरल-६ /		
८९९०	५	९५५
२०१४		

Bank/Branch : PNB House  
Pmt Txn Id : 211114M13027  
Pmt DtTime : 21/11/2014 10:14:19  
ChallanIdNo : 03031322014112150016  
District : 7101 / MUMBAI  
Stationary No : 14050523023118  
Print DtTime : 22/11/2014 09:08:40  
GRAS GRN : MH0040089322014155  
Office Name : IGR190 / BRL1\_JT SUB REGISTRAR BORIVALI 1

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 4,75,650.00/- (Rs Four Lakh Seventy Five Thousand Six Hundred Fifty Rupees Only )

RgnFee Schm : 0030063301-70 / Registration Fee  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only )

Article : B25  
Prop Mvblty : Immovable  
Prop Descr : FLAT NO 505,5TH FLOOR,OASIS TOWER 2,OFF AKURLI ROAD , KANDIVALI EAST  
: MUMBAI,Maharashtra  
: 400101  
Consideration : 75,88,750.00/-

Duty Payer : PAN-AAQPL0665A SANTOSH P LATE AND OTHERS  
Other Party : PAN-AADCA0705E ACME HOUSING INDIA PRIVATE LIMITED

Bank Scroll No : 1  
Bank Scroll Date : 22/11/2014  
RBI Credit Date : 22/11/2014  
Mobile Number : 67570000

Only for verification-not to be printed and used



बरल-६ /		
८९६०	६	१५५
२०१४		



बरल-६ /		
८९९०	७	१५५
२०१४		

## AGREEMENT FOR SALE

This Agreement is made at Mumbai this 9<sup>th</sup> day of December in the year **2014**;

Between



**Acme Housing India Private Limited**, a Company incorporated under the Companies Act, 1956 having its registered Office at "Acme Ghosh Road, Vile Parle (W), Mumbai 400 056 hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **First Part**;

And

**M/s. Glomore Constructions**, a partnership firm registered under Indian Partnership Act, 1932, having its office at 4<sup>th</sup> Floor, Vasundhara Building, Above Indu Arts & Frames, S. V. Road, Vile Parle (West), Mumbai 400 056, hereinafter referred to as "**the Confirming Party**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm, the survivors of them and the heirs, executors, administrators and successors of the last surviving partner and his/her/its assigns) of the **Second Part**;

And

**Mr./Mrs./Ms./M/s. SANTOSH P. LATE & SMITA S. BHANUSHALI** residing / having address at **17 WAYSIDE ROAD, TEWKSBURY, MA 01876 USA.** and assessed to Income Tax under Permanent Account Number (PAN) **AAQPL0665A / AGTPL8255B** hereinafter referred to as "**the Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individuals his heirs, executors administrators, in case of firm, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner and in case of a company its successors and permitted assigns) of the **Third Part**;

SPL SPL

SPL SPL

बदल-६ /		
८९६०	८	१५५
२०१४.		

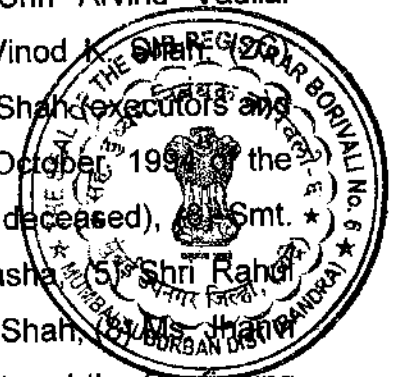




बरल-६/		
८९०	९	१५५
२०१४		

**Whereas: -**

- (a) By and under a Deed of Conveyance dated 28th March, 2007 (the "2007 Conveyance") and duly registered under no.BDR-5/6060/2007 with the Sub-Registrar Borivali between (1) Shri Arvind Vadilal Motasha, (2) Shri Mahesh K. Shah, (2B) Shri Vinod K. Shah, (2C) Smt. Jayshree M. Shah and (2D) Smt. Meena V. Shah (executors and trustee as per last will and testament dated 4th October, 1999 of the deceased Smt. Amrutben Gandlal Shah, since deceased), (3) Smt. Sushilaben K. Shah, (4) Smt. Taraben A. Motasha, (5) Shri Rahul Motasha, (6) Shri Suvrat Shah, (7) Ms. Rohini M. Shah, (8) Ms. Jyoti Shah, (9) Ms. Kaumudi Motasha, of the One Part and the Confirming Party herein (by its then partners) of the Other Part, the former sold, transferred and conveyed in favor of the latter all that piece of land bearing Survey nos.16 (part) and 19 (part) corresponding to CTS No.170 admeasuring in all 14,117.9 square meters and situated at Akurli Village in the Taluka of Salsette in the Registration District and Sub-district of Mumbai City and Mumbai Suburban (the "Larger Property") more particularly described in the **First Schedule** hereunder written and shown on the plan annexed hereto bounded in **BLACK** color and marked **Annexure "1"** for the consideration and on the terms and conditions mentioned therein;
- (b) By and under a Deed of Conveyance dated 31st December, 2009 (the "2009 Conveyance") and duly registered under no. BDR-1689/2010 with the Sub-Registrar Borivali. The Confirming Party sold, transferred and conveyed to the Promoter and the Promoter purchased and acquired from the Confirming Party, the portion of the Larger Property admeasuring 8,442.5 square yards equivalent to 7,058.95 square meters or thereabouts ("the Property") more particularly described in the **Second Schedule** hereunder written and shown on the plan annexed hereto bounded in **RED** color and marked Annexure "1" for the consideration and on the terms and conditions mentioned therein;
- (c) The Confirming Party has retained a balance portion of the Larger Property admeasuring 7,058.95 square meters or thereabouts more particularly described in the **Third Schedule** hereunder written and shown on the plan annexed hereto bounded in **BLUE** color and marked Annexure "1" ("the GC Portion");
- (d) The Confirming Party notionally sub-divided the Larger Property in two more or less equal proportions as shown in the plan annexed hereto



SPL  
SPL

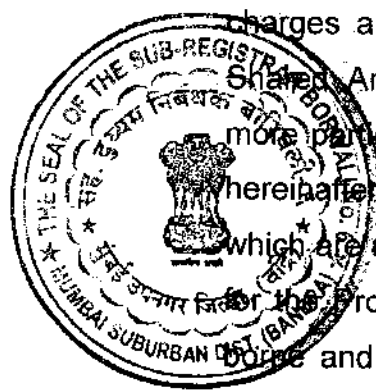
*[Handwritten signature]*

*[Handwritten signature]*

बल-६ //  
 CEE 90 944  
 २०१४

and marked as Annexure "1". Accordingly, the Confirming Party and the Promoter have become the Co-owners of the Larger Property, each having more or less one-half undivided share, right, title and interest therein. Both the parties, i.e. the Promoter and the Confirming Party are desirous of developing their respective portion of Property.

- (e) As per the inter se arrangement between the Promoter and the Confirming Party, the Confirming Party and the Promoter arrived at an understanding for uniform development of their respective portions of the Larger Property i.e. development of the Property by the Promoter and development of the GC Portion by the Confirming Party and the Confirming Party and the Promoter have agreed that all costs, charges and expenses relating to the construction and provision of Shared Area between the Promoter and the Confirming Party (as more particularly mentioned in Sixth Schedule hereunder written and hereinafter referred to as "the Shared Area") on the Larger Property which are not identifiable to or cannot be appropriated to the Promoter or the Confirming Party for the GC Portion shall be borne and paid by the Promoter and the Confirming Party in equal portion; The Promoter and the Confirming Party jointly have taken the right of way from Mahindra & Mahindra Limited for the said Project under a registered Deed of Grant of Right of Way dated 7<sup>th</sup> March, 2011, registered under No. BDR2-2098-2011. As the Commencement Certificate (CC) is also in the name of Mr. Premal S. Parekh, who is the erstwhile owner of the Confirming Party as also Property Register Card (PRC) holds in the name of Confirming Party and the name of the Promoter is yet to be incorporated by the Municipal Corporation of Greater Mumbai, till that time the CC and PRC are being continued by the Parties jointly.



- (f) The Promoter is constructing on the Property a (residential) building consisting of Stilt plus 3 Podiums plus 36(Pt) upper floors known as OASIS – TOWER 2 ("the Said Building"). The Stilt and 03 level of podium will be common for the Building and the GC Building as defined in recital (g) below;
- (g) The Confirming Party is constructing on the GC Portion a [residential] building consisting of Stilt plus 3 Podiums plus 36(Pt) upper floors known as OASIS – TOWER 1 ("GC Building");
- (h) The Promoter has appointed M/s. S.P. Associates as Architects and M/s. Sanghavi & Associates Consultants Pvt. Ltd., as RCC consultants for the preparation of the structural designs and drawings of the Building and the Promoter will continue to take the professional

SPL SPL

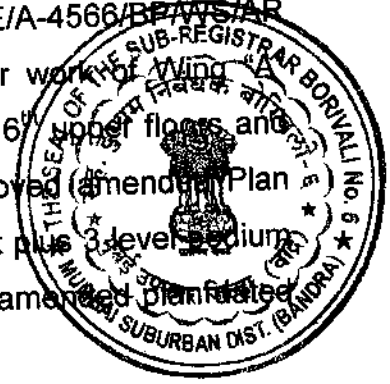
6

Handwritten signature or initials.

supervision of the architect and the structural engineers till the completion of the Building;

बरल-६ /		
CEEO	99	944
२०२४		

- (i) The Promoter has got the plans, specifications, elevations, sections and other details of the Building duly approved and sanctioned from the Municipal Corporation of Greater Mumbai ("MCGM") and has obtained IOD bearing No. CHE/A-4566/BP(WS)/AR dated 25.02.2009 and Commencement Certificate bearing No. CHE/A-4566/BP(WS)/AR dated 13.04.2010, which has been extended for work of Wing "A" comprising of stilt plus 3 level podium plus 1<sup>st</sup> to 6<sup>th</sup> upper floors and up to ground floor for Health Club as per approved (amended) Plan dated 05.01.2012 and Wing "B" comprising of stilt plus 3 level podium plus 1<sup>st</sup> to 11<sup>th</sup> top of slab level as per approved amended plan dated 21.03.2014.



- (j) While sanctioning the plans the MCGM has laid down certain terms, conditions and restrictions which are to be observed and performed by the Promoter while developing the Property and upon due observance and performance of which only the Occupation & Completion Certificate/s in respect of the Buildings shall be granted by MCGM;

- (k) The Purchaser demanded from the Promoter and the Promoter has given inspection to the Purchaser of all the documents relating to the Property, the approved plans and specifications of the Building, IOD, CC and such other documents which are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, (the "Act") and the rules made there under and the Purchaser is fully satisfied with the title of the Promoter in respect of the Property and the Promoter's right to construct and allot various premises in the Building;

- (l) The copy of the Title Certificate dated 24<sup>th</sup> day of April, 2010 and 9<sup>th</sup> November, 2012 are issued by Haridas & Co., Advocates and Solicitors, copy of the P. R. Card, copy of the Commencement Certificate and copy of the plan in respect of the premises agreed to be purchased by the Purchaser have been annexed hereto and marked as **Annexures "2", "3", "4" & "5"** respectively;

- (m) The Purchaser has visited and inspected the site of construction on the Property and has seen the said Building being under construction and the Promoter has furnished/given inspection of the documents to

*[Handwritten signature]*

बरल-६ /		
८८६०	१२	१५५
the Purchaser		
२०१		

and wherever applicable copies of the document to the Purchaser relating to the Property, the approved plans and specifications of the said Building, IOD, Commencement Certificate and the title certificate and such other documents which are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 ("Act") and the rules made there under. The Parties are aware that the Maharashtra Housing (Regulation & Development) Act, 2012 ("New Act") has already been promulgated and Presidential assent has also been obtained and is awaiting notification for it to become effective. Upon the New Act becoming operative, all the reference to the Act shall be construed as the reference to the New Act and all the rights and obligations of the Parties under this Agreement shall be governed under the New Act, irrespective of whether the New Act was in fact in force at the time of execution of this Agreement. The Purchaser is fully satisfied with the title of the Promoter in respect of the Property and further in respect of the Premises (defined hereinbelow) and the Promoter's right to construct, allots and sells various premises in the Building. The Purchaser confirms that the Purchaser waives his/her/their right to further investigate or raise any objection to the title of the Promoter to the Property.



- (n) The Promoter has informed the Purchaser that the Promoter has entered into / will be entering into separate agreements with other purchasers for the sale/allotment of flats in the said Building being constructed on the Property.
- (o) The Purchaser being fully satisfied in respect of the title to the Property and all permissions, plans etc. and all the representations made by the Promoter and rights of the Promoter to develop the Property, and has approached the Promoter and applied for allotment of Flat No. 505 admeasuring 689 square feet carpet area equivalent to 64.01 square meters on the 5 residential floor (hereinafter referred to as "the Flat") in the "B" wing of the said Building to be / being constructed on a portion of the Property and more particularly described in the **Fourth Schedule** hereunder written and shown in the floor plan annexed hereto and marked as Annexure "5" along with an exclusive amenity attached to the Flat being One car parking space/s in the said Building subject to the location of the said car park being finalized as stated below (hereinafter referred to as "**the Car Parking Space/s**") more particularly described in the Fourth Schedule hereunder written. The Flat and the Car Parking Space/s are hereinafter collectively referred to as "**the Premises**". It is clarified that

SPL

SPL

*[Handwritten signature]*

बरल-६ /		
CEEO	93	944
१४		

the Car Parking Spaces have been identified by the Promoter for the ease of systematic parking of vehicles and to avoid any confusion whilst parking their vehicles by the purchasers of various units in the said Building.

The Purchaser hereby acknowledges and agrees that the aforesaid carpet area of the Flat may vary as a result of physical variations due to structural members' up to 3 % of the carpet area.

(p) The Promoter has agreed to sell and allot to the Purchaser the Flat on ownership basis and the Purchaser has agreed to purchase from the Promoter the Flat for a total consideration of ₹. **75,88,750/- (Seventy Five Lac Eighty Eight Thousand Seven Hundred Fifty Rupees Only)** and on the terms and conditions as hereinafter appearing. The Promoter is aware that the Car Parking Space/s is/are an exclusive amenity attached to the Flat for his / her / their exclusive use and that the Flat and the Car Parking Space/s shall at all times be held by the Purchaser as one composite unit.



SPL  
SPL

(q) The Purchaser hereby expressly confirms that he / she has entered into this Agreement with full knowledge, implication, effect etc. of various terms and conditions contained in the documents, plans, orders, schemes including the rights and entitlements available to and reserved by the Promoter contained in this Agreement.

(r) It is clarified by the Promoter that the building plans and the lay out plans though approved by MCGM, are tentative and are liable to be changed and / or revised or amended as per the requirements of the Promoter and / or as may be ultimately approved / sanctioned by MCGM and other concerned public bodies and authorities. The Promoter reserves the right to do so without obtaining any consent / permission / approval from the Purchaser and this right of the Promoter is acknowledged and accepted by the Purchaser.

(s) The rights of the Purchaser under this Agreement, unless otherwise specified, are restricted to the Flat hereby agreed to be purchased by the Purchaser from the Promoter as stipulated herein.

(t) Under Section 4 of the Act, the Promoter is required to execute a written agreement for sale of the Premises in favour of the Purchaser, being in fact this Agreement and also to get the same registered under the Registration Act, 1908.

SPL  
SPL

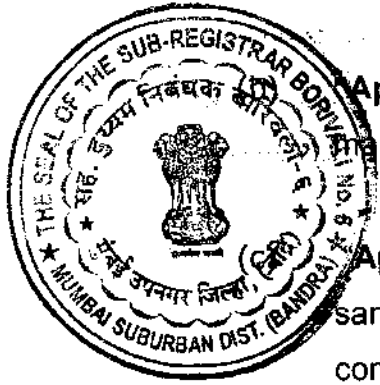
बरल-६ /		
८९९०	१४	१५५
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY		
२ AND BETWEEN THE PARTIES HERETO AS FOLLOWS:		

1. DEFINITIONS AND INTERPRETATION:

**Definitions:**

In this Agreement, unless repugnant to the context, the following terms shall have the following meanings:

- (a) **"Agreement"** shall mean this Agreement for Sale together with Schedules and Annexures hereto and any other deed and /or document executed in pursuance hereof.



**"Apex Body"** shall mean the Apex Body to be formed in the manner contemplated herein below in Clause 13.

**"Approvals"** shall mean all licenses, permits, approvals, sanctions and consents obtained/ to be obtained from the competent authorities to develop the GC Portion and/or the Project including but not limited to approved plans for the same and those licenses, permits and consents mentioned in the recitals hereto.

- (d) **"Carpet Area"** shall mean the carpet area of the Premises as mentioned in this Agreement. Such carpet area is subject to tolerance of +/- 3 % on account of structural, design and construction variances.
- (e) **"Common Areas and Facilities"** shall mean the common areas and amenities as are available to and /or in respect of the Premises / said Building / Project, as the case may be and more particularly mentioned in **Annexure 6** annexed hereto.
- (f) **"Contribution"** shall mean the amounts payable by the Purchaser in respect of the Premises towards deposits, water connection charges, electricity charges, betterment charges, gas connections charges, internet connection deposits, telephone connection deposits, Service Tax Charges, LBT, GST, MVAT charges, etc..
- (g) **"FSI"** means Floor Space Index (including the fungible and / or premium FSI) as defined under the DCR.

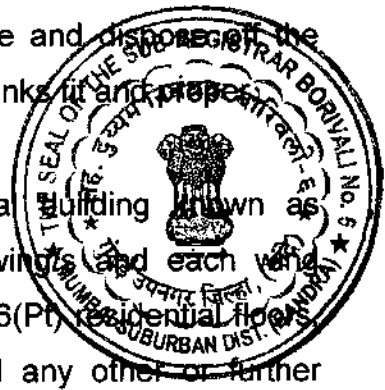
SPL

SPL

*(Handwritten signatures)*

बरल-६ /  
 CEE 94 944  
 2018

- (h) **"Liquidated Damages"** shall mean an amount equivalent to 3% of the Total Consideration as defined under this Agreement.
- (i) **"Project"** shall mean the construction and development of the Property to be known as OASIS.
- (j) **"Restricted Area and Facilities"** The Promoter shall be entitled to declare all areas other than common areas and facilities as restricted areas and alienate and dispose of the same in such manner as the Promoter thinks fit and proper.
- (k) **"said Building"** shall mean residential Building known as Oasis - Tower 2, comprising of one wings and each wing comprising of Stilt plus 3 Podium plus 36(Pt) residential floors being constructed on the Property and any other or further buildings either residential and/or commercial being or proposed to be constructed or developed on the Property. The term said Building shall also include the amenity or service or such other building or structures or otherwise required to be constructed by the Promoter.
- (l) **"Sanctioning Authorities"** means the MHADA and/or Municipal Corporation of Greater Mumbai and/or any other concerned authority.
- (m) **"the Car Parking Space/s"** means an exclusive amenity attached to the Flat being one car parking space/s in the said Building subject to the location of the Car Parking Space/s being finalized as stated below and more particularly described in the **Fourth Schedule** hereunder written.
- (n) **"the Flat"** means Flat No. 505 admeasuring 689 square feet carpet area, equivalent to 64.01 square meters on the 5 floor of the B wing of the said Building more particularly described in the **Fourth Schedule** hereunder written and shown delineated by a red coloured boundary line on the floor plan annexed hereto and marked as **Annexure "5"**
- (o) **"the Larger Property"** means all that piece of land bearing Survey nos.16 (part) and 19 (part) corresponding to CTS No.170 admeasuring in all 14,117.9 square meters and situated at Akurli Village in the Taluka of Salsette in the Registration District and Sub-district of Mumbai City and Mumbai Suburban



SPL  
 SPL

*[Handwritten signature]*

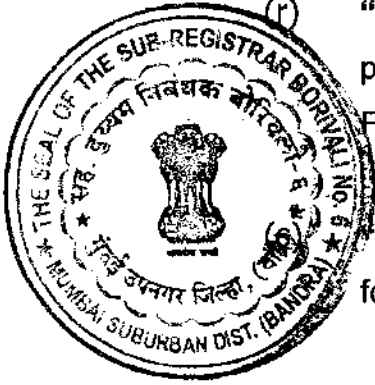
धरल-६ /		
८६६०	१६	१५५
२०१४		

(the "Larger Property") more particularly described in the First Schedule hereunder written

(p) "the Premises" means the Flat and the Car Parking Space/s.

(q) "the Property" means a portion of the Larger Property admeasuring approximately 7,058.95 square meters on which the Project is to be constructed by the Promoter for free sale and more particularly described in the Second Schedule hereunder written.

(r) "Total Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of the Flat to the Promoter as set out in Clause 6 hereinbelow.



"Organisation" shall mean the ultimate organisation to be formed in the manner contemplated in Clause 13 hereinbelow.

(t) "TDR" means Transferable Development Rights as defined under the DCR.

## 2. INTERPRETATION AND CONSTRUCTION:

Unless the context otherwise requires:

2.1 All references in this Agreement to statutory provisions shall be construed as meaning and including references to:-

- (i) Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
- (ii) All statutory instruments or orders made pursuant to a statutory provision; and
- (iii) Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.

2.2 Any reference to the singular shall include the plural and any reference to the plural includes the singular, and words imparting the masculine gender shall include the feminine gender and neutral gender and vice versa.

2.3 The expression "month" and "year" shall be to the calendar month and calendar year.

*[Handwritten signatures]*



बरत-६ /		
८८८०	१०	१५५
२०१४		

- 2.4 Reference to 'days' or 'dates' which do not fall on a working day shall be construed as reference to the day or date falling on the immediately subsequent working day.
- 2.5 References to person(s) shall include body(ies) corporate, unincorporated association(s), partnership(s), trusts, Hindu undivided family(ies), sole proprietorship concern(s) and any organization or entity, whether incorporated or not.
- 2.6 The headings in this Agreement are for convenience of reference only and shall not be taken into consideration in the interpretation or construction thereof.
- 2.7 Any reference to a clause, sub-clause or schedule is reference to the clause, sub-clause or schedule hereto.
- 2.8 References to recitals, clauses, schedules and annexures unless expressly provided shall mean reference to recitals, clauses, schedules and annexures of this Agreement and the same shall form an integral part of this Agreement.
- 2.9 Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.10 The words "include" and "including" are to be construed without limitation. Any reference to the masculine, the feminine and the neutral shall include each other.
- 2.11 The Purchaser confirms and warrants that the Liquidated Damages is a genuine pre-estimate of the loss or damage that is likely to be suffered by the Promoter on account of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages is also arrived at having regard to the cost of construction, the cost of funds raised by the Promoter, the ability or inability of the Promoter to resell the Premises, among others. The Purchaser waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein.
- 2.12 In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and



SDC  
SDC

*[Handwritten signature]*

बसल-६ //		
८६६०	१८	१५५
if the last day of the period is not a working day, then the period shall include the next working day.		
२०१५		

2.13 The Promoter and the Purchaser are hereinafter, for sake of brevity and wherever the context so requires, individually referred to as "Party" and collectively referred to as "Parties".

### 3. DISCLOSURES AND TITLE:

3.1 The Purchaser hereby declares and confirms that prior to the execution of this Agreement, the Promoter has made full and complete disclosure of the title to the Property and the Purchaser has taken full, free and complete disclosure of the title of the Promoter to the Property and the Purchaser has taken full, free and complete inspection of all relevant documents and has also satisfied himself / herself / themselves of the particulars and disclosures of the following:-

Nature of the Promoter's right, title and interest to the Property and the development thereof and the encumbrances thereon, if any;

- (ii) The drawings, plans and specifications duly approved and sanctioned by MCGM in respect of the said Building;
- (iii) Nature and particulars of fixtures, fittings and amenities to be provided in the said Building and the Flat, which are as more particularly mentioned in the **Annexure 6** annexed hereto;
- (iv) All particulars of the designs and materials to be used in the construction of the Premises and the said Building;
- (v) The nature of the Organisation to be constituted of the purchaser/s / acquirer/s of the premises / flats in the said Building to which the title in respect of the Property is to be passed, being either of the Co-operative Housing Society to be governed by the provisions of the Societies Act or Condominium or an Association of Apartment Owners that may be formed under the provisions of the Maharashtra Apartment Ownership Act, 1970 ("**MAO Act**") or any other Association / Body as the Promoter may decide and direct in its sole and absolute discretion;

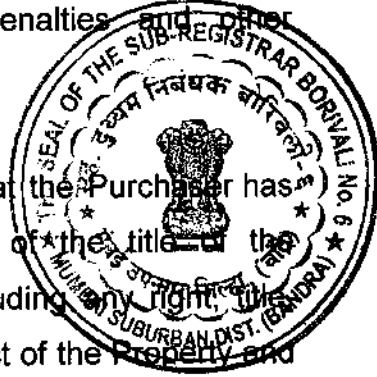


SPL  
SPL

*(Handwritten signatures)*

बरल-६ /		
८६०	१६	१५५
२०१४		

- (vi) The Approvals obtained and to be obtained in relation to the Property and/or the development thereof; and
- (vii) The various amounts and deposits that are to be paid by the Purchaser/s including towards maintenance charges, legal charges, betterment charges, revenue, assessment, municipal and other cess and taxes, including MVAT, service tax, LBT etc. water, electricity and other services connections, stamp duty, registration charges, premium, penalties and other outgoings.



3.2 The Purchaser further confirms and warrants that the Purchaser has satisfied himself/herself/themselves in respect of the title of the Property as well as encumbrances, if any, including any right, title interest or claim of any other party to or in respect of the Property and waives his/her/their right to raise any queries or objections in that regard. The Purchaser further confirms that the Purchaser was provided with a draft of this Agreement and had sufficient opportunity to read and understand the terms and conditions hereof. The Purchaser further confirms that the queries raised by him/her/them with regard to the Premises, the said Building, the Project and the terms hereof have been responded to by the Promoter. The Purchaser confirms that the Purchaser has been suitably advised by his advisors and well-wishers and that after fully understanding and accepting the terms hereof, the Purchaser has decided and agreed to enter into this Agreement.

4. **PLANS:**

4.1 The Promoter shall construct the said Building on the Property forming part of the Project known as "OASIS" in accordance with the plans, drawings, designs and specifications currently approved by the Sanctioning Authorities. .

SPL  
SPL

4.2 The Purchaser hereby gives his express consent to the plans, drawings, designs and specifications for the said Building and to such modification as may be required to be made to the same as the Promoter may consider necessary or as may be required by the Sanctioning Authorities / the Government to be made in them. This shall operate as an irrevocable consent of the Purchaser to the Promoter for carrying out such changes in the building plans, drawings, designs and specifications.

बरल-६/		
८६६०	२०	९५५
५.	AGREEMENT:	
२०१४		

5.1 The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser the Flat bearing No. **505** admeasuring **689** square feet carpet area equivalent to **64.01** square meters ("the Flat") on the **5** residential floor in **B** wing of the said Building known as '**OASIS**' more particularly described in the **Fourth Schedule** hereunder written and shown delineated by a red colored boundary line on the floor plan annexed hereto and marked as **Annexure 5**, for Total Consideration of ₹. **7588750/- (Seventy Five Lac Eighty Eight Thousand Seven Hundred Fifty Rupees Only)** including the proportionate price of the Common Areas and Facilities appurtenant to the Flat, the nature, extent and description of the Common Areas and Facilities which are more particularly mentioned in the Annexure "6" annexed hereto subject to the terms and conditions mentioned herein or in the Approvals issued or granted by the Sanctioning Authorities. The Promoter has also allotted to the Purchaser an exclusive amenity attached to the Flat being one car Parking space/s in the said Building subject to the location of the Car Parking Space/s being finalized as stated below ("**the said Car Parking Space/s**") more particularly described in the Fourth Schedule hereunder written and shown delineated by a red coloured boundary line on the plan hereof annexed and marked as **Annexure "5"**. It is clarified that the Car Parking Spaces have been identified by the Promoters for the ease of systematic parking of vehicles and to avoid any confusion whilst parking their vehicles by the purchasers of various units in the said Building.

SPL  
SPL



5.2 The Purchaser hereby acknowledges that the location of the Car Parking Space/s which has/have been allotted under this Agreement is/are an exclusive amenity attached to the Flat, shall be finalized latest by the time possession of the Flat is handed over to the Purchaser and that the Flat and the Car Parking Space/s shall at all times be held by the Purchaser as one composite unit.

SPL  
SPL

6. **PAYMENTS:**

6.1 The Purchaser has paid to the Promoter a sum equivalent to **39%** a sum of ₹. **2959616/- (Twenty Nine Lac Fifty Nine Thousand Six Hundred Sixteen Rupees Only)** has been paid out of the Total Consideration of ₹. **7588750/- (Seventy Five Lac Eighty Eight Thousand Seven Hundred Fifty Rupees Only)** (the payment and receipt whereof the Promoter do hereby admit and acknowledge and

SPL

SPL

बरल-६ /		
८६६०	२९	९५५
१०५४		

acquit, release and discharge the Purchaser from the payment and receipt thereof and every part thereof) being the earnest money consideration on or before the execution of this Agreement and agrees to pay the balance sum of ₹. 4629134 /- (Forty Six Lac Twenty Nine Thousand One Hundred Thirty Four Rupees Only) in the following manner for the above said "the Flat", time being of the essence of this Agreement.

SPL  
SPL

Sr. No.	Due %	Amount Due	Activity
1	19%	1441863	Earnest Money
2	6%	455325	On Completion of Excavation or Piling
3	5%	379438	On Completion of Plinth
4	3%	227663	On Completion of Podium 3
5	3%	227663	On Completion of 1st Slab
6	3%	227663	On Completion of 3rd Slab
7	3%	227663	On Completion of 5th Slab
8	3%	227663	On Completion of 7th Slab
9	3%	227663	On Completion of 9th Slab
10	3%	227663	On Completion of 11th Slab
11	3%	227663	On Completion of 13th Slab
12	3%	227663	On Completion of 15th Slab
13	3%	227663	On Completion of 17th Slab
14	3%	227663	On Completion of 19th Slab
15	3%	227663	On Completion of 21st Slab
16	3%	227663	On Completion of 23rd Slab
17	3%	227663	On Completion of 25th Slab
18	3%	227663	On Completion of 27th Slab
19	3%	227663	On Completion of 29th Slab
20	3%	227663	On Completion of 31st Slab
21	3%	227663	On Completion of 33rd Slab
22	3%	227663	On Completion of 35th Slab
23	3%	227663	On Brickwork
24	2%	151775	On Door & Windows Fixing
25	2%	151775	On Flooring
26	2%	151775	On Internal Plaster
27	2%	151775	On Sanitary Fittings & Plumbing
28	2%	151764	On Possession
	100%	7588750	Total



SPL  
SPL

Provided that any deduction of an amount made by the Purchaser on account of Tax Deduction at Source ("TDS") as may be required under

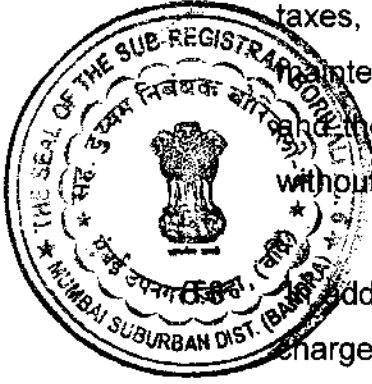
SPL  
SPL

*(Handwritten signature)*

बल-६ /		
८६०	२२	१५५
२०१४ Agreement		

prevailing law while making any payment to the Promoter under this Agreement shall be acknowledged / credited by the Promoter, only upon Purchaser submitting the original tax deduction at source certificate and provided that the amount mentioned in the certificate matches with the Income Tax Department site.

6.2 The Total Consideration is exclusive of any sums or amounts and is further excluding cess, levies, fees, deposits, outgoing and maintenance charges, taxes such as MVAT, service tax, LBT etc. or premiums of any nature whatsoever as are or may be applicable and/or payable hereunder or in respect of the Premises or otherwise, now or in future. The Purchaser confirms and agrees that all sums taxes, cess, levies, fees, premiums, deposits and outgoing and maintenance charges shall be solely borne and paid by the Purchaser. The Purchaser agrees to pay the same when due or demanded, without any demur, objection or set off.



In addition to the above, the Purchaser shall also bear and pay such charges, fees, expenses as may be fixed by the Promoter and also the taxes as may be applicable for utilizing the additional facilities and amenities as specified in the Annexure 6, viz. swimming pool, Club House, gymnasium and other structures for the purpose of sports or recreation activities, etc. as provided in the said Building / Project.

6.4 It is specifically agreed that the Promoter has agreed to accept the aforesaid Total Consideration on the specific assurance of the Purchaser that the Purchaser shall:

- (i) make payment of the installments as mentioned hereinabove, to the Promoter from time to time without any delay or demur for any reason whatsoever, time being of the essence;
- (ii) observe all the covenants, obligations and restrictions stated in this Agreement; and
- (iii) any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a major breach of the terms of this Agreement by the Purchaser.

SPL  
SPL

6.5 It is specifically agreed that the Total Consideration is a composite price without there being any apportionment.

*(Handwritten signatures)*

बरल-६ /		
CEEO	23	944
2018		

6.6 The Purchaser hereby agrees and undertakes that he/she/they accords his/her/their irrevocable consent that any payment made by the Purchaser to the Promoter hereunder shall, notwithstanding any communication to the contrary be appropriated in the manner below:

- (i) firstly, towards taxes and other statutory dues in relation to the Premises and/or this Agreement;
- (ii) secondly, towards costs and expenses for enforcement of the Agreement and recovery of the Total Consideration;
- (iii) thirdly, towards interest on the amount (Including Total Consideration) payable hereunder;
- (iv) fourthly, towards the charges and other amounts payable hereunder; and
- (v) finally towards Total Consideration.



Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Purchaser, with regard to appropriation / application of the payments made hereunder shall be valid or binding upon the Promoter.

6.7 The aforesaid payments shall be made by the Purchaser within 10 days of notice in writing by the Promoter to be given as hereinafter mentioned.

**7. OBLIGATIONS OF THE PROMOTER:**

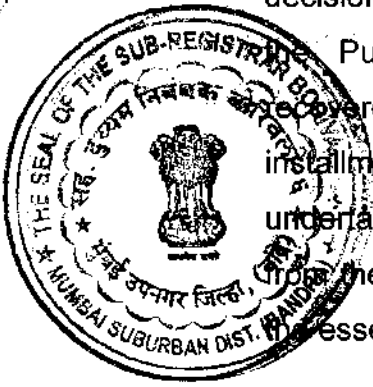
7.1 The Promoter shall construct the said Building in accordance with the plans, designs, specifications that are approved by the Sanctioning Authorities and with such variations and modifications as the Promoter may consider necessary and/or convenient and/or as may be required by the Sanctioning Authorities and/or any other concerned authority/s to be made by them. The Promoter shall be entitled to make such changes in the building/s plans as may be required by the Sanctioning Authorities and as the Promoter may from time to time determine and as may be approved by the Sanctioning Authorities and the Purchaser hereby agrees to the same. This shall operate as an irrevocable consent of the Purchaser to the Promoter for carrying out construction as per the proposed plans and such changes in the building/s plans as may be necessary for the effective fulfillment of the same. It is clarified

SP  
SPL

*(Handwritten signatures)*

बसल - ६ /		
८६६०	२४	१५५
२०२४		

that in the event, the final area of the Flat is more than the area agreed to be provided, the Purchaser agrees and undertakes to pay additional consideration to the Promoter for such excess area on pro rata basis, based on the Total Consideration stated in Clause 6.1 hereinabove. The price of the Flat is based on the price of the building materials such as cement, steel, bricks, timber etc. and labour charges ruling as on to-day, however, during the progress of work, increase in the price of any of these materials used in the construction work and/or labour charges takes place on account of any reason of Force Majeure, statutory or otherwise, the cumulative effect of such increase as assessed by the Promoter's architect shall be debited to the Promoter's account who shall pay the same on demand. The decision of the Promoter in this regard shall be final and binding on Purchaser. The increased incidents may be charged and covered by the Promoter from the Purchaser with any one or more installments or separately. The Purchaser hereby agrees and undertakes to pay such amounts to the Promoter within 10 (Ten) days from the receipt of the demand in writing in that regard, time being of essence.



7.2 The Promoter agrees to observe, perform and comply with all the terms and conditions, stipulations and restrictions, if any, which may have been imposed by the Sanctioning Authorities at the time of sanctioning the plans or thereafter and shall before handing over possession of the Flat to the Purchaser, obtain from the concerned authority the occupation certificate in respect of the Flat.

7.3 The Promoter hereby agrees that it shall, before handing over possession of the Flat to the Purchaser and in any event before causing execution of the lease/ conveyance of the Property in favour of the Organization to be formed by the purchasers of premises in the said Building that may be constructed on the Property make full and true disclosure of the nature of its title to the Property as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the Property and shall as far as practicable, ensure that the Property is free from all encumbrances and shall complete its title to the Property so as to cause the lease / conveyance of the Property in favour of the Organization.

8. **LOAN AGAINST THE PREMISES:**

8.1 It is hereby further expressly agreed that notwithstanding that the Purchaser approaches / has approached any bank / financial

SD  
SD

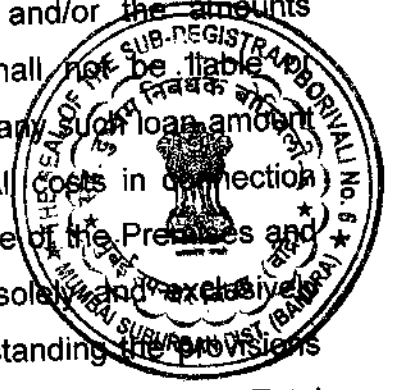
✓

✓



बरल-६ /		
CEEO	२५	१५५
१९४		

institution / or any other lender (hereinafter referred to as "the Lender") for availing of a loan in order to enable the Purchaser to make payment of the Total Consideration or part thereof in respect of the Premises to the Promoter and/or mortgages the Premises with the Lender (which is to be subject to issuance by the Promoter of a no-objection letter in favour of the Lender) for repayment of the loan amount, it shall be the sole and entire responsibility of the Purchaser to ensure that the timely payment of the Total Consideration or the part thereof and/or the amounts payable hereunder. Further, the Promoter shall not be liable responsible for the repayment to the Lender of any such loan amount or any part thereof taken by the Purchaser. All costs in connection with the procurement of such loan and mortgage of the Premises and payment of charges to the Lender shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts (including Total Consideration, Contribution, outgoings and maintenance charges and property tax and other taxes) payable hereunder have not been paid, the Promoter shall have a lien on the Premises to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.



8.2 The Purchaser hereby expressly agrees that so long as the aforesaid loan remains unpaid/outstanding, the Purchaser, subject to the terms hereof, shall not sell, transfer, let out and/or deal with the Premises in any manner whatsoever without obtaining the prior written permission of the Promoter and the Lender. The Promoter shall not be liable or responsible for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Purchaser to inform the Organisation / Apex Body about the lien / charge of such Lender and the Promoter shall not be liable or responsible for the same in any manner whatsoever.

8.3 The Purchaser shall indemnify and keep indemnified the Promoter and its successors and assigns from and against all claims, costs, charges, expenses, damages, actions and losses which the Promoter and its successors and assigns may suffer or incur by reason of any action that the Lender may initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the said loan in respect of the Premises. Notwithstanding the provisions hereof, the Purchaser hereby agrees and undertakes that the

SPL  
SPL

*[Handwritten signature]*

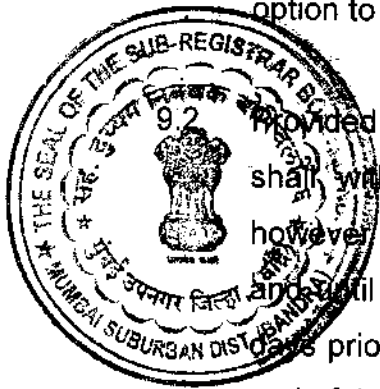
*[Handwritten signature]*

बरल-६ /		
CEEO	२६	१५५
२०१४		

Promoter shall have first lien/charge on the Premises towards all the claims, costs, charges, expenses and losses etc. of the Promoter and the Purchaser further undertakes to reimburse the same to the Promoter without any delay, default or demur.

9. **DEFAULT BY THE PURCHASER AND THE CONSEQUENCES:**

9.1 On the Purchaser committing default in payment on due date (time being the essence of contract) of any amount due and payable by the Purchaser to the Promoter under this Agreement (including the Purchaser's share of Contribution as mentioned hereinabove) and/or on the Purchaser committing breach of any of the terms and conditions herein contained, the Promoter shall be entitled at its own option to terminate this Agreement.



Provided always that the power of termination hereinbefore contained shall, without any reference or recourse to any judicial authority however, such power shall not be exercised by the Promoter unless and until the Promoter shall have given to the Purchaser 15 (fifteen) days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches (including the breach in respect of payment of installments and interest thereof, if any) of terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a period of 15 (fifteen) days after giving of such notice.

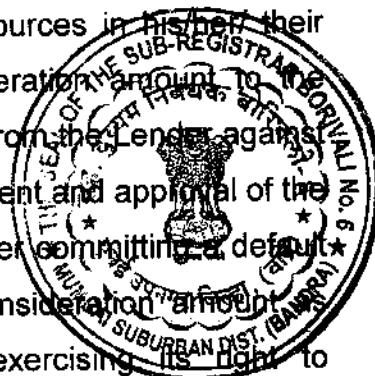
9.3 Provided further that upon termination of this Agreement as aforesaid, 3% of the Total Consideration towards Liquidated Damages will stand ipso facto forfeited without any reference or recourse to the Purchaser and the Promoter shall refund to the Purchaser the remaining amount of sale price of the Premises which may till then have been paid by the Purchaser to the Promoter but the Promoter shall not be liable to pay to the Purchaser any interest on the amount so refunded and upon termination of this Agreement and upon offer of refund of the aforesaid amount (after taking into account the forfeited amount) by the Promoter, (whether acceptable and realized by the Purchaser or not) the Promoter shall be at liberty to dispose off, sell or allot the Premises to such person and at such price as the Promoter may in its absolute discretion think fit and proper without any recourse or notice to the Purchaser for the same. On termination of this Agreement, the Purchaser shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the Promoter or against the

SOL  
SOL

बरल-६ /		
CEEO	२०	१५५
१९९४		

Premises or under this Agreement and for that the Promoter is hereby irrevocably authorized to comply with all the formalities for execution and registration of Deed of Cancellation. The Purchaser further agrees that in view of the cancellation as aforesaid, the Purchaser will not have any claim against the Promoter in respect of the Premises or arising out of this Agreement and the Promoter will be entitled to deal with and dispose off the Premises as the Promoter may deem fit and proper at its sole discretion to any third party without any recourse or notice to the Purchaser for the same.

9.4 If the Purchaser in order to augment the resources in his/her hand for the purpose of payment of consideration amount to the Promoter under this Agreement, seeks a loan from the Lender against the security of the Premises subject to the consent and approval of the Promoter, then in the event of (a) the Purchaser committing a default of the payment of the installments of the consideration amount mentioned herein; and (b) the Promoter exercising its right to terminate this Agreement, the Purchaser shall clear the mortgage debt outstanding at the time of the said termination. The Purchaser shall obtain the necessary letter from such Lender stating that the Purchaser has cleared the mortgage debt. On receipt of such letter from the Lender, the Purchaser shall be (subject to what is stated in Clause 9.3 regarding the forfeiture) entitled to the refund of the amount so paid by him/her/them to the Promoter towards the Premises. Notwithstanding all that is stated hereinabove it shall always be obligatory on the part of the Purchaser to pay the installments of the consideration amount as and when due under the terms of this Agreement irrespective of the fact that the Purchaser has applied for the loan to the Lender and further irrespective of the fact that the said loan are under process and sanction is awaited and/or is rejected.



10. **FIXTURE/FITTINGS AND FACILITIES/AMENITIES:**

The Promoter will provide the fixtures, fittings, facilities and amenities in the said Building and the Flat as more particularly mentioned in **Annexure "6"** annexed hereto.

SAL  
SAL

11. **RIGHTS OF PROMOTERS:**

11.1 It is expressly agreed that the right of the Purchaser under this Agreement is only restricted to the Premises agreed to be sold by the Promoter to the Purchaser and all other premises shall be the sole

*[Handwritten signature]*

*[Handwritten signature]*

बदल-६/		
CEE0	2C	944
property of the Promoter and the Promoter shall be entitled to sell or		
deal with the same without any reference or recourse or consent or		
concurrence from the Purchaser in any manner whatsoever.		

11.2. The Promoter shall be at liberty and be entitled to amend the lay-out plan of the Larger Property and the Property, the building plans, other Approvals for, including but not limited to:-

- (i) acquisition of additional plots of land from any person or persons and inclusion of such plots of land in the lay out plan of the Property; and

amalgamation of the Property with any adjoining plots of land.



The Purchaser and/or the Organisation and/or the Apex Body shall not have any objection to the aforesaid and the Purchaser does hereby grant his irrevocable consent to the Promoter to carry out the necessary acts, deeds, matters and things.

11.4 The Purchaser hereby grants his irrevocable authority, permission and consent to the Promoter that the Promoter shall have the sole and absolute right and authority and shall be entitled to deal with, sell or allot or otherwise dispose off any part or portion of the buildings constructed on the Property including the terraces, basement, open spaces, garden area and to permit the same to be utilized for any purpose by anyone. The Promoter shall have the absolute right to deal with and dispose off any of the areas in the Property and/or the said Building or appurtenant thereto including for any purpose and shall be entitled to obtain change of user thereof at the discretion of the Promoter.

11.5. It is hereby expressly agreed that the Promoter shall always be entitled to sell the premises/flats in the said Building for the purpose of using the same for any purpose including as guest houses, dispensaries, nursing homes, maternity homes, shops, consulting rooms, banks, coaching classes, training centers, community halls or for any other user as may be permitted by the Sanctioning Authorities and the purchasers thereof shall be entitled to use such premises purchased by them accordingly and similarly the Purchaser shall not object to the use of the said premises for the aforesaid purposes by the respective purchasers thereof.

SAL  
SAL

*[Handwritten signatures]*

बरेल-६ /		
CEEO	२६	१५५
inure for the १४		

11.6 Hereafter, if any further FSI is permitted to be utilized on the Property in accordance with the applicable law, the same shall inure for the benefit of the Promoter alone. If the FSI in respect of the Property increased by the Sanctioning Authorities and/or additional construction is possible on the Property on account of transfer of development rights available for being utilised or otherwise and/or if the Sanctioning Authorities permit the construction of additional floors/wing or building/s, then in such event, the Promoter alone shall be entitled to construct such building by adding floors vertically or otherwise as per the revised building/s plans. The Purchaser expressly consents to the same as long as the total area of the Flat is not reduced. This consent shall be considered to be the Purchaser's consent as contemplated by Section 7 (1) (i) & (ii) of the Act.

11.7 The Promoter shall always have a right to get the benefit of additional FSI by whatever name called for construction from Sanctioning Authorities and also to make the additions, alterations, raise storeys or put up additional structures as may be permitted by Sanctioning Authorities and other competent authorities and such additions, structures and storeys will be the sole property of the Promoter alone who will be entitled to use the terrace/s including the parapet wall for any purpose including display of advertisements and sign boards and for such purpose may utilize any common facility or amenity such as water, electricity etc. to which the Purchaser shall not have right to object and it is expressly agreed that the Promoter shall be entitled to put a hoarding or give on lease site for pager station, cell base station and telecom towers on the Property or on the said Building or any part thereof including the terrace and the said hoardings may be illuminated or comprising of neon sign and for that purpose the Promoter is fully authorized to allow temporary or permanent construction or erection or installation either on the exterior of the said Building as the case may be and the Purchaser agrees not to object or dispute the same. The Purchaser shall not be entitled to raise any objection or claim or any abatement in the price of the Flat agreed to be acquired by him/her/them and/or claim any compensation or damage on the ground of inconveniences or any other ground whatsoever from the Promoter. The Promoter shall be entitled to install its logo in one or more places in or upon the said Building and the Promoter reserves to itself full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo or otherwise.



SPL  
SPL

*[Handwritten signature]*

बरल-६ /		
८६६०	३०	१५५
२०१५		

11.8 The Purchaser agrees and gives his irrevocable consent to the Promoter for carrying out the amendments, alterations, modifications and/or variations to the entire scheme of development in respect of the Property and/or to the further building/s plans, if any, in respect of one or more wing or wings and/or building or buildings to be developed and/or constructed (whether envisaged at present or not). The Purchaser hereby irrevocably agrees not to obstruct and/or raise any objections whatsoever and/or interfere with the Promoter for carrying out amendments, alterations, modifications and/or variations as aforesaid.



Notwithstanding the other provisions of this Agreement, the Promoter shall be entitled to nominate or appoint any person ("project management agency") to manage the operation and maintenance of the said Building, premises and the infrastructure, common amenities and facilities of the Property, for a period of at least 3 years after the Property is developed and if the Organisation /Apex Body approves, for any subsequent periods. The Promoter shall have the authority and discretion to negotiate with such project management agency and to enter into and execute a formal Agreement/s for maintenance and management of infrastructure with it/them. The Promoter may enter into other related agreements with any other company or organisation as may be necessary for effective, full and efficient management of the infrastructure, common amenities and facilities of the Property.

11.10 In such event, the Purchaser agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter or the project management agency, including without limitation, payment of the Purchaser's share of the service charges that may become payable with respect to the operation and maintenance of the said Building, the Common Areas and Facilities more particularly mentioned in Annexure "6" annexed hereto.

11.11 The Promoter shall always have the right and be entitled to purchase and acquire TDR from the market and consume the same on the Property or any part thereof and construct additional floors, make alterations and deal with the same in the manner the Promoter deems fit and proper and the Purchaser hereby irrevocably consents to the rights of the Promoter mentioned above as well as the rights of the Promoter to revise and modify the said Building/s plans from time to time.

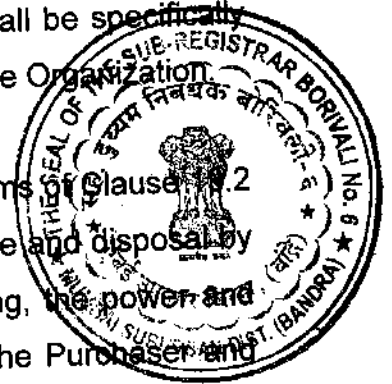
SPL  
SPL

*(Handwritten signatures)*

बरल-६ /		
CEEO	39	944
२०१४		

11.12 The Purchaser is fully aware that the terrace above the top floor of the said Building and any other terrace shall exclusively and absolutely belong to the Promoter and/or its nominees or assigns and over which none of the purchaser of the premises in the buildings shall have any right, title, interest or share. The Promoter shall always be entitled to in its own right and absolute discretion to use, occupy, possess, enjoy or otherwise deal with the said terrace as it deem fit and proper. The aforesaid terrace shall always be deemed to be excluded from the Common Areas and Facilities and this restriction shall be specifically incorporated in the transfer documents in favour of the Organization.

11.13 In the event of the Organisation (formed either in terms of Clause 13.1 (i) or (ii)) being formed and registered before the sale and disposal by the Promoter of all the premises in the said Building, the power and authority of the Organisation so formed or that of the Purchaser and the purchasers of other premises in the said Building shall be subject to the overall authority and control of the Promoter in respect of any of the matters concerning the said Building, depending upon the Organisation formed in terms of Clause 13.1 (i) or (ii), the construction and completion thereof and all the amenities pertaining to the same and in particular the Promoter shall have the absolute authority and control as regards the unsold premises and the disposal thereof. The Promoter shall be liable to pay only the municipal taxes, at actuals, in respect of the unsold premises in the said Building. In case the Organisation is formed before the disposal by the Promoter of all the premises then the Promoter shall at its option (without any obligation) join in as a member in respect of such unsold premises and as and when such premises are sold, the Organisation shall admit such purchaser as the member/s without charging any premium or extra payment.



11.14 Till the entire development of the Project is completed, the Purchaser shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, car parking spaces, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided in the Property and the Purchaser shall have no right or interest in the enjoyment and control of the Promoter in this regard.

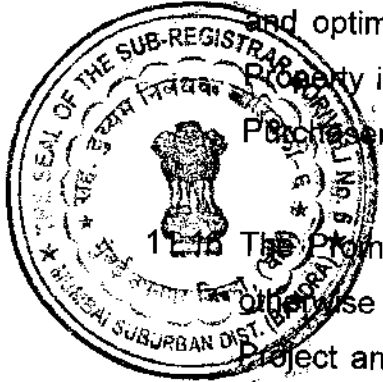
SP  
SP

11.15 The Purchaser is aware that the Promoter (either itself or through its affiliates or in joint venture with any parties) will be developing the Project on such terms and conditions as the Promoter may deem fit

*[Handwritten signature]*

बरल-६ /		
८६६०	३२	९५५
२०१४		

and shall be entitled to all the benefit of FSI or any such entitlements for the beneficial and optimum use and enjoyment of the same in such manner as the Promoter deem fit and the Promoter shall be entitled to grant, offer, upon or in respect of any portion of the Property, to such affiliates, co-developer or the joint venture, all such rights, benefits, privileges, easements etc. including right to draw from or connect to all drains, sewers, water, electricity, telephone connections and/or installations and/or other services in the Property right to use and enjoy all the amenities and facilities provided and/or agreed to be provided in the Property and the said Building for the more beneficial and optimum use and enjoyment of other areas forming part of the Property in such manner as may be desired by the Promoter and the Purchaser expressly and irrevocably consent/s to the same.



The Promoter shall be at liberty to sell, assign, transfer mortgage or otherwise deal with its right, title and interest in the Property as well as Project and/or the said Building, provided that the same does not in any way materially prejudice the right of the Purchaser in respect of the Premises.

11.17 The Promoter shall be entitled to make variations in the lay-out, amenities and specifications, re-locations, water, power, sewage, telephone and other service and utility connection, facilities and underground water tanks, pumps, recreation areas, clubhouse and their dimension as the Promoter deems fit and as may be required by the concerned statutory authority.

11.18 In the event the Promoter has paid or is required to pay any amount by way of premium, betterment charges, development charges etc. to any Sanctioning Authority or other authority, the same shall be reimbursed by the Purchaser to the Promoter in proportion to the Carpet Area wherever applicable of the Flat or otherwise as may be determined by the Promoter. Non-payment of the same shall constitute a breach of this Agreement.

11.19 The Promoter shall be entitled to make such changes in the building plans as the Promoter may from time to time determine and as may be approved by the Sanctioning Authorities and the Purchaser hereby agrees to the same. This shall operate as an irrevocable consent of the Purchaser to the Promoter for carrying out such changes in the building plans.

*SPV*  
*SPV*

*[Handwritten signatures]*



बरल-६/		
८६६०	३३	९५५
२०१४		

## 12 POSSESSION:

12.1 The possession of the Flat shall be delivered to the Purchaser after the Flat is ready for use and occupation provided all the amounts due and payable by the Purchaser under this Agreement and the stamp duty and registration charges in respect of the Flat are duly paid by the Purchaser. The Promoter shall endeavor to give possession of the Flat to the Purchaser on or before May 2019 excluding a grace period of 6 months and further subject to force majeure and other factors as specified herein.

12.2 If the Promoter fails or neglects to give possession of the Flat to the Purchaser on the above referred date (subject to grace period of 6 months and force majeure) or within any further date or dates as may be mutually agreed between the parties hereto, then in such case the Purchaser shall be entitled to give notice to the Promoter terminating this Agreement, in which event the Promoter shall within 60 days from the receipt of such notice, refund to the Purchaser the amount of deposit or earnest money and the further amounts, if any, that may have been received by the Promoter from the Purchaser as installments in part payment in respect of the Premises along with the simple interest at the rate of 9% per annum from the date the Promoter receives such amounts till the date the amounts and the interest thereon is repaid. The Promoter shall refund the above mentioned amount in respect of such termination and upon such termination neither party shall have any further claim against the other in respect of the Premises or arising out of this Agreement and the Promoter shall be at liberty to dispose off the Premises to any other person or persons at such price and upon such terms and conditions as the Promoter may deem fit and proper at its sole discretion.

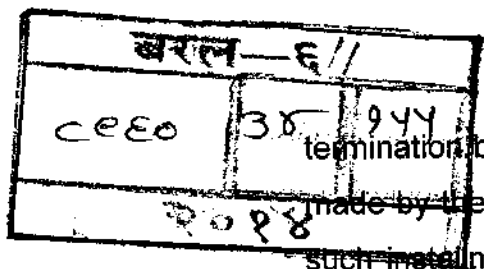
12.3 If as a result of any legislative order or regulation or direction or the non-receipt of the any relevant Approvals from the Government or public authorities or for a reason beyond the control of the Promoter or its agent, the Promoter is unable to provide the Flat for fit-outs or complete the said Building and/or give possession of the Flat to the Purchaser in the time as mentioned in Clause 12.1 above, the Promoter may by notice in writing terminate this Agreement and the only responsibility and liability of the Promoter in such an event will be to pay over to the Purchaser such consideration as may have been paid by the Purchaser with simple interest thereon @ 9% from the date of receipt of payment of each installment to the date of notice of

SPL

SPL



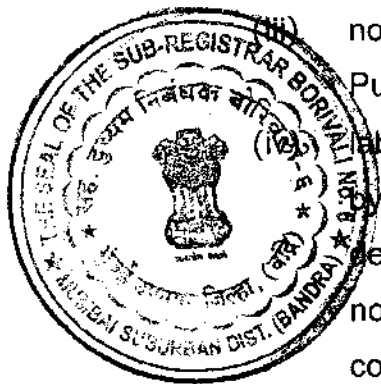




termination by the Promoter. The repayment of such amounts shall be made by the Promoter in 6 equal monthly installments and the first of such installment shall commence from the expiry of the 1<sup>st</sup> month in which the cancellation/termination takes place.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of the Flat on the aforesaid date, if the completion of the said Building is delayed on account of:

- (i) force majeure;
- (ii) non-availability of steel, cement, other building material, water or electric supply;
- (iii) non-payment or delayed payment of installments by the Purchaser;
- (iv) labour problems, shortage of water supply or electric power or any reason of any war, civil commotion, act of God if non-delivery of possession is as a result of any notice, order, rule or notification of the government and/or any other public or competent authority or Sanctioning Authorities or of the court or on account of delay in issuance of NOC's, licenses, Approvals, occupation certificate etc. or non-availability of essential amenities, services and facilities such as lifts, electricity and water connections or sewage or drainage lines or for any other reason technical or otherwise or for any reason beyond the control of the Promoter;
- (v) any change in the Development Control Regulations for Greater Mumbai, 1991;
- (vi) any additional grant of FSI / TDR which may entail increasing the number of floors;
- (vii) economic hardship;
- (viii) delay in receipt of documents and/or Approvals;
- (ix) other reasonable cause beyond the control of the Promoter or its agent or not directly attributable to any willful act or omission of the Promoter; and
- (x) any other reason (not limited to the reasons mentioned above), beyond the control or unforeseen by the Promoter, which may prevent, restrict, interrupt or interfere with or delay the construction of the said Building including the Premises.



SPL  
SPL

For the purpose of this Agreement the 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,

बरल-६ /		
८६६०	३५	९५५
२०१४		

fire, explosion, storm, flood, earthquake, subsidence, structural damage, epidemic or other natural disaster, calamity or changes in law, regulations, rules or orders issued by any Court or Government authorities or any acts, events, restrictions beyond the reasonable control of the Promoter.

12.4 Upon possession of the Premises being delivered to the Purchaser, he/she/they shall have no claim against the Promoter in respect of any item of work in the Flat.

12.5 Nothing contained in these presents is intended to be construed to be transfer of ownership in law of the Property or the said Building or any part thereof.

12.6 The Purchaser agrees that the return of the payment mentioned in Clause 12.2 and 12.3 above constitutes the Purchaser's sole remedy in such circumstances and the Purchaser foregoes and waives any and all his rights to claim against the Promoter for any specific performance and/or any losses, damages, costs, expenses or liability whatsoever.

12.7 The Purchaser shall take possession of the Flat within 10 days of the Promoter giving written notice to Purchaser intimating that the Flat is ready for use and occupation and offering possession of the same to the Purchaser. Commencing from the expiry of the 10 days from issue of the intimation in writing by the Promoter to the Purchaser that the Flat is ready for occupation, use, and possession, the Flat shall be at the risk of the Purchaser (irrespective of whether possession of the Flat is actually taken by the Purchaser or not) in all respects, including loss or damage arising from the destruction, deterioration, injury or decrease in value of the Flat. It is agreed that irrespective whether possession of the Flat is actually taken or not by the Purchaser, the Purchaser shall from the date of expiry of the 10<sup>th</sup> day from the date on which possession of the Flat is offered by the Promoter to the Purchaser be liable to bear and pay to the Promoter all outgoings in respect of the Flat all rates, taxes, cesses, assessments, betterment charges, levies and all other impositions made by the competent local or public bodies or authorities and/or Government, water charges, insurance common lights and repairs and salaries of employees, chowkidars, sweepers and electricity, gas and telephone cables, waterlines, drainage lines, sewerage lines and other expenses and outgoings necessary and incidental to the management, administration and maintenance of the said Building / Property. The

S PL

S PL

बरेल-६/		
८६०	३६	१५५
२०१४		

Purchaser shall pay to the Promoter such proportionate share of all outgoings as may from time to time be estimated or determined by the Promoter.

12.8 The Purchaser shall, prior to taking possession of the Flat examine and satisfy himself/herself/itself with the area of the Flat and the said amenities / fixtures. Thereafter, the Purchaser shall have no claim against the Promoter with respect to the Flat or any other amenities / fixtures of the said Building or any amenities / fixtures alleged not to have been carried out completed therein or not being in accordance with the plans, specifications and / or this Agreement and / or otherwise.



Provided that if within a period of three years from the date of handing over the Flat to the Purchaser, the Purchaser brings to the notice of the Promoter any defect in material used in the Flat or the said Building in which the Flat is situated or any unauthorized change in the construction of the said Building, then, wherever possible such defects or unauthorized changes shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchaser shall be entitled to receive from the Promoter reasonable monetary compensation for such defect or change. Provided further, if any defect or damage is found to have been caused due to the negligence of the Purchaser or his agents, then the Promoter shall not be liable for the same.

### 13 ORGANISATION AND APEX BODY:

13.1 "Organisation" means either the society that may be formed and registered under the provisions of the Society / Condominium / Association of Apartment owners that may be formed under the provisions of the MAO Act, in respect of the Property and the said Building in accordance with the provisions of this Agreement.

13.2 On completion of the development of the Property, at the discretion of the Promoter, either:-

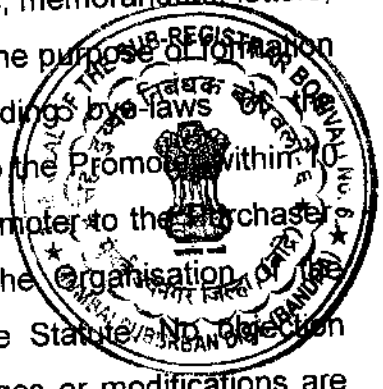
- (i) A separate Organisation may be formed of the purchasers of premises of each wing/the said Building; or
- (ii) A single Organisation may be formed of the purchasers of premises of all the wings/ Building; of the said Project.

SPL  
SPL

बरल-६ /		
CEE0	30	944
२०१४		

13.3 The decision of the Promoter as to which documents will be executed for transferring and vesting the title in respect of the said Organisation shall be conclusive, final and binding on the Purchaser/s and the Organisation/Apex Body.

13.4 The Purchaser, and the purchasers of the other premises shall join in the formation and registration of the Organisation (formed either in terms of Clause 13.2 (i) or (ii)) and for this purpose also from time to time sign and execute the application for registration and/or membership and all the necessary applications, memorandum, letters, documents and other papers and writings for the purpose of formation and registration of the Organisation including bye-laws of the Organisation and duly fill in, sign and return to the Promoter within 10 days of the same being forwarded by the Promoter to the Purchaser so as to enable the Promoter to register the Organisation. The Purchaser shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or rules as may be required by the Registrar of Co-operative Societies or any other competent authority.



13.5 Further, the Purchaser and the purchasers of the other premises shall enter into / sign / execute such documents / writings, as may be required, containing covenant/s for payment of the expenses relating to the Common Areas and Facilities which are situated on the Property.

13.6 It is agreed and understood by the Parties that the Promoter may, in its sole discretion form and register an apex organisation ("Apex Body") comprising of the various organisations formed in respect of the various buildings forming part of the Project for the purpose of proper management, maintenance, regulation and control of the infrastructure and common amenities and facilities and for such other purposes as the Promoter may decide.

5 PL  
6 PL

13.7 It is expressly clarified, agreed and understood that the amenities as mentioned in Annexure "6" annexed hereto including the swimming pool, club house and fitness center shall at all times including after transfer of the Property in favour of the Organisation / Apex Body, remain the exclusive, sole and absolute property of and shall remain in the name of the Promoter for which the necessary covenants will be mentioned in the Deed of Lease / conveyance to be executed with the Organisation / Apex Body and neither the Purchaser/s herein nor the

*[Handwritten signatures]*

बसल-६ //		
८६६०	३८	९५५
२०१४		

Organisation or Apex Body shall have a right to raise any dispute or objection whatsoever for the same.

13.8 It is agreed that in the event that the Organisation or the Apex Body has been formed but there is/are premises/s in the said Building that are not sold by the Promoter, the Promoter shall not be liable to pay maintenance charges, or any other charges/expenses of any nature whatsoever for the unsold premises till such time that the sale of such unsold premises occurs.

13.9 Declaration to be submitted under the MAO Act or other documents in favour of the Organisation shall *inter alia* contain the following:-



- (i) the right of the Promoter to sell or otherwise to transfer the additional construction by use of any future FSI or TDR and to appropriate for the Promoter the entire sale proceeds thereof and the obligation of the Organisation to admit such purchaser of the premises comprised in the new construction as its member without charging any additional amount;
- (ii) the right of the Promoter of full and complete access on the Property for the aforesaid purpose;
- (iii) the right of the Promoter to give on exclusive basis certain areas in the said Building / Project to any third party to the exclusion of others including the Purchaser;
- (iv) the obligation of the Organisation to pay the share of taxes in respect of all tax assessments, dues, cesses and outgoings, in respect of said Building and/or the Property and/or any portion thereof;
- (v) declaration and undertaking by the Organisation that the Organisation shall not be entitled to the existing and future FSI (whether by change of law or otherwise) and/or TDR to arise in any manner whatsoever and the same shall always stand vested in the Promoter and the Promoter shall always be entitled to utilize and exploit the same on the Property and / or the Larger Property and/or otherwise in such manner as it deems fit and the Organisation shall not have any objection in this regard;

SPL  
SPL

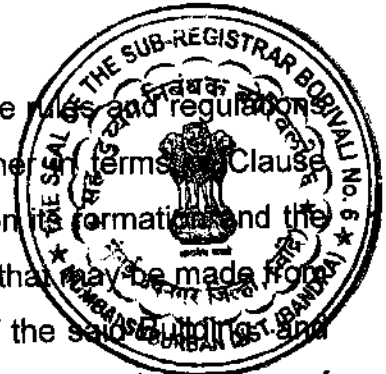
(vi) confirmation of all the rights of the Promoter under this Agreement;

Promoter under this		
अनुसूची 1		
CEEO	3E	944
२०१४		

(vii) confirmation and acceptance of all the obligations of the Purchaser under this Agreement; and

(viii) the obligation of the Organisation (formed either in terms of Clause 13.2 (i) or (ii) above) to become a member of the Apex Body as and when formed.

13.10 The Purchaser shall observe and perform all the rules and regulations and bye-laws of the Organisation (formed either in terms of Clause 13.2 (i) or (ii) above) and / or the Apex Body on its formation and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the said premises and the premises therein and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, government or public bodies. The Purchaser shall also observe and perform all the terms and stipulations lay down by the Organization and/or the Apex Body regarding occupation and use of the Premises and shall pay outgoings in accordance with the terms of this Agreement.



13.11 It is clarified that the Apex Body and/or the Organization (formed either in terms of Clause 13.2 (i) or (ii)) shall not deal with any matters relating to the development of the Property or any part thereof or the transfer or the sale or utilization of any permissible FSI/TDR in accordance with the scheme of development. The Apex Body and/or Organization shall strictly function within the frame work of its constitution as framed by the Promoter. All the development potential of the Property including in the form of the existing and future FSI (whether by change of law or otherwise) and/or TDR to arise in any manner whatsoever shall always stand vested in the Promoter and the Promoter shall always be entitled to utilize and exploit the same on the Property or any part thereof and/or upon the building constructed thereupon in such manner as it deems fit.

SPL

13.12 The Apex Body, if its formation is contemplated shall be formed by the Promoter after the formation of all the Organization's (contemplated in terms of Clause 13.2 (i) or (ii)).

SPL

14 COMMON AREAS AND RESTRICTED AREAS:

बदल - ३ /		
CEEO	४०	१५५
१५१	१५१	१५१

expressly agreed that the Purchaser shall be entitled to the Common Areas and Facilities appurtenant with the Flat and the nature, extent and description of such Common Areas and Facilities are mentioned in the Annexure "6" annexed hereto. It is hereby agreed that the Promoter shall be entitled to allot different areas, garden area, basement, terraces, open spaces, parking spaces or otherwise and other spaces within the Property to one or more person/s of its choice for the use, enjoyment and/or occupation of such persons as an exclusive amenity attached to the premises purchased by such persons and the Purchaser shall not object to the same for any reasons whatsoever. It is hereby agreed that the areas mentioned in the Annexure "6" annexed hereto are under the heading of Common Areas and Facilities only and shall be common facilities and the Promoter shall be entitled to declare all other areas as restricted, exclusive or reserved areas and facilities including those mentioned in the Annexure "6" annexed hereto and alienate and dispose off the same in such manner as the Promoter think fit and proper at its discretion.



14.2 The Promoter has informed the Purchaser that a club house will be constructed on the Property and the same will be equipped with various amenities and facilities for the use of all members of the Organisation in accordance with the rules and regulations of the club house. The Purchaser shall be inducted/admitted as member of the club upon payment of the sum of ₹. 75000 /- (**Seventy Five Thousand Rupees Only**) to the Promoter as and by way of a one-time non-refundable subscription fee and not as a deposit. The subscription fee shall be paid by the Purchaser to the Promoter by way of a cheque drawn in favour of the Promoter and delivered to the Promoter within 10 days of the demand letter by the Promoter or upon delivery of possession of the Premises, whichever being earlier. The Promoter shall issue an appropriate receipt and a letter entitling the Purchaser concerned, to the membership of the club in accordance with and subject always to the bye-laws, rules and regulations of the club as may be made by the Promoter. The Promoter alone shall be entitled to make bye-laws, rules or regulations for the management of the club and may prescribe a user fee for the use of any specific amenity, facility and annual subscription fees etc.

SPL  
SPL

14.3 Additional memberships would be available on request on a chargeable basis. The membership will be subject to the terms and conditions, rules and usage charges, as may be framed / levied from

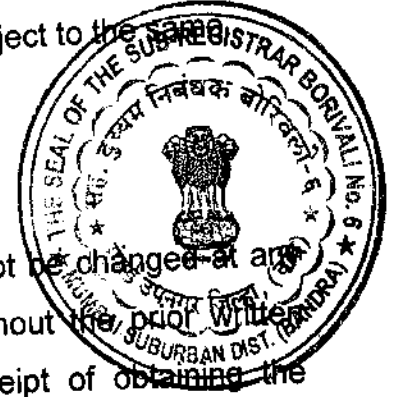
*[Handwritten signatures]*



बरल-६ /		
८८०	४९	९४४
२०२४		

time to time by the Promoter for the club. The right to use the facilities at the club shall be personal to the Purchaser of the Premises in the said Building and shall not be transferable in any manner to any third person or party whatsoever. In the event that the Premises in the said Building is sold/transferred by the Purchaser then the Purchaser shall be deemed to have transferred the right to utilize the said facilities as well as club membership to the then purchaser/transferor of the Premises. It is, however, clarified that the Promoter shall be entitled to grant membership rights to such other person(s) as they may deem fit to be and the Purchaser shall not be entitled to object to the same.

15 **COVENANTS BY THE PURCHASER:**



15.1 The Project and the said Building name shall not be changed at any time by the Purchaser or the Organisation without the prior written consent of the Promoter. Upon and after receipt of obtaining the occupation certificate, the Purchaser shall use the Premises or any part thereof or permit the same to be used only for residential purposes and shall use the car parks if allotted for the purpose of parking the Purchaser's own vehicle. The Purchaser shall use the Flat or any part thereof or permit the same to be used only for the purpose for which the same is allotted. The Purchaser shall use the Car Parking Space/s for the purpose of parking the Purchaser's own vehicle. The Purchaser agrees not to change the user of the Premises without prior consent in writing of the Promoter and any unauthorised change of user by the Purchaser shall render this Agreement voidable at the option of the Promoter and the Purchaser in that event shall not be entitled to any right arising out of this Agreement.

15.2 The Purchaser with an intention to bring all persons in whose hands the Premises may come, doth hereby covenant with the Promoter as follows: -

- (i) to maintain the Premises at the Purchaser's own cost in good tenable repairs and condition from the date possession of the Premises is taken and shall not do or suffer to be done anything in or to the said Building, staircase/s or passage/s which may be against the rules, regulations or bye-laws of concerned local authority or change/alter or make addition in or to the said Building or the Premises or part thereof;
- (ii) not to store in the Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to

SPL  
SPL

*[Handwritten signatures]*

बरल - ६ //		
८६६०	४२	१५५
२०२४		

damage the construction of the said Building or storing of which goods is objected by the concerned local or other authority and shall not carry or caused to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the said Building including the entrance thereof. In case any damage is caused to the Premises or the said Building on account of the negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach;



to carry at the Purchaser's own cost all internal repairs to the Flat and maintain it in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and not to do or suffer to be done anything in the Premises or the said Building which is in contravention of rules, regulations or bye-laws of the concerned local public authority and in the event of the Purchaser committing any act, in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;

(iv) not to demolish or caused to be demolished the Flat or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Flat or any part thereof nor alter the elevation and outside colour scheme of the said Building and to keep the portion, sewers, drain pipes in the Flat and appurtenances thereto in good tenantable repair and condition so as to support, shelter and protect other part of the said Building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC structure or pardis or other structural members in the Flat without the prior permission of the Promoter and/or the Organisation (formed either in terms of Clause 13. 2 (i) or (ii), as the case may be);

SAL  
SAL

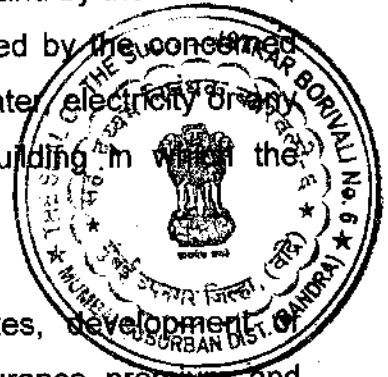
(v) not to put any claim in respect of the restricted amenities including open car parking space, open space hoarding or terrace and same are retained by the Promoter as restricted amenities;

(vi) not to do or permit to be done any act which may render void or voidable any insurance of the Property or the said Building or

any part thereof or whereby any increase in premium shall be payable in respect of the insurance;

बिल-६ /		
८६०	४३	९४४
२०१४		

- (vii) not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the Flat in the compound or any portion of the Property and/or the said Building in which the Premises is situated;
- (viii) pay to the Promoter within 10 days of demand by the Promoter, his/her share of security deposit demanded by the concerned local authority or government for giving water, electricity or any other service connection to the said Building in which the Premises is situated;
- (ix) to bear and pay increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if any, which are and which may be imposed by the Sanctioning Authorities and/or government and/or other public authority on account of change of user of the Premises or otherwise;
- (x) to bear and pay all service tax, works contract tax, MVAT, Goods & Service Tax (GST), LBT, etc. and such other levies, if any, which may be imposed with respect to the construction on the Property and/or any activity whatsoever related to the Premises by the Sanctioning Authorities and/or State/Central/Government and/or public authority from time to time;
- (xi) The Purchaser shall not without the prior written consent of the Promoter let, sub-let, transfer, assign or part with the Purchaser's interest or benefit factor of this Agreement or part with the possession of the Premises until all the dues payable by the Purchaser to the Promoter under this agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated the Promoter and obtained its prior consent in writing in that behalf;
- (xii) till the management of the said Building is handed over to the Organisation and /or the Apex Body, to allow the Promoter, its surveyors and agents at all reasonable time to enter into or



SPL  
SPL

बंद - ६ //		
८९९०	४४	१५५
२०१४		

upon the Premises / Property to view and examine the state and condition thereof;

- (xiii) not to close or permit to be closed varandas or balconies of the Flat / said Building or change the external colour scheme or the pattern of the colour of the said Building;
- (xiv) not to change exterior elevation or the outlay of the said Building / Flat;
- (xv) not to fix any grill to the said Building / Flat or windows except in accordance with the design approved by the Promoter;



Purchaser shall not do or suffer to be done anything on the Property or the said Building / Flat which would be forbidden or prohibited by the rules of the concerned government authorities. In the event, the Purchaser commits any acts or omissions in contravention to the above, the Purchaser alone shall be responsible and liable for all the consequences thereof to concerned authorities in addition to any penal action taken by the Promoter in that behalf;

- (xvii) not to hang cloths, garments or any other item or things from the balcony, windows or terrace or any other place appurtenant to the said Building / Flat, save and except in the areas designated for the said purpose;
- (xviii) not to keep flower-vase outside the said Building / Flat on the parapet or chaja or in the common area of the said Building; and
- (xix) not to encroach upon or make use of any portion of the said Building not agreed to be acquired by the Purchaser.

These covenants shall be binding and operative even after the formation of the Organisation.

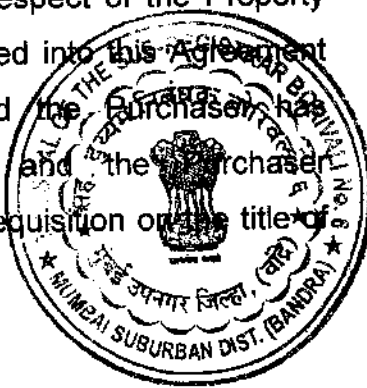
SPL  
SPL

15.3 The Purchaser hereby agrees to grant to the Promoter, all the facilities, assistance and co-operation as the Promoter may reasonably require from time to time even after the Promoter has delivered possession of the Premises to the Purchaser, so as to enable the Promoter to complete the scheme of development of the Property. The Promoter shall be entitled to modify, amend, alter,

बरल-६ /		
८६०	४५	१५५
२६२४		

change the layout of the Property by changing the alignment, locations, placement of buildings, garden, parking area and amenities or facilities and shall further be entitled to propose and put up any additional new wing / structure either independent or by way of extension or in continuation or attached to the building under construction in the layout with or without amendment of such layout.

15.4 The Purchaser confirms that the Promoter has given full, free and complete inspection of documents of title in respect of the Property and the Purchaser confirms that he has entered into this Agreement after inspecting all relevant documents and the Purchaser has inspected the aforesaid Title Certificates and the Purchaser undertakes not to raise any objection and/or requisition on the title of the Promoter to the Property.



## 16 OUTGOINGS:

16.1 Commencing a week after notice in writing is given by the Promoter to the Purchaser that the Flat is ready for use and occupation, irrespective of whether possession is taken or not the Purchaser shall be liable to pay the proportionate share of the outgoings namely local taxes, betterment charges, lease rent, sub-station and 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 Property and the said Building. Until the management of the Property and the said Building is handed over to the Organisation (formed in terms of Clause 13.2 (i) or (ii) as the case may be) / Apex Body, the Purchaser shall pay to the Promoter such proportionate share of the outgoings as may be determined by the Promoter. The Purchaser shall pay to the Promoter provisional monthly contribution of ₹. 5350/- (Five Thousand Three Hundred Fifty Rupees Only) towards the outgoings regularly on the 5<sup>th</sup> of every month in advance and shall not withhold the same for any reason whatsoever. The amount so paid shall not carry any interest and remain with the Promoter until the management is handed over to the Organisation / Apex Body.

SPL

SPL

16.2 The Purchaser shall on or before the delivery of the possession of the Premises pay to the Promoter the following amounts:

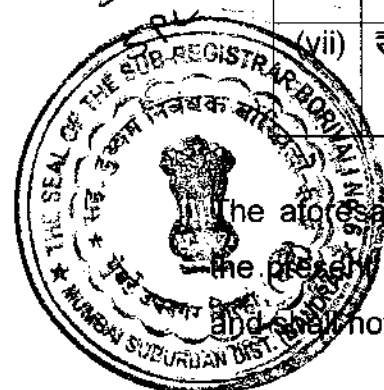
(i)	₹.700 /	Non-refundable share money, application, entrance fee of the
-----	---------	--

बरल-६ /  
 CEEO ४E 944  
 २०२४

		Organisation/ Apex body.
(ii)	₹. 6000/-	Non-refundable legal charges.
(iii)	₹. 5000 /-	Non-refundable for Organisation/ Apex body formation charges.
(iv)	₹. 227200/-	Non-refundable deposit towards infrastructure charges etc.
(v)	₹. 75000/-	Being Club House Membership fee.
(vi)	₹. 128400/-	Being 2 years deposit towards proportionate share of taxes, maintenance etc.
(vii)	₹. 24000/-	Being Club House monthly charges for 2 years for 4 members in a family.

*[Handwritten signature]*

SPL



The aforesaid purposes and the corresponding amounts are as per the present estimate and are subject to modification by the Promoter and shall not carry interest.

16.3 The Promoter shall utilize the sum of ₹. 6000/- (**Six Thousand Rupees Only**) referred to in Clause (ii) for meeting all legal costs, charges including the professional cost of their Advocates for preparing and engrossing this Agreement.

*[Handwritten signature]*

16.4 It is agreed in respect of amounts mentioned in Clause (i) to (iv) above, the Promoter is not liable to render accounts, however for the amount collected under other heads, the Promoter shall hand over the deposits or balance thereof, if any, to the Organisation as aforesaid. In the event of any additional amount becoming payable, the Purchaser shall forthwith on demand pay and deposit the difference to the Promoter. The aforesaid amount/deposit shall not carry any interest.

SPL  
SPL

16.5 Subject to what is stated hereinabove, the Promoter shall maintain a separate account in respect of sum received by the Promoter from the Purchaser as advance or deposit on account of the share capital of the Organisation, maintenance and other charges and shall utilize the same for the purpose for which they have been received.

**17 INTEREST:**

Without prejudice to the Promoter's other rights under this Agreement and/or in law, the Purchaser agrees to pay to the Promoter an interest at the rate of 24 % per annum on all the amounts which become due and payable by the Purchaser to the Promoter under the terms of this

SPL  
SPL

*[Handwritten signature]*

बरल-६ /		
८९६०	५०	१५५
२०१४		

Agreement from the date the said amount is payable by the Purchaser to the Promoter until the date such outstanding amount is received by the Promoter. The Purchaser confirms and accepts that the rate of interest prescribed in this clause is just and reasonable having regard to the huge costs involved in the procurement of the rights in respect of the Property, the development of the Project, the cost of the funds procured for the aforesaid purpose and the loss or damage likely to be caused on account of default/delay in payment of the amounts by the Purchaser hereunder. The Purchaser also confirms and agrees that the rate of interest payable by the Promoter upon refund of the Total Consideration or part thereof under Clauses 9 and 12 is just and proper having regard to the rate of interest at which the loans are made available by the Bank and Home Finance Companies to the individual purchasers for purchase of the premises and the Purchaser waives his right to raise any objection or make claims to the contrary, in that regard.



## 18 FINAL TRANSFER DOCUMENT

18.1 The Promoter shall cause the lease / conveyance in favour of the Apex Body / Organisation/s (formed in terms of Clause 13.2 (i) or (ii), as the case may be) or the Declaration under the MAO Act and the same shall *inter alia* contain (1) such provisions and covenants as may be necessary for giving effect to the restrictions mentioned herein as well as the restrictions which may be imposed by the Promoter for safeguarding its overall interest in the Property and the said Building a covenant by the Purchaser to indemnify and keep indemnified the Promoter against all actions, costs, proceedings, claims and demands in respect of the due observance and performance of the stipulations and restrictions contained herein and therein.

18.2 The Promoter shall cause the lease / conveyance in favour of the Organisation only :-

- (i) after all the premises in the said Building have been sold and disposed of and the Promoter has received full consideration or dues payable to them under the agreements for sale with the respective purchaser of the various premises;
- (ii) after the Promoter has fully utilized the FSI (including fungible FSI) available from the Property and/or has fully utilized the increased in present or future FSI available by any change in the DCR and/or has fully utilized the TDR or FSI available in respect of the Property as the case may be; or

SPL  
SPL

बरल-६ /		
८८६०	४८	१५५
२०१४(ii)		

after the occupation certificate or the building completion certificate in respect of the said Building have been received from the Sanctioning Authority; whichever is later.

18.3 The Advocates and Solicitors for the Promoter shall prepare and/or approve, as the case may be, the Indenture of Lease / conveyance in favour of the Organisation/s (formed in terms of Clause 13.2 (i) or (ii)) / the Apex Body or the Declaration to be submitted under the MAO Act, Deeds of Apartments or any and all other documents to be executed. All costs, charges, expenses including stamp duty, registration charges and expenses in connection with the preparation and execution of the Indenture of Lease / conveyance and other documents and formation and registration of the Organisation shall be borne and paid by all the purchaser of the various premises in the said Building on its formation. Such amount shall be kept deposited by the Purchaser with the Promoter at the time of taking the possession of the Premises and shall, until utilisation, remain with the Promoter.



18.4 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Premises or of the Property or said Building or any part thereof.

## 19 STAMP DUTY AND REGISTRATION:

The stamp duty and the registration charges of and incidental to this Agreement shall be borne and paid by the Purchaser. The Purchaser shall at his/her/their cost and expenses, lodge this Agreement or any other transfer document before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice on this regard the Promoter shall attend such office and admit the execution thereof.

## 20 NOTICES:

Any notice to any party hereto in connection with this Agreement shall be in writing and shall be sent to such party's contact details first set out above. Each party shall inform the other party in writing of any changes in his/its contact details. Notices shall be deemed to have been properly given, if sent to the Purchaser at the address hereinbefore stated, through registered letter, courier service, personal delivery or facsimile date of service of a notice delivered personally, by courier service or registered letter shall be the actual date of such delivery. Date of service

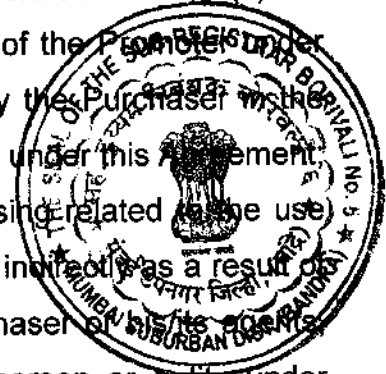


facsimile notice shall be the business day after sending of such facsimile.

बरल-६ /		
८९६०	४९	१५५
२०१४		

21 **INDEMNIFICATION BY THE PURCHASER:**

The Purchaser shall indemnify and keep indemnified the Promoter and hold the Promoter harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional fees in relation thereto) of whatsoever nature incurred or suffered by the Promoter directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Promoter under this Agreement; (b) any breach and/or default by the Purchaser in the performance of any and/or all of his/its obligations under this Agreement; (c) damages to any Property(ies) howsoever arising related to the use and/or occupation of the Premises and directly or indirectly as a result of the negligence, act and/or omission of the Purchaser or his/its servants, tenants, guests, invitees and/or any person or entity under his/its control; and (d) Purchaser's non-compliance with any of the restrictions regarding the use and/or occupation of the Premises.



22 **GENERAL PROVISIONS:**

22.1 This Agreement and all annexures as incorporated into this Agreement by reference, constitute the entire agreement between the parties hereto and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoter, any agent, employee or representative of the Promoter or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser or made available for the Purchaser's viewing. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous agreements concerning the Premises between the parties hereto.

SPL  
SPL

22.2 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.

22.3 Any delay, tolerated or indulgence shown by the Promoter in enforcing any of the terms of this Agreement or any forbearance or extension of

ब्रल-६ //		
८६६०	५०	१५५
२०१४		

time for payment of installment to the Purchaser by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice or affect the rights of the Promoter.

22.4 If there is more than one purchaser named in this Agreement, all obligations hereunder of such purchaser shall be joint and several.



22.5 All taxes, charges including but not limited to service tax, VAT or any other impositions or levies (i) on account of this transaction or (ii) pro-rata account of the entire development project or (iii) on the consideration and other amounts payable by the Purchaser to the Promoter or (iv) otherwise shall be to the account of the Purchaser and the Promoter shall not be liable to pay the same. For the avoidance of doubt, any such taxes, impositions etc. shall be payable by the Purchaser over and above the consideration of the Premises and the Promoter's decision as regards the quantum of the same shall be final and binding on the Purchaser.

**23 DISPUTE RESOLUTION AND GOVERNING LAW:**

23.1 If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions and Agreement.

23.2 If the dispute or difference cannot be resolved within a period of 10 days, from the notice by the aggrieved Party under Clause 23.1 above, then the dispute shall be referred to Arbitration. Arbitration shall be conducted in Mumbai, India in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language. The Arbitration shall be conducted by a Sole Arbitrator who shall be appointed by the Promoter.

SPL  
SPL

23.3 The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The Award may include costs, attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.

*(Handwritten signatures)*

23.4 This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.

पत्र सं. ६ /		
८६०	४९	९४४
२०१४		

23.5 This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

## 24 CONFIDENTIALITY:

24.1 The Purchaser hereto agree that all the information, documents and contents of this Agreement and any documents exchanged in pursuance thereof ("**Confidential Information**") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party or used otherwise without the prior written consent of the Promoter. The confidentiality obligations under this Clause shall survive even after handing over the possession of the Premises and is legally binding on the Purchaser and shall always be in full force and effect.



24.2 The Purchaser shall not make any public announcement regarding this Agreement without prior consent of the Promoter.

24.3 Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:-

- (i) such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating organisation or other recognized investment exchange having jurisdiction over the Parties; or
- (ii) such disclosure is required in connection with any litigation; or
- (iii) such information has entered the public domain other than by a breach of the Agreement.

SPL  
SPL

वरल-६/		
८८६०	५२	९५५
IN WITNESS WHEREOF		

the parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(Description of the Larger Property)**

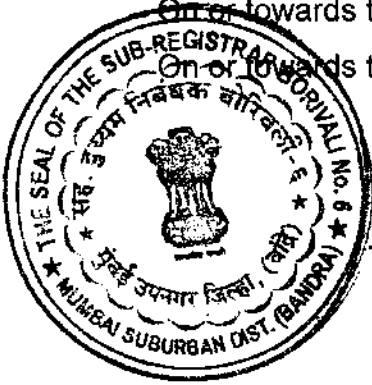
ALL THAT all that piece of land bearing Survey nos.16 (part) and 19 (part) corresponding to CTS No.170 admeasuring in all 14,117.9 square meters and situated at Akurli Village in the Taluka of Salsette in the Registration District and Sub-district of Mumbai City and Mumbai Suburban (the "Larger Property") and bounded as follows, that is to say :

On or towards the East : by [ADJ C.T.S no 171/1A];

On or towards the West : by [9 MTS W Balaji Industrial Road];

On or towards the North : by [18.30 MTS W Akurli Road], and

On or towards the South : by [ADJ C.T.S No 181].



**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(Description of the Acme Portion)**

All that piece of land admeasuring 8,442.5 square yards equivalent to 7,058.95 square meters or thereabouts forming part of plot bearing Survey Nos. 16 (part) and 19 (part) corresponding to CTS No.170 situated at Akurli Village in the Taluka of Salsette in the Registration District and Sub-district of Mumbai City and Mumbai Suburban

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
**(Description Of The Property)**

All that piece of land admeasuring 7,058.95 square meters or thereabouts forming part of plot bearing Survey Nos. 16 (part) and 19 (part) corresponding to CTS No.170 situated at Akurli Village in the Taluka of Salsette in the Registration District and Sub-district of Mumbai City and Mumbai Suburban.

SPL

SPL

*(Handwritten signatures)*

बरल-६ /		
CEEO	43	944
2028		

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Description of the Premises and the Car Parking Spaces)**

(i) Flat No. 505 admeasuring 689 square feet carpet area equivalent to 64.01 square meters on the 5 residential floor in said Building to be constructed on the Property, a portion of the Larger Property as mentioned in the First Schedule situate, lying and bearing CTS No. 170; and (ii) one car parking space/s in the B wing of the said Building.

SIGNED AND DECLARED BY  
the withinnamed "Promoter" )

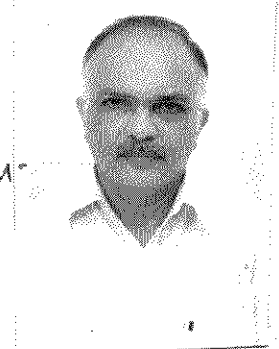
**Acme Housing India Private Limited** )

by the hand of its authorized signatory )

BHUPENDRA DOSHI )

in the presence of )

Ashwin D. Kuni )



*Doshi B-M*

*Ashwin*

SIGNED AND DECLARED BY  
the withinnamed "Confirming Party" )

**M/s. Glomore Constructions** )

by the hand of its Authorized Partner )

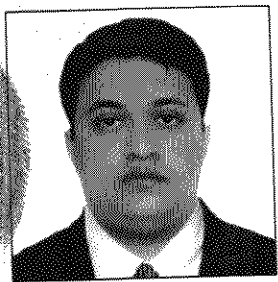
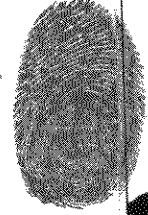
MR. PARAS K. MEHTA )

in the presence of )

Ms. Nisha Shishe )



*Mehta*

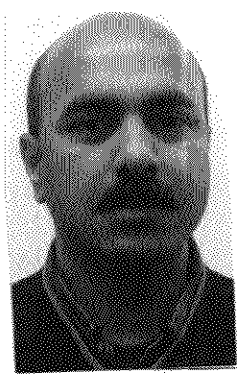


SIGNED AND DELIVERED by  
the withinnamed "Purchaser/s" )

**SANTOSH P. LATE** )



*Santosh P. Late*



**SMITA S. BHANUSHALI** )

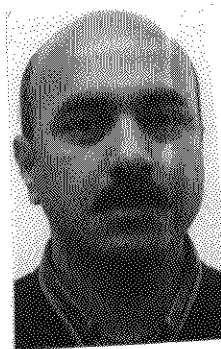
thru her C.A. )

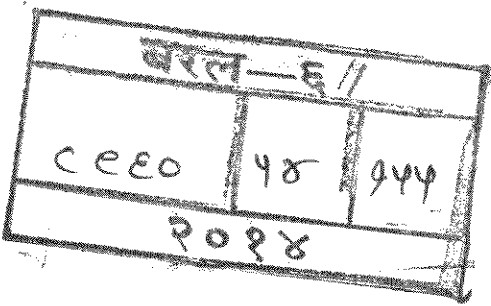
Mr. Santosh P. Late )

in the presence of )

(Nisha Shishe) )

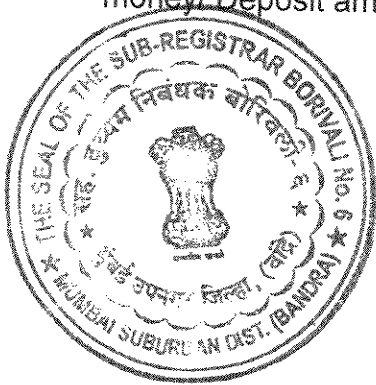
*Santosh P. Late*





## RECEIPT

RECEIVED of and from within named, the Purchaser/s, **SANTOSH P. LATE & SMITA S. BHANUSHALI**, a sum of ₹.2959616/- (Twenty Nine Lac Fifty Nine Thousand Six Hundred Sixteen Rupees Only) vide Cheque No 17422 / 329420 / 329422 / 17425 / 878779 / 026106 / 948226 / 948273 / 948230 dated Apr 09, 2010 / Apr 21, 2010 / Apr 30, 2010 / Apr 30, 2010 / Jun 25, 2010 / Apr 08, 2011 / Jul 10, 2012 / Sep 08, 2012 / Nov 25, 2012 drawn on CENTRAL BANK OF INDIA / ICICI BANK LTD. / ICICI BANK LTD. / CENTRAL BANK OF INDIA / ICICI BANK LTD. / ICICI BANK LTD. / ICICI BANK LTD. / ICICI BANK LTD. being the Earnest money/ Deposit amount mentioned in Clause 6.1 (i) of this Agreement.



**WE SAY RECEIVED:**

**For Acme Housing India Private Limited**



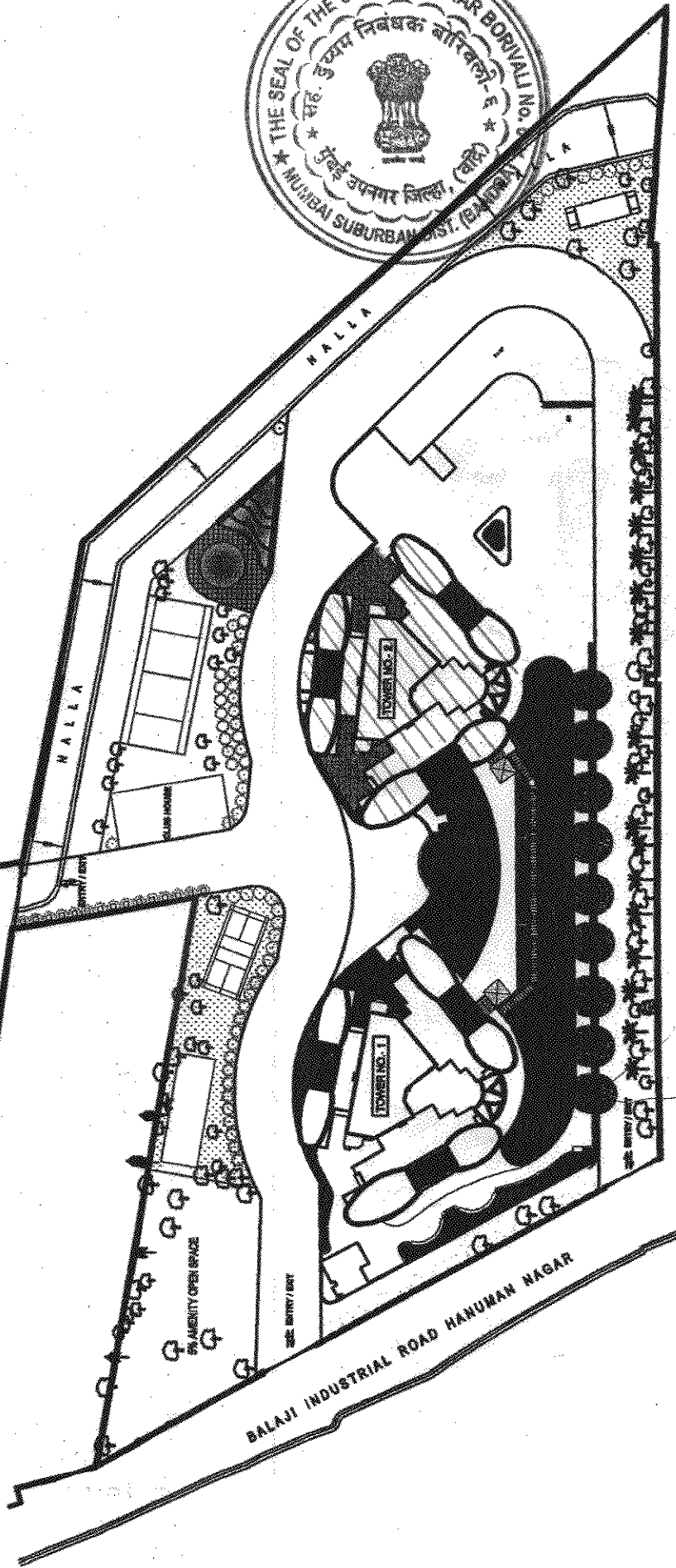
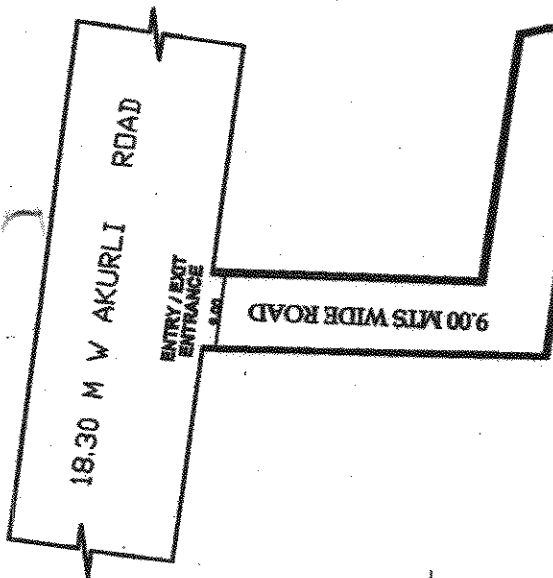
**(Authorized Partner)**

**WITNESSES:**

1. 
2. 

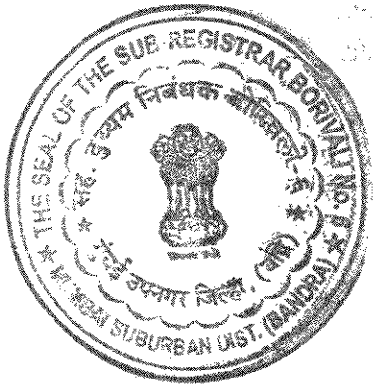
ANNEXURE 1

बाली-१/		
CEEO	44	944
३०३४		



LAYOUT PLAN

बरल-६ /		
८८६०	५६	९५५
२०१४		





ANNEXURE 2

BHARAT C. RAGHANI  
DAKSHA B. RAGHANI

HARIDAS & CO. (Regd.)  
ADVOCATES, SOLICITORS & NOTARY\*

EXAMINER PRESS BUILDING,  
35, DALAL STREET, FORT, MUMBAI - 400 023.  
PHONE : 2267 3096 / 2267 1565  
FAX : (91-22) 2284 2233  
E-mail : haridasco@rediffmail.com  
haridasco@gmail.com

Ref. No. :

B/366 /2010

Date :

TO WHOMSOEVER IT MAY CONCERN:

Re: The immovable property being the piece or parcel of land admeasuring 842.5 square yards equivalent to 7058.9 square metres or thereabouts forming part of the plot bearing Survey No.16 (Part) and 19 (Part) corresponding to C.T.S. No.170 of Akurli Village, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.



THIS IS TO CERTIFY that on behalf of Messrs. Acme Housing (India) Private Limited, we have investigated their title to the aforesaid property by taking search of the records of rights, publishing advertisement in the newspaper issues inviting claims and objections from the third parties and perusing the documents of title relating to the aforesaid property and have found their title as follows:

1. That one Kamal Gangadhar Dange (hereinafter referred to as "the Original Owner") was seized and possessed of the immovable property comprising of a piece or parcel of land admeasuring 24716 square yards or thereabouts of which the aforesaid property is forming part thereof.
2. By an Indenture of Conveyance dated 14<sup>th</sup> November, 1963 the said Original Owner, therein referred to as 'the Vendor' of the One Part and Smt. Chandrakanta V. Motashah, with the other purchasers named therein (hereinafter referred to as "the said Purchasers") the said Original Owner sold and conveyed a portion of the said property admeasuring 8716 square yards equivalent to 7287.62 square metres or thereabouts in favour of the said Purchasers. The said

*[Handwritten Signature]*

खरल-६ /		
८६६	५८	९५५
२०२४		

2.

Conveyance is registered in the office of the Sub-Registrar of Assurances at Bandra under Serial No.2669 of 1963.

3. By an Indenture of Lease dated 14<sup>th</sup> November, 1963 and executed between the said Original Owner as 'the Lessor' of the One Part and the aforesaid Purchasers as 'the Lessees' of the Other Part, the said Original Owner leased out the remaining portion admeasuring 16,000 square yards for a term therein mentioned with an option to purchase the reversionary interest in respect thereof by separate Conveyances, each being in respect of one-half of the said area of 16,000 square yards that is to say, 8,000 square yards respectively as set out therein.



4. By an Indenture of Conveyance dated 1<sup>st</sup> May, 1965 and executed between the said Original Owner of the First Part, one Hasmukhlal Ambalal Zaveri, therein referred to as 'the Confirming Party' of the Second Part and the said Purchasers and therein referred to as "the Purchasers" of the Third Part, and registered in the office of the Sub-Registrar of Assurances at Bandra under Serial No.1175 of 1965, one of the said two portions admeasuring 8,000 square yards was conveyed in favour of the said Purchasers.

5. Similarly, by another Indenture of Conveyance dated 18<sup>th</sup> day of June, 1970 and executed by the said Original Owner, therein referred to as 'the Vendor' of the One Part and the said Purchasers, therein referred to as 'the Purchasers' of the Other Part, the said Original Owner conveyed the said remaining portion of the said property admeasuring 8,000 square yards in favour of the said Purchasers.

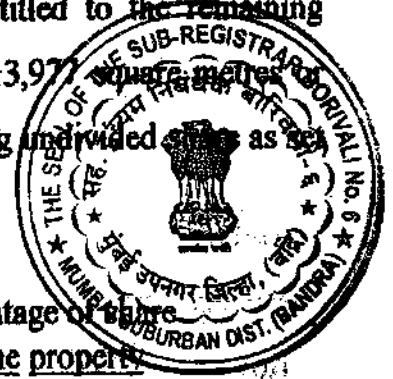
6. Out of the aforesaid total area of 24,716 square yards thus conveyed by separate Indentures as aforesaid in favour of the said Purchasers, the said Purchasers under the Deed of Conveyance dated 8<sup>th</sup> September, 1971 conveyed the portion admeasuring 8,000 square yards or thereabouts, which was so acquired by

बदल-६ /		
CEEO	4E	944
२०१४		

3.

them under the aforesaid Indenture of Conveyance dated 18<sup>th</sup> June, 1970 in favour of one Messrs. Kanu Mama Foam Private Limited.

7. In view of the aforesaid, upon sale of the said portion admeasuring 8,000 square yards, the aforesaid Purchasers became entitled to the remaining property admeasuring 16,716 square yards equivalent to 13,977 square metres thereabouts and held the same as tenants-in-common having undivided as set out below:



<u>Sr. No.</u>	<u>Name</u>	<u>Percentage of share in the property</u>
1.	Smt. Chandrakant V. Motasha	15%
2.	Shri'Arvind Vadilal Motasha	10%
3.	Smt. Amrutben Gandadal Shah	8%
4.	Smt. Sushilaben K. Shah	8%
5.	Smt. Ansuya M. Shah	8%
6.	Smt. Taraben A. Motasha	5%
7.	Smt. Manorama H. Zaveri	15%
8.	Shri Chatrbhuj Hansraj	10%
9.	Shri Bhagwati Popatlal Shah	6%
10.	Shri Nandlal Gopalji Bhutta	10%
11.	Smt. Anila Vibhakar Hindia	5%

8. By diverse acts in law or mesne assignment, the said property ultimately vested in the following owners, who shall hereinafter be referred to as "the said Owners".

(i) Shri Arvind Vadilal Motasha.

*[Handwritten Signature]*

बदल-६ /		
८६६०	६०	१५५
२०१४		

4.

(ii) Shri Mahesh K. Shah.

(iii) Shri Vinod K. Shah.

(iv) Smt. Jayshree M. Shah.

(v) Smt. Meena V. Shah.

(vi) Smt. Sushilaben K. Shah.

(vii) Smt. Paraben A. Motasha.

(viii) Shri Rahul Motasha.

(ix) Smt. Suvrat Shah.

(x) Ms. Rohini M. Shah.

(xi) Ms. Jhanvi Shah, and

(xii) Ms. Kaumudi Motasha.

9. By an Indenture of Conveyance dated 28<sup>th</sup> March, 2007 and registered in the office of the Sub-Registrar of Assurances at Bandra under Serial No.BDR-5/6060 of 2007, the said Owners sold and conveyed the aforesaid property to a partnership firm of Messrs. Glomore Constructions comprising of Messrs. PSJ Infrastructure Private Limited and Messrs. Magnificent Realtors Private Limited as the partners thereof for the consideration therein mentioned and the said Deed of Conveyance dated 28<sup>th</sup> March, 2007 is taken to be the root of title for the purpose of this certificate.

10. The said Messrs. Glomore Constructions through their aforesaid partners by an Indenture of Conveyance dated 31<sup>st</sup> December, 2009 and registered in the office of the Sub-Registrar of Assurances at Borivli under Serial No.BDR-

बरल-६ /		
CEE0	E9	944
२०१४		

5.

16/89/2010 sold and conveyed the said property to Messrs. Acme Housing (India) Private Limited who have become absolutely entitled to the said property.



11. Upon taking search of the records of rights and Registrar Companies and publishing the aforesaid notice in the newspaper claims and objections and taking search in the records of rights, no encumbrances found to have been created in respect of the aforesaid property in favour of any third party nor any claim or objection is received from any third party in response to the said public notices claiming by, through or under the said Owners including the said Glomore Constructions and the said Acme Housing (India) Private Limited.

12. In the circumstances aforesaid, we are of the opinion that the title of the said Messrs. Acme Housing (India) Private Limited to the aforesaid property is marketable and clear and free from encumbrances and claims.

Dated this 24<sup>th</sup> day of April, 2010.

For HARIDAS & CO.,

  
Partner.  
Advocates & Solicitors.



ANNEXURE 2

BHARAT C. RAGHANI  
DAXSHA B. RAGHANI

HARIDAS & CO. (Regd.) ०१४  
ADVOCATES, SOLICITORS & NOTARY

EXAMINER PRESS BUILDING,  
38, DALAL STREET, FORT, MUMBAI - 400 023.  
PHONE : 2267 3066 / 2267 1565  
FAX : (91-22) 2284 2233  
E-mail : haridasco@rediffmail.com  
haridasco@gmail.com

Ref. No. : B/834/2012

Date :

TO WHOMSOEVER IT MAY CONCERN:

Re: The immovable property being the piece or parcel of land admeasuring 8442.5 square yards equivalent to 7058.9 square metres or thereabouts forming part of the plot bearing Survey No.16 (Part) and 19 (Part) corresponding to C.T.S. No.170 of Akurli Village, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.



In continuation of our Certificate dated 24<sup>th</sup> April, 2010 in respect of the aforesaid property issued on behalf of Messrs. Acme Housing (India) Private Limited (hereinafter called "the Acme"), we have taken further search of the record of rights from April, 2010 till date in order to issue this fresh Certificate as and by way of addendum to the said original Certificate and have to state as follows:

1. As set out in our said earlier Certificate dated 24<sup>th</sup> April, 2010 Messrs. Glomere Constructions, a partnership firm, has acquired the property admeasuring 16,716 square yards equivalent to 13,977 square metres or thereabouts, which is as per the City Survey Records admeasuring 14,117.9 square metres under the Conveyance dated 28<sup>th</sup> March, 2007 registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-5/6060 of 2007 from the previous owners mentioned. The said Glomere Constructions thereupon notionally divided the said property into almost two equal parts, one admeasuring 8442.5 square yards equivalent to 7058.9 square metres or thereabouts being the subject matter of this Certificate and shown on the plan thereof hereto annexed and

बोरल-ए/		
CEEO	EX	944
२०१४		

- 2 -

delineated red coloured boundary line and marked as "Acme property" and the remaining portion admeasuring 8442.5 square yards equivalent to 7058.9 square metres or thereabouts was retained by the said Messrs. Glomore Constructions to be developed by themselves.

2. The said Messrs. Glomore Constructions by an Indenture of Conveyance dated 31<sup>st</sup> December, 2009 and registered in the Office of the Sub-Registrar of Assurances at Borivli under Serial No.BDR-16/89/2010 sold and conveyed the said notionally sub-divided portion being the aforesaid property to Acme as set out in our said previous Certificate dated 24<sup>th</sup> April, 2010.



By an Agreement executed on 16<sup>th</sup> December 2009, the said Glomore Constructions and Acme, it is agreed that both of them shall develop their five notionally sub-divided plots in uniform manner as set out therein.

Subsequent to our said Certificate dated 24<sup>th</sup> April, 2010 Acme have raised a loan in the sum of ₹2500 Lakhs from Bank of India, Andheri Large Corporate Branch, Mumbai, and to secure repayment of the amount that may become due thereunder, Acme have created a mortgage of the aforesaid property by depositing the title deeds relating thereto as recorded in the Memorandum of Entry dated 29<sup>th</sup> March, 2012 being the said Indenture of Conveyance dated 31<sup>st</sup> December, 2009.

5. **THIS IS FURTHER TO CERTIFY** that by a Deed of Grant of Right of Way dated 7<sup>th</sup> March, 2011 and registered in the office of the Sub-Registrar of Assurances at Bandra under Serial No.BDR-2/2098 of 2011 and executed between Messrs. Mahindra & Mahindra Limited, therein referred to as 'M.I.D.L' of the One Part and the said Acme Housing (India) Private Limited and the said Glomore Constructions, therein collectively referred to as 'the Grantees'

*[Handwritten Signature]*



बरल-६ /		
८६६०	६५	१५५
२०१४		

- 3 -

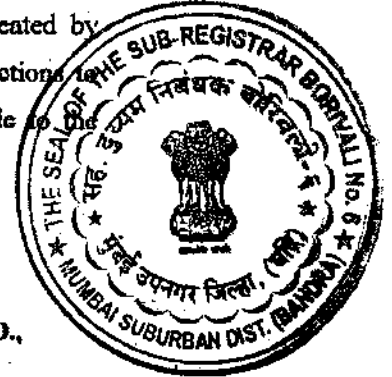
of the Other Part, the said Mahindra & Mahindra Limited granted to Acme Housing (India) Private Limited and the said Glomore Constructions, a right of way over the said land belonging to the said Mahindra & Mahindra Limited for their benefit to have an access to the main road as in detail set out in the said Deed of Grant of Right of Way.

6. In the circumstances, subject to the aforesaid mortgage created by Acme and further subject to the said Agreement with Glomore Constructions, develop their respective plots in uniform manner as aforesaid, their title to aforesaid property is clear and marketable.

Dated this 9<sup>th</sup> day of November, 2012.

For HARIDAS & CO.,

Partner.  
Advocates & Solicitors.

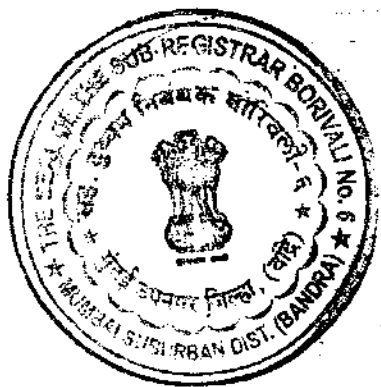


बरेल-६ /		
८८८०	६६	१५५
२०१४		





बरेल-६/		
८८६०	६८	९४४
२०१४		



ANNEXURE 4

बरल-६ /		
८६०	६९	१५५
२०१४		

**MHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1956**  
**REGULATIONS, 1956**  
**Section 43 - (1) (b) (ii)**  
**COMMENCEMENT CERTIFICATE**

To: **Shri. S. S. Patil**

Office of the Municipal Commissioner  
 Greater Mumbai  
 Maharashtra

With reference to your application No. 1979  
 for permission and grant of Commencement Certificate  
 of the Maharashtra Regional and Town Planning Act  
 development and building, situated at the address 240 of the  
 at present of Street  
 Village **...**  
 number **...** (part)



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

1. The land vacated in consequence of the endorsement of the utility line / road widening line shall form part of the public street.
2. The 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 necessary permission has been granted.
3. The Commencement Certificate/development permission shall remain valid for one year commencing from the date of issuance.
4. The permission does not entitle you to develop land which does not exist in plan.
5. This Commencement Certificate is temporary every year the same should be renewed in no case exceed three years, no other further such an extension will not be any subsequent application for such permission under section 43 of the Maharashtra Regional and Town Planning Act 1956.
6. The 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 certificate is granted or the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - (c) The Municipal Commissioner for Greater Mumbai satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 43 of the Maharashtra Regional and Town Planning Act, 1956.
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. E. K. Chitale**  
 Executive Engineer to exercise his power and functions of the planning authority  
 under Section 5 of the said Act.  
 This C.C. is valid for work in **...** level only as per approved  
 sanctioned plan 414, 17, 19, 20, 21.

**TRUE COPY** For and on behalf of Local Authority  
**S. P. ASSOCIATES** **Brahmanganvi Mahanagarपालिका**

**MUNICIPAL COMMISSIONER FOR GREATER MUMBAI**

बस-६/		
८६६०	००	९५५
२०१४		

**REMARKS**

(8) This C.C. is now valid for work upto 2nd floor + 2nd floor level as per approved amended plan dated 11/2/2010

11.1 JUN 2010

*[Signature]*  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (NS) DIVISION

(9) This C.C. is now valid for work upto wing 'A' and wing 'B' comprising of 2nd + 3rd upper floors and upto Ground floor for Health club as per approved amended plan dated 11/2/2010.

11.4 FEB 2012

*[Signature]*  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (NS) DIVISION

(10) This C.C. is now valid for work comprising of wing 'A' 2nd + 3 level podium + 3rd upper floors and wing 'B' 2nd + 3 level podium up to 2nd top of slab level as per approved amended plan dated 11/2/2010.



25 JUN 2014

*[Signature]*  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (NS) DIVISION

TRUE COPY

*[Signature]*  
S. F. ASSOCIATES  
ARCHITECTS



बरल-६ /		
CEE0	02	944
२०१४		

( ) That proper gutters and down pipes are not intended to be put in place to prevent water dripping from the roof on the public street.

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

Subject to your so modifying your intention as to obtain the before mentioned objections and thereby requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the City of ..... 200, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rules, regulations or byo-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Information of DB approval.

125 FEB 2001

Executive Engineer, Building Proposals,  
Zone 2, Wards.



**SPECIAL INSTRUCTIONS**

PERMIT INFORMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR

Section 68 of the Bombay Municipal Corporation Act as amended, the Municipal Commissioner has empowered the Civil Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plot shall be -

(a) Not less than 14 cent (140 cms.) above the top of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer drain existing or to be laid in such street.

(b) Not less than 2 feet (60 cms.) above every portion of the ground within 3 feet (180 cms.) of such building.

(c) Not less than 92 ft. ( ) inches above Town Hall Datum."

(4) Your attention is invited to the provision of Section 132 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner within 60 days of the completion of the occupation which is in fact begun. Non-compliance with this provision is punishable under Section 471 of the Act. In respect of the fact that the valuation of the premises will be liable to be revised under Section 107 of the Act, from the earliest possible date in the next year in which the completion or occupation is detected by the Assessor and Collector's Department.

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

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347(1)(d) of the Bombay Municipal Corporation Act.

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

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

THE SUB-REGISTRAR, MUMBAI SUBURBAN DISTRICT



ब्रल-६/		
८६०	०३	९५५
२०१४		

4. That the specifications for construction of the above work developed at central level will be allowed for use by the contractor. The contractor shall be responsible for the work and the work will be carried out in accordance with the specifications including providing clear cut and clear. The contractor shall be responsible for the construction of the work. The contractor shall be responsible for the construction of the work.
5. That the structural drawings will not be submitted for approval unless they are approved by the contractor and the contractor shall be responsible for the work.
6. That the structural drawings including provision of structure/wind load and or calculation and for the proposed work shall not be submitted before C.C.
7. That the sanitary arrangement for workers shall not be carried as per Mini Specifications and drawings if any shall not be submitted before C.C.
8. That the water /sanitary /sewerage lines and connections shall not be got disconnected or the change shall be submitted before C.C.
9. That the structural drawings including provision of structure/wind load and or calculation and for the proposed work shall not be submitted before C.C.
10. That the contractor shall be responsible for the construction of the work and the contractor shall be responsible for the construction of the work.
11. That the indemnity bond indemnifying the Corporation for damage, fire accidents etc. and to the contractor and an undertaking regarding no encroachments shall not be submitted before C.C. starting the work.
12. That the contractor shall be responsible for the construction of the work and the contractor shall be responsible for the construction of the work.
13. That the contractor shall be responsible for the construction of the work and the contractor shall be responsible for the construction of the work.



बैरल-६ //		
CEEO	08	944
२०१४		

14. That the qualified/registered site supervisor through Architects /Structural Engineers will not be appointed before applying for C.C.
15. That the N.O.C. from A.A. & T. (S/Secdn) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation /ACC.
16. That the N.O.C. from H.R. shall not be submitted before requesting for C.C.
17. That the copy of the application made for temporary/limited user permission shall not be submitted before requesting for C.C.

That the copy of the application made for temporary/limited user permission shall not be submitted before requesting for C.C.

That the development charges as per M.E.T.P. Act (Amendment) Act 1992 will not be paid before C.C.

That the C.T.S. Plan and D.R. Card area written in words through S.H. shall not be submitted before C.C.

21. That the provision from Maharashtra Energy Bill, 1971 shall not be applicable.

22. That the S.C.C. charges shall not be paid to Inspector of Sewerage and Sanitation before C.C. The provision mentioned in the circular letter of Inspector of Sewerage and Sanitation dated 14.10.2008 shall not be complied with.

23. That the conditions mentioned in the circular letter of B.E.D.P. under No. CHE/1022/OP(VS)/R-dtd. 14.10.2008 shall not be complied with before C.C.

24. That the proposed F.R.C. fee shall not be submitted before requesting for C.C.

25. That the proportionate coverage fee charges as worked out by Dy. Chief, Sewerage Division shall not be paid in this office before requesting for C.C.



ATTESTED

BY

Sub-Registrar  
Boriwadi

बरत-६ /  
 C.E.O. 04 944  
 २०१४

26. That the Janata Insurance Policy shall not be submitted before C.C.
27. That the requirements of clause 22 & 23 of D.C.R. 1991 shall not be complied with and manner of quality of work, verification report, etc. shall not be submitted on the completion of the entire work.
28. That the final I.T. shall not be submitted for payment of difference in purchase price and estimated as per revised land rates before requesting C.C.
29. That the holding with the land record department of all the parcels in the area shall be checked for any irregularities before the certificate is submitted and not be submitted after irregularities are detected.
30. That the soil investigation report and report thereof shall not be submitted with the project design before requesting for C.C.
31. That the M.C.C. from Trade Agency shall not be submitted and requirements therein shall not be complied with before requesting C.C.
32. That the final I.T. and the final bill shall not be submitted before approval of the project by the District Development Officer of the District concerned. The project shall not be submitted for the approval of the District Development Officer until the complete project is approved by the District Development Officer. The project shall not be submitted for the approval of the District Development Officer until the project is approved by the District Development Officer. The project shall not be submitted for the approval of the District Development Officer until the project is approved by the District Development Officer.
33. That the requirements of clause 22 & 23 of D.C.R. 1991 shall not be complied with and manner of quality of work, verification report, etc. shall not be submitted on the completion of the entire work.
34. That the provisions of land rules regarding as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 700 sq. ft.
35. That the Birth Card with the photo of the applicant as per prescribed procedure shall not be submitted.
36. That the requirements from fire safety point of view as per D.C.R. 1991 shall not be complied with.



बयल - ६/		
८६६०	७६	१५५
२०२४		

27. That the No dues Pending Certificates shall be provided before C.C.
28. That the N.C.C. from A.I. (Electrification) for details shall be submitted before C.C.
29. That the line well shall not be constructed in consultation with P.W.D. before requesting for C.C.
30. That all exterior wall shall not be constructed as per circular No. C/PD/12507 dt. 17.03.1976.
31. That the Municipal report periodically shall be submitted before C.C.



**CONDITIONS TO BE COMPLIED WITH BEFORE ISSUING C.C.**

1. That the plot/stilt height shall not be got checked by this office.
2. That the water connection for consumption purposes will not be taken before C.C.
3. That the plan for Architectural elevation and projection beyond proposed building line will not be submitted and get approved before C.C.
4. That the plot shall not be encroached by the respective Municipal Corporation/Chalga or any other authority subsequent to the completion of work.

**GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE C.C.**

1. That the dust bin will not be provided as per C.M.'s Circular No. CE/2197/II of 26.6.1976.
2. That 100 sq. yards paved pathway upto street will not be provided.
3. That the surrounding open spaces, parking spaces and lanes will not be kept open.
4. That the name plate/brand of goods for the name of the shop etc. will not be displayed at a prominent place before C.C./P.C.C.
5. That cartage entrance shall not be provided before starting the work.

Signature  
 Sub-Registrar  
 Borivalle

वरत-६ /		
CEE 0	UU	944
२०१४		

4. That R.C.C. will not be obtained and I.O.D. and drains deposit etc. will not be cleared for release within a period of 6 years.
5. That the non-specified permission/revised N.A. shall not be submitted before occupation.
6. That terraces, sanitary blocks, platform in kitchen will not be made water proof and same will not be provided by method of plastering and all sanitary connections will not be leak proof and smoke test will not be done in presence of municipal staff.
10. That final N.C.C. from P.W.D. (Deptt)/ A.E. (S.W.D.)/M.E. Inspector shall not be submitted before occupation.
11. That final N.C.C. from S.A. & C. P/Staff shall not be submitted before occupation.
12. That Structural Engineer indicated final stability certificate shall be submitted with upto three floor plans and R.C.C. design complete.
13. That the separate water supply pipe will not be gully trap, water trap, C.R.P. Tank, etc. Home/Drinking Water, etc. will not be provided and the system of the residential part of the building will not be approved.
14. That the debris shall not be removed before obtaining R.C.C.
15. That concrete mould plans shall not be submitted along with Notice of Completion of work under 189A of M.C.C. till the work is completed on site.
16. That every part of the building constructed and more particularly C.R.P. Tank will not be provided with proper access for staff of P.C.C. office with a provision of safe and stable ladder.
17. That Site supervisor certificate for quality of work and completion of the work shall not be submitted in presence of Engineer.
18. That the Vermin/Insect hint for disposal of Wet Waste as per the design and specifications of organizations/individuals operational in this field, as per the list furnished by Solid Waste Management Department of M.C.C.M., shall not be provided to the satisfaction of Municipal Commissioner.



बदल = ६ //		
CEEO	UC	944
2098		

II. CONDITIONS TO BE COMPLIED WITH HEREIN I.C.C.

1. That certificate under Sec. 270A of B.A.C.C. Act will not be obtained from H. E. Department regarding adequacy of water supply.

THIS F.O.D. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND USE AND REGULATIONS ACT 1974

25 FEB 2009

23  
 EXECUTIVE MEMBER,  
 BUILDING PROPOSAL (P&I)



EX-100/1500/1500/1500/1500

बरल-६/		
CEEO	UR	944
२०१४		

25 FEB 2014

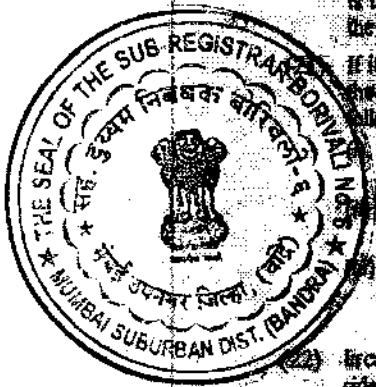
NOTICE

- (1) The work should be completed within the stipulated time.
- (2) A certificate of completion should be submitted at the time of commencing the work and displaying prominently on the site.
- (3) Temporary structures for storage of material should be detailed and approved by the Municipal Corporation before submission of Building Completion Certificate and a certificate signed by Architect submitted along with the Building Completion Certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangements should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the heading in case of water and electricity made to the Ward Officer with the required deposits for the construction of sanitary accommodation on site.
- (6) The owners shall inform the Hydraulic Engineer or his representative in Ward office of the proposed work in advance and they will not use any material utilized for their construction work and they will not use any material. Before the work is started, the Municipal Corporation will require the work to be completed in accordance with the bills prepared against them accordingly.
- (7) The hoarding or other wall for supporting the structure of building, masonry shall be constructed with any work even though no masonry may be required to be carried out in front of the building. The bricks/metal and iron should not be damaged and the work should be completed in accordance with the Municipal Corporation's rules and regulations.
- (8) The work should not be started until the plan is approved by the Municipal Corporation.
- (9) No work should be started until the plan is approved.
- (10) The work above plan should not be started until the plan is approved by the Municipal Corporation and acknowledgment obtained from him regarding completion of the open spaces & drainage.
- (11) The application for sewerage connection, if necessary, should be made simultaneously with the commencement of the work as the Municipal Corporation will require to be considered in advance of the commencement of the work for disposal.
- (12) All the terms and conditions of the approved sanctioned plan or order No. should be adhered to and strictly followed.
- (13) No Building/Plumbing/Construction Certificate will be accepted until water connection granted for the construction of the building. The water connection should be made in accordance with the rules and regulations as per the provision of Section 15 of the Municipal Corporation Act and as per the sanctioned conditions for sanction to the layout.
- (14) Recreation ground or sports ground should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in accordance with the sanctioned work and should be complete to the satisfaction of Municipal Corporation before submission of Building Completion Certificate.
- (16) Flow of water through drainage holding or sewer, if any, should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having brick glass pieces at the rate of 125 cubic centimeters per 100 sq meters for the pavement.
- (18) The compound wall or fence should be constructed clear of the road widening line with foundation below level of bottom of road side drains without obstructing flow of rain water from adjoining holding before starting the work to provide the access to the building.
- (19) No work should be started unless the existing conditions are approved to be detailed and detailed.



खरल-६/		
CEEO	CO	944
२०१४		

(20) This Information of Disapproval is given to you for the purpose of enabling you to proceed further with arrangements of obtaining the Objection Certificate from the Housing Commissioner under Section 13 (2) of the Rent Act and in the event of your proceeding with the work after without an intimation about commencing the work under Section 347(1) (a) or your starting the work without repairing the structures proposed to be removed, the same shall be taken as the violation of the conditions in the work. This Information of Disapproval is issued and the same shall be recorded and the certificate or certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (12 of the Town Planning Act) will be withdrawn. If it is proposed to start the existing structures being affected with the tenants, under the circumstances provided in approved plans should not be taken up unless the City Engineer is satisfied with the following:



Specific plans in respect of working or removing the existing structure in lower stories, their number and their area in square feet of each.

Specifically signed agreement between you and the existing tenants who are willing to sell or to alternative accommodation in the proposed structure at stated rate.

Plans showing the abated proposed structure you are to be duly approved by the officer before starting the work as not to obstruct at any stage of construction, the Development Control Rules regarding open space, light and ventilation of existing structure.

- (21) In case of existing building, blocking of existing windows of rooms allowing light and air from other sides should be done first before starting the work.
- (22) In case of additional floor no work should be started having mansard which will cause water leakage or consequent nuisance to the tenants staying on the floor below.
- (23) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 meter.
- (24) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authority, relevant to the project.
- (25) The foundation should be provided on hard soil.
- (26) The position of the columns and other supports in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (27) The water pipes and pipes for each floor in strict accordance with the Municipal requirements.
- (28) Mosaic, wall, tank, pond, system or fountain should not be constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as provided in Section 341-A of the Municipal Corporation Act.
- (29) All gutters and open channel drains shall be provided with right fitting mosquito net or wire mesh of wrought iron plate or metal. The mesh holes of all gutters shall be covered with a properly fitting mosquito net or wire mesh of wrought iron plate or metal in one piece, with locking arrangement provided with a bolt and nuts. Screwed or tightly serving the purpose of a lock and the opening pipes of the filter screened with screen or dotis sharp pieces (like a dotis mesh) with copper pipe with perforations each not exceeding 1.0 mm in diameter. The current shall be made safe and permanently a canopy by providing a firmly fixed iron ladder, if upper ends of the filter should be situated and outside 3.00 m. above the top where they are to be fixed and lower ends in cement concrete blocks.
- (30) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plastic glass for coping over compound wall.
- (31) (a) Larder should be provided as required by Bye-law No. 5 (b).  
 (b) Larder or Arch should be provided over Door and Window opening.  
 (c) Foundations should be laid as required under Section 234-1 (a).  
 (d) The inspection chamber should be plastered inside and outside.
- (32) If the proposed additional is intended to be carried out on old foundation and structures, you will do so at your own risk.

12.5 FEB 2009

COPY TO LICENSED SURVEYOR COPY

FOR S.P. ASSOCIATES



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. CHE/ A-4566/BP(WS)/AR of 21 MAR 2014 2014

बसल-६/१  
८२२० ८९ ९५५  
उपमुख्य अभियंता कार्यालय (उत्तम) प.उ. वी.डी.  
महापालिका इमारत, सी. विंग, अकुरली कॉम्प्लेक्स,  
१० फुट डी.पी. रोड, सेंट लॉरेन्स घाटानगर,  
कान्दिवली (पूर्व), मुंबई-४०० १०९  
दुरध्वनी क्र. २८५४३४०७

To,  
Shri.Parag Mungale of S.P. Associates,  
Architect.

Sub : Proposed Building on plot bearing C.T.S.  
No.170 of Village Akurli Road, Kandivali (East),  
Mumbai.

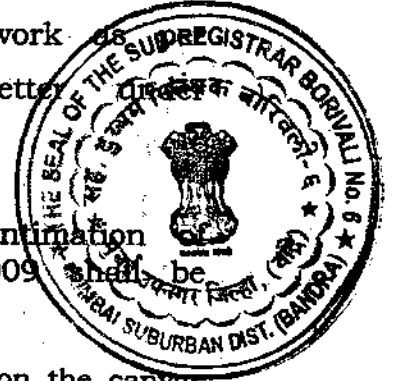
Ref : Your letter dated 21.10.2013.

\*\*\*\*\*

Sir,

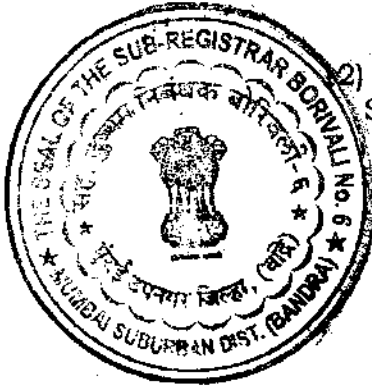
There is no objection to carry out the work as amended plans submitted by you vide your letter reference subject to the following conditions :-

- 1) That all the objections of this office Intimation Disapproval under even No. dt. 25.02.2009 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.
- 4) That the Revised Drainage approval shall be obtained before C.C.
- 5) That the development charges and all payments as per M.R.& T.P. (Amendment) Act, 1992 will 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 P.C.O. Charges shall be paid to Insecticide Officer before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide officer for Inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall be complied with.



बरेल-6 /		
CEE0	C2	944
२०२४		

- 8) That the N.O.C. from M.O.E.F. / M.P.C.B. shall be submitted before C.C.
- 9) That the revised N.O.C. from E.E.(T. & C.) for parking spaces shall be obtained before C.C.
- 10) That the requirements of N.O.C. from C.F.O. shall be obtained before requesting for C.C.
- 11) That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effect and due care will be taken while constructing the same and completion certificate to that effect shall be insisted from the Lic. Structural Engineer before granting further C.C.



12) That the owner/developer and concerned Architect / Licensed Surveyor shall compile and preserve the following documents.

- a) Ownership documents.
- b) Copies of IOD, C.C. subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans.
- c) Copies of Soil investigation reports.
- d) RCC details and canvas mounted structural drawings.
- e) Structural Stability Certificate from Licensed Structural Engineer.
- f) Structural Audit Reports.
- g) All details of repairs carried out in the buildings.
- h) Supervision certificate issued by the Licensed Site Supervisor.
- i) Building Completion Certificate issued by Licensed Surveyor / Architect.
- j) NOC and completion certificate issued by the C.F.O.
- k) Fire safety audit carried out as per the requirement of C.F.O.

The above documents / plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate. The prospective society / end user shall preserve and maintain the above said documents / plans and shall also preserve and maintain the subsequent periodical structural audit reports and repair history. Similarly, to check and to carry out fire safety audit time to time as per the

2 MAR 2014

~~2/3/14~~  
EXECUTIVE ENGINEER;  
BUILDING PROPOSAL (W.S.) R-WARD

खरल-६ /		
८६६०	८३	९५५
६०१४		

requirement of C.F.O. through the authorized agencies of M.C.G.M.

The necessary condition to this effect shall also be incorporated in the sale agreement / supportive agreement so that the end user / prospective society will take over the above said documents from the Developer. End user / prospective society shall carry out necessary repairs / structural audit/fire audits at regular intervals. The registered undertaking and indemnity bond to that effect shall be submitted by the developer and certified copy of the agreement / supportive agreement showing the above conditions shall be submitted to the office of Executive Engineer (Building Proposals).

13. That the Regd. Undertaking as per condition no.12 above shall be submitted before C.C.

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

Yours faithfully,



Encl.: 1 set of plan.

**Executive Engineer Bldg. Propls.  
(W. S.) 'R' Ward.**

No. CHE/ A-4566/BP(WS)/AR of \_\_\_\_\_

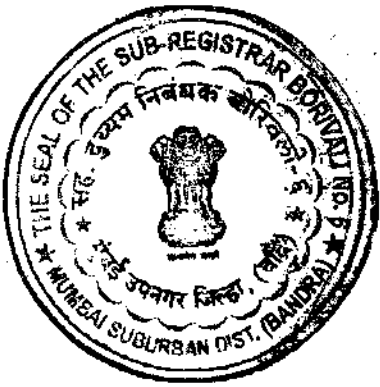
- Copy to : 1. Owner:- Mr. Premal S. Parekh  
2. Asstt. Commissioner (R/South).  
3. A.E.W.W. (R/South).

For information please.

21 MAR 2014

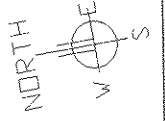
*[Signature]*  
E.E.B.P. (W.S.) 'R' Ward.

बरल-६ /		
८२६०	८४	१५५
२०१४		



बरत-६/१  
 ८९० ८५ ९५५  
 TOWER-२-

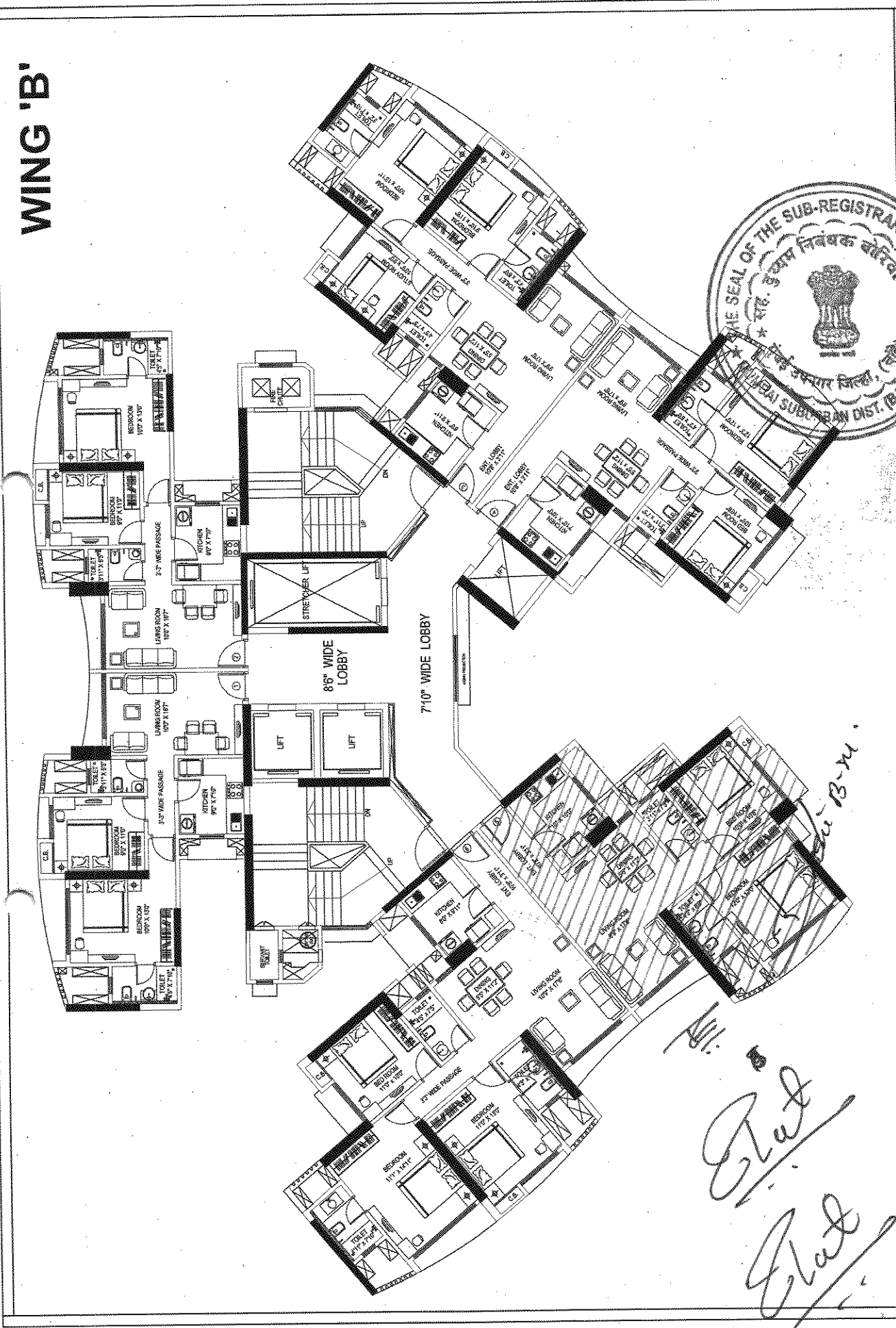
**WING 'B'**



**TYPICAL FLOOR PLAN.**

TYPICAL (1st to 3rd, 5th to 11th, 13th to 19th, 21st to 27th & 29th to 35th)

**OASIS**



*Handwritten signature: Prad*  
*Handwritten signature: Prad*  
*Handwritten text: B-11*

बरल-६ /		
८६०	८६	१५५
२०२४		



## ANNEXURE 6

बरत-६ /		
CEEO	CU	944
२०१४		

### Common Area:-

- i. The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stair ways, fire-escapes and entrances and exits of the buildings;
- ii. The basements, gardens, parking areas and storage spaces;
- iii. The premises for the lodging of janitors or persons employed for the management of the property;
- iv. Installations of central services;
- v. The elevators, tanks ,pumps, motors, fans compressors, ducts and in general all other apparatus and installations existing for common use and
- vi. All other parts of the property in common use;



### Fittings & Fixtures

Elegant Vitrified Flooring

Branded Wall Tiles

Premium Bathroom Fittings

Wooden Flooring in Master Bedroom

Video Door Phone

### Lifestyle Amenities

Club House

Meditation & Yoga Room

Children's Play Area

Swimming Pool

Mini Theater

Gymnasium

Party Lounge

Steam, Sauna, Jacuzzi

Amphitheatre

Adventure Sports

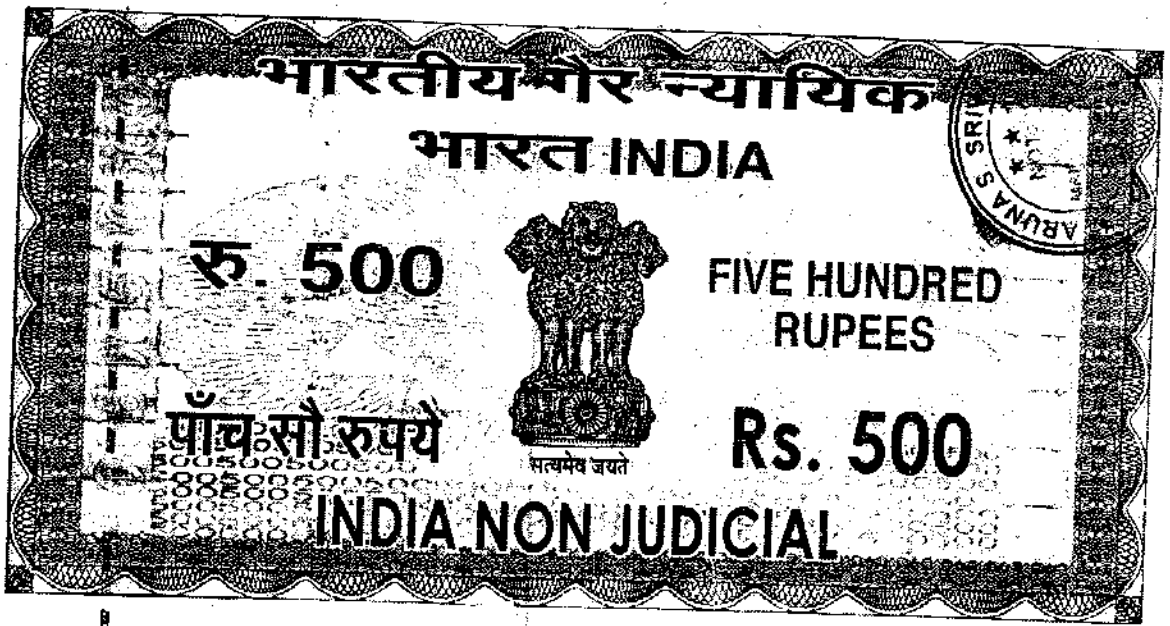
Guest Rooms

SPL  
SPL

खरल-६		
८९९०	८८	१५५
१०१४		

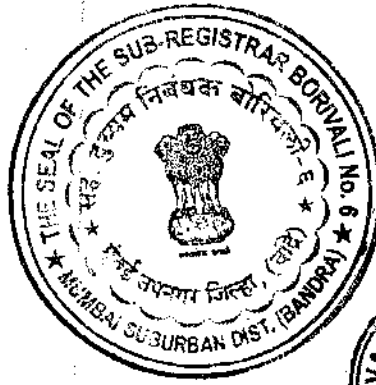






MAHARASHTRA  
प. नु. वि. क्र. ८१०००१६  
- 1 DEC 2016  
श्रीमती न कि. उपासनी

T-673270  
बरल-६ /  
८८६० CE 944  
२०१४



TRUE COPY

*Ramanand S. Shanbhag*

RAMANAND S. SHANBHAG  
Chartered Accountants  
Membership No. 43306



The Commonwealth of Massachusetts

William Francis Galvin  
Secretary of the Commonwealth

ब.र.ल-६ /		
८९९०	९९	९५५
२०१४		

**APOSTILLE**

(Convention de La Haye du 5 octobre 1961)

1. Country: United States of America

*This public document*

2. has been signed by: Sarah Nesiah

3. acting in the capacity of: Notary Public

4. bears the seal/stamp of: Sarah Nesiah

*whose commission expires on:* October 31, 2019

Certified

5. at: Boston, Massachusetts

6. the: 20 November, 2014

7. by: the Secretary of the Commonwealth

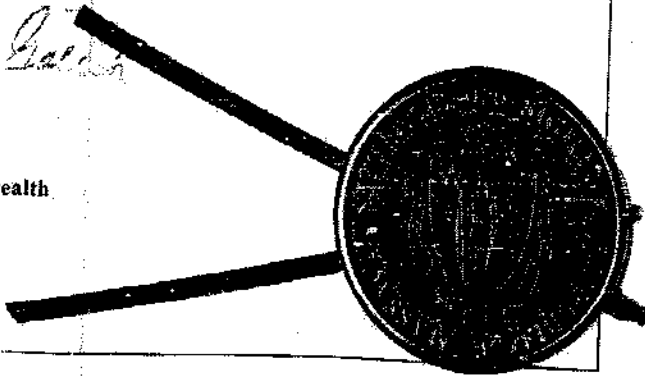
8. No.: 1780223

9. Seal/stamp:

*Great Seal of the Commonwealth*

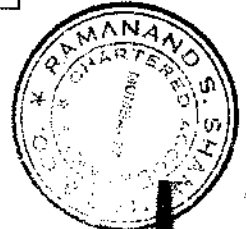
10. Signature:

William Francis Galvin  
Secretary of the Commonwealth



prepared by JPasquarello

authorized to do all such acts, deeds, and things, including signing any papers /documents as are necessary and incidental to the above AND that any act or statement or writing of my said Attorney in pursuance hereto shall be deemed to be the act or statement or writing of me.



**TRUE COPY**

**RAMANAND S. SHANBHAG**  
Chartered Accountants  
Membership No. 43306

बाल-६ /		
८८८०	९२	९५५
२०१४		



### GENERAL POWER OF ATTORNEY

KNOW YE ALL MEN BY THESE PRESENT THAT I Mrs SMITA SANTOSH LATE (nee SMITA SURESH BHANUSHALI) am presently residing at 17 Wayside Rd, Tewksbury, MA 01876, USA and hence am not able to attend to the affairs and matters in connection with the following properties, in India.

1. Flat 505 at Tower II, Acme Oasis, Hanuman Nagar, Kandivali, Mumbai 400 101, INDIA
2. Flat 803 at Building Aura, Hiranandani Palace Garden, Bhokharpada, Taluka Panvel, Dist. Raigad, Maharashtra 410 206.

Therefore, I am desirous of appointing Mr. SANTOSH PANDURANG LATE, adult, Date of Birth: 21<sup>st</sup> June, 1969, residing at 17 Wayside road, Tewksbury, MA 01876, USA and having a PAN card number of AAQPL0665A, (hereinafter called "Attorney" who has subscribed his signature hereunder in token of identification) to be my lawfully attorney in my name and on my behalf to do any one or all of the following acts, deeds, and things  
(BUT SPECIFICALLY EXCLUDING THE POWER TO SELL OR TRANSFER THE SAID PROPERTY)  
namely

1. To book a flat/s, residential unit/s on our behalf and to execute Agreement for sale for the same with any builder /seller and make payments to him therefore and to present such Agreement/s for registration before the appropriate Registrar/Sub-Registrar of Assurance or any other authority at any place or places in India as may be necessary.
- 2 To admit execution of the Agreement for Sale before the said Registrar/Sub Registrar of Assurance or any other authority, as may be required for the purpose.
- 3 To obtain possession of the flat /s, unit/s, as and when the same is ready for occupation.
- 4 To sign forms, documents and paper required for the purpose of registration of Co-operative Housing Society or a Limited Company or any Association of Apartment Owners and proceedings from time to time, obtain share certificate and/ or other documents issued in our name and hold the same as our attorney and obtain possession of the flats.
- 5 He is authorized to do all such acts, deeds, and things, including signing any papers /documents as are necessary and incidental to the above AND that any act or statement or writing of my said Attorney in pursuance hereto shall be deemed to be fully authorized and ratified by us.
- 6 To receive and give receipts for moneys due to adjust and settle any accounts relating to said property, assets, estate to compound debts and to submit to arbitration any dispute/s directly or indirectly relating to said property, assets, estate.
- 7 To draw accept and endorse bills of exchange cheques promissory notes and other negotiable instruments for the purposes of the said property, assets, estate including to open/operate upon any banking account or accounts for the said property, assets, estate, whether singly or jointly.



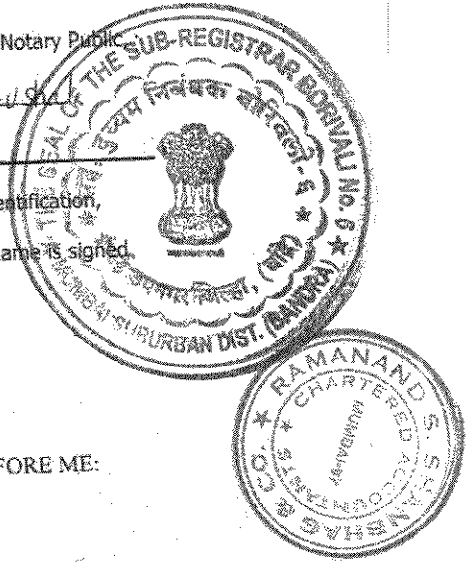
बरल-६/१  
८६०  
६३ ९५५  
२०१४

8 To represent before all Government authorities including Central or State Government, Municipal and other local bodies and authorities as also the Controller, Reserve Bank of India, Service tax, Professional tax, Sales-tax and Income-tax authorities and/or other body or authorities concerned in connection with my interest in the said property, assets, estate or in the management and development of the said property, assets, estate or otherwise as the case may be.

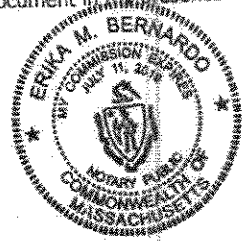
9 To enter into, make, sign, seal, execute, deliver, acknowledge and perform all engagements, contracts, rental agreements, indentures, declarations, bonds, deeds, assurances, documents, papers.

On this 8<sup>th</sup> day of November, 2014 before me, the undersigned Notary Public personally appeared Santosh Late and Smta Bhanushankar

(name of the document signer) proved to me through satisfactory evidence of identification, which were United States Passports, to be the person whose name is signed on the preceding or attached document in my presence.



*[Signature]*  
NOTARY



SIGNED BEFORE ME:

Dated 11/8/2014

PHOTO OF GRANTOR :



SIGNATURE [GRANTOR]

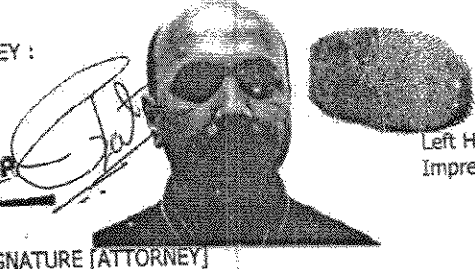
Left Hand Thumb Impression of GRANTOR

TRUE COPY

*[Signature]*  
RAMANAND S. SHANBHAG  
Chartered Accountants  
Membership No. 43306

PHOTO OF ATTORNEY :

ARYA A. SRIVASTAVA  
PAN, P.P.  
P.P. 469251230



SIGNATURE [ATTORNEY]

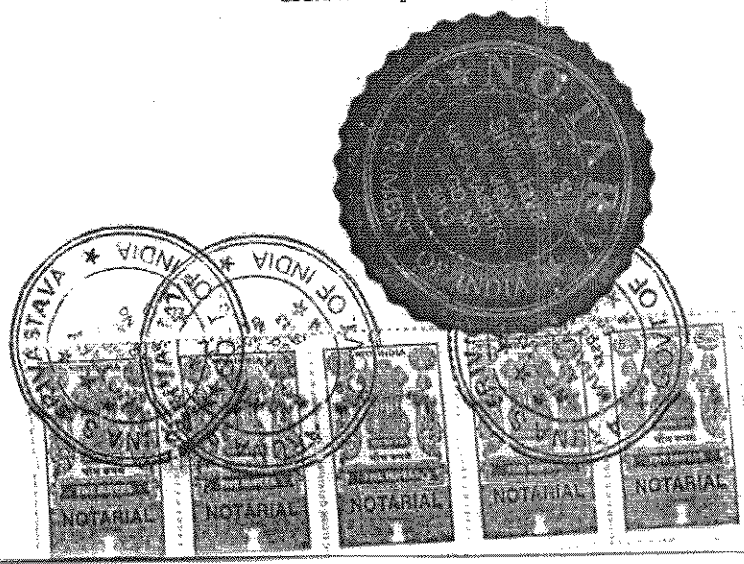
Left Hand Thumb Impression of ATTORNEY

★ BEFORE ME

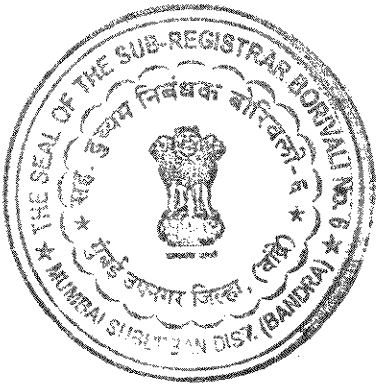
ARUNA S. SRIVASTAVA  
ADVOCATE NOTARY (GOVT OF INDIA)  
145A, Railway Staff Colony, Prabhat Colony  
Santacruz (E) M. 20 70749280 720887118

Sr No 12804 \*  
NOTARY \*  
2014

8 DEC 2014



बरल-६ /		
८६०	६४	१५५
२०१५		



खरल-६ /		
८६६०	९५	१५५
२०१४		

### घोषणापत्र

मी ~~संतोष जी लोटे~~ याद्वारे घोषित करतो की, दुय्यम निबंधक ~~बोरीवती ६~~ यांचे कार्यालयात ~~करारनामा~~ या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. ~~स्मिता संतोष लोटे~~ ~~स्मिता भानुशाली व इतर यांनी दि. ०८/११/२०१५~~ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे /निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिर्षक नोंदणी राहीन याची मला जाणीव आहे.



दिनांक : ०९/१२/२०१४

*Elal*

कुलमुखत्यारपत्रधारकाचे नावे

व सही

बरेल-६ /		
८८६०	२६	१५५
२०१३		





बदल-६ /		
८९९०	९०	९५५
२०१४		



पावती

पावती

Thursday, October 30, 2014

6:16 PM

Regn.:39M

पावती क्र.: 8943 दिनांक: 30/10/2014

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: बदर17-8623-2014

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

मादर करणाऱ्याचे नाव: ऍकमे हाउसिंग इंडिया प्राईवेट लिमिटेड चे संचालक मुनीश पी दोशी  
तर्फे मुखत्यार जनार्दन नाईक -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 700.00

पृष्ठांची संख्या: 35

एकूण: रु. 800.00

आपणास मूळ दस्त, यंत्रनेल प्रिंट, सूची-२ व सीडी अंदाजे 6:30 PM हातभरून मिळेल.

महाराष्ट्र राज्य अधिकाऱ्यांच्या कार्यालय, मुंबई, महाराष्ट्र

वाजार मुल्य: रु. 1/-

मोबदला: रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

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

2) देयकाचा प्रकार: By Cash रकम: रु 700/-

3188

TRUE COPY,

RAMANAND S. SHANBHAG

Chartered Accountants

Membership No. 43306

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 30/10/14



बरेल - ६ /		
८६६०	६८	९५५
२०१४		



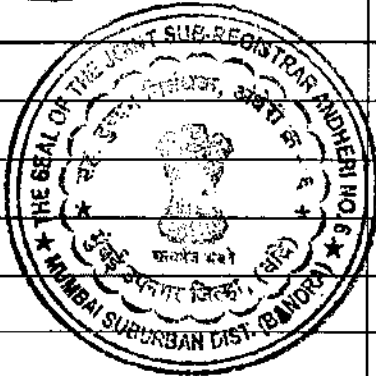
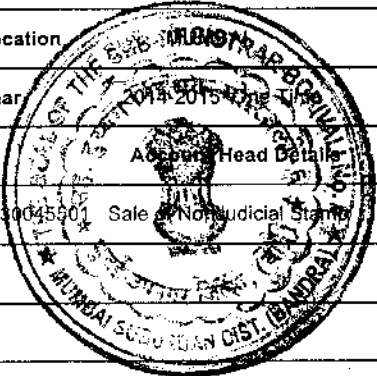
CHALLAN  
MTR Form Number-6

वदर - १७ / IV		
८६२३	९	३५
२०१४		

USER  
10R554(BDR17)

**DEFACED FOR RS:500.00**

GRN	MH00359701201406	AMOUNT	500.00	DATE	30/10/2014	TIME	14:22:01
Department	Inspector of Registration	Deface Number	002174185201415	Payer Details			
Type of Payment	Non-Judicial Stamp	(Amt.in words: Five Hundred Rupees Only)	Sale of Non Judicial Stamps SoS Mumbai only		stampduty		
Office Name	BDR17 JT SUB REGISTRAR ANDHERI 6	Full Name	acme housing india pvt ltd				
Location		Flat/Block No.					
Year		Premises/Building					
Account Head Details	0030045901 Sale of Nonjudicial Stamp	Amount in Rs.	500.00	Road/Street			
		Area/Locality					
		Town/City/District					
		PIN					
		power of attorney					
Total	500.00	Amount In	Five Hundred Rupees Only				
		Words					
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	REF No.	69103332014103011351	51068183		
Cheque/DD No		Date	30/10/2014-14:20:45				
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				



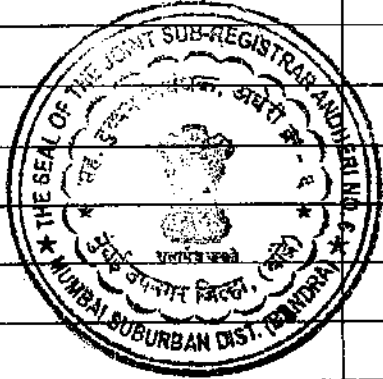
Mobile No. : Not Available



**CHALLAN**  
MTR Form Number-6

बदर-६ /		
८६०	६६	९५५
२०१४		

GRN	MH003597347201415E	BARCODE	Date 30/10/2014	
Department	Inspector General Of Registration		Payee Details	
Type of Payment	Non-Judicial Stamp Vendor		stamp duty	
	Sale of Non Judicial Stamps SoS Mumbai only		PAN No. (If Applicable)	
Office Name	BDR17_JT SUB REGISTRAR ANDHERI 6		Full Name	
Location	MUMBAI		adme housing india pvt ltd	
Year	2014-2015 One Time		Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building		
0030045501 Sale of NonJudicial Stamp	500.00	Road/Street		
		Area/Locality		
		Town/City/District		
		PIN		
		Amount in		
		Five Hundred Rupees Only		
Total	500.00	Words		
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	REF No.	69103332014103011351	51068183
Cheque/DD No	Date		30/10/2014-14:20:45	
Name of Bank	Bank-Branch		IDBI BANK	
Name of Branch	Scroll No. , Date		Not Verified with Scroll	



बदर - १७ / IV		
power of attorney		
८६२३	२	३५
२०१४		

Mobile No. : Not Available



बदर - ६ /		
८६६०	१००	१५५
२०१४		

**POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS, We, (i) Mr. Munish P. Doshi, as a Director and (ii) Mr. Bhupendra Doshi, Authorized Representative of the Company Acme Housing India Pvt. Ltd. (hereinafter referred to as "**the Company**"), a company registered under the Companies Act, 1956 having its Registered Offices at Acme Ghar, 19, K. D. Road, Vile Parle (West), Mumbai - 400 056, both Indian Inhabitants, do hereby SEND GREETINGS:-

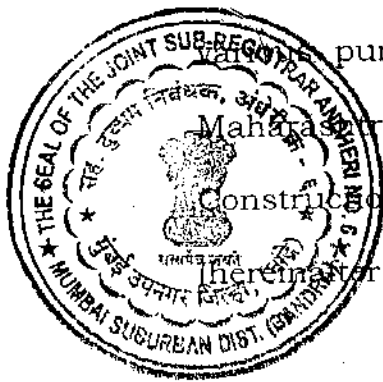
बदर - १७ / १४		
८६२३	३	३५
२०१४		

**WHEREAS**



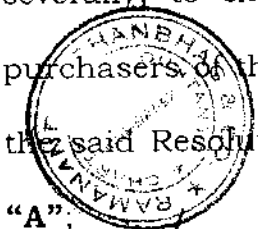
Company is carrying on business ~~as builders and developers~~ developing the Project namely "**OASIS**" situated at bearing nos.16 (part) and 19 (part) corresponding to CTS No.170 situated at Akurli Village in the Taluka of Salsette in the Registration District and Sub-district of Mumbai City and Mumbai Suburban ("**the said Project**");

(II) During the course of business, the Company is required to sign, execute and register Agreements for Sale of flats/ units/shops with



purchasers/ customers for the said Project under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 hereinafter referred to as "**the Agreements**";

(III) The Company has therefore, pursuant to the Resolution passed on 8<sup>th</sup> September, 2014 authorized both of us, jointly and/or severally, to execute and register the Agreements with various purchasers of the flats/ customers of the said Project; the copy of the said Resolution is annexed hereto and marked as **Annexure-**



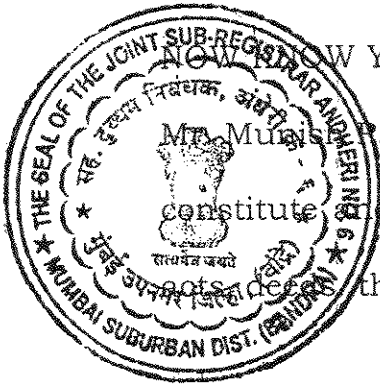
"A";

बरल-६ /		
८६६०	१०१	१५५
२०१४		

(IV) Due to preoccupation and other practical difficulties, on many occasions it is not possible for us, even severally, to attend the Offices of Sub-Registrar of Assurances at Borivali, Goregaon and any other concerned Offices of Sub-Registrar of Assurances in Mumbai where such Agreements can be presented for admission of

बदर - execution done by us with such office/s;		
८६२३	४	३५
(V)	We	are
२०१४	Ramchandra Naik, as the Constituted Attorney of the Company,	

severally, and confers upon him a power (i) to attend the Offices of Sub-Registrar of Assurances at Borivali, Kandivali, Goregaon, Jogeshwari and all other concerned Offices of Sub-Registrar of Assurances where such Agreements for Sale can be registered, (ii) to present and (iii) to admit the execution of such Agreements for Sale that are severally executed by us on behalf of the Company;

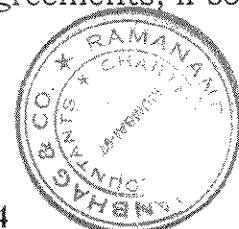


NOW YE AND ALL THESE PRESENTS WITNESSETH THAT We, (i) Mr. Murali Doshi, and (ii) Mr. Bhupendra Doshi, do hereby nominate, constitute and appoint Mr. Janardan Ramchandra Naik to do following things and acts that is to say:-

1. To represent us and lodge in the aforesated Offices of Sub-Registrar of Assurances the Agreements executed by any of us on behalf of the Company and to admit execution of such Agreements and to do all other ancillary and necessary acts, deeds, things that may be required for effectively registering such Agreements and to apply for certified copies of such Agreements, if so required;

*(Handwritten signature)*

*(Handwritten signature)*



बदर - ६ /		
८८८३	१०२	१५५
२०१४		

AND we hereby for each of us agree to ratify and confirm all and whatsoever the said Attorney shall do or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, the Company have set and subscribed its hands to this 30th day of October, 2014.



SIGNED AND DELIVERED

by the within named

(i) Muni P. Doshi, Director and

(ii) Mrs. B. P. Doshi,

Authorized Representative

*Muni P. Doshi*

*B. P. Doshi*

in the presence of .....

- D. P. Singh*
- Jinesh K. Bingu*

बदर - १७ / १५		
८८२३	५	३५
२०१४		

NAME & SIGNATURE

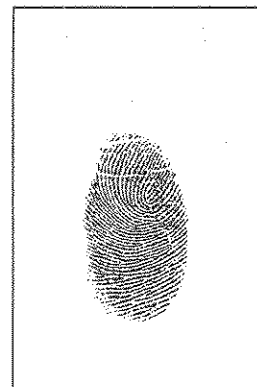
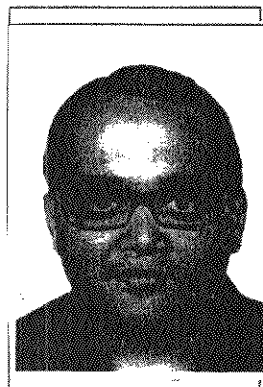
PHOTO

LEFT

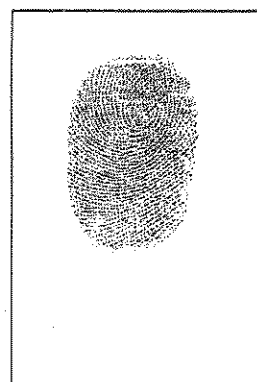
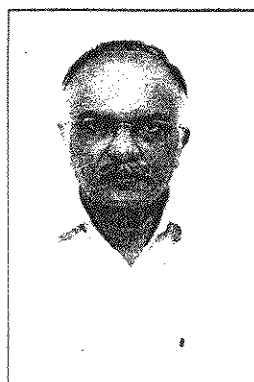
HANDTHUMB

IMPRESSION

(i) *M.P.D. Muni P. Doshi*  
(Director)



(ii) *B.P.D. B. P. Doshi*  
(Authorized Representative)



I Accept



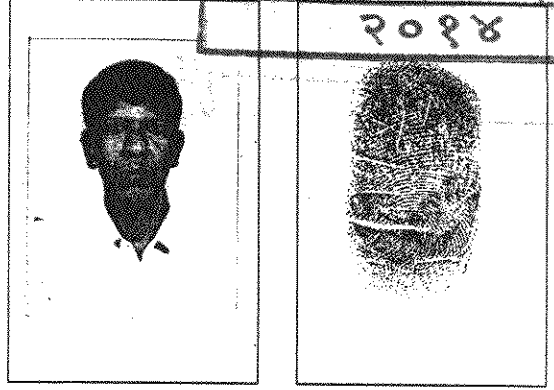
(Janardan Ramchandra Naik)

बदर - १७/ IV		
८६२३	६	३५
२०१४		

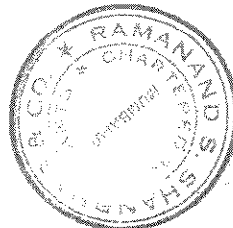
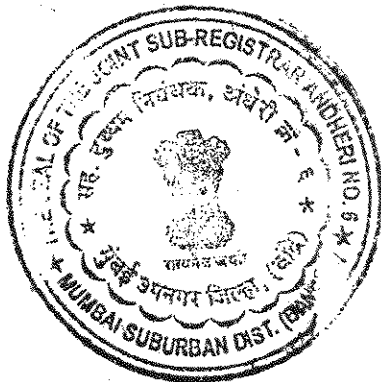
Identified by me:

This is the last page of the Power of Attorney dated \_\_, 2014 conferred by Mr. Munish P. Doshi and Mr. Shivendra Doshi in favour of Mr. Janardan Ramchandra Naik.

बदर - ६ /		
८६६०	१०३	१५५
२०१४		



Before me,



जरल-६ /  
 ८६६० १०४ १५५  
 २०१४

**ACME HOUSING INDIA PVT. LTD.**



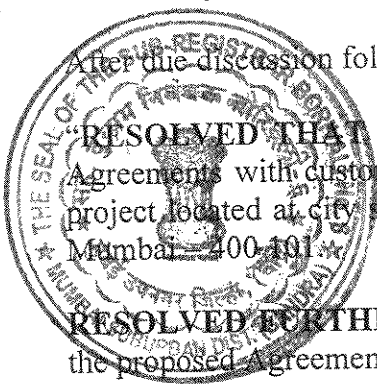
Corporate Office: Acme Ghar, 19, K. D. Road, Vile Parle (West), Mumbai -400 056. •Tel.:+91-22-26718883/+91-22-67570000  
 Fax:+91-22-2671 0976•E-mail:acme@acmehousing.com•Website: www.acmehousing.com  
 U45102MH2001PTC131675

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS AT THEIR MEETING HELD ON 8<sup>TH</sup> SEPTEMBER, 2014 AT REGISTERED OFFICE OF THE COMPANY**

The Chairman informed the Board that, it is proposed to execute Agreement for sale of flats of Acme Oasis Project with customers who have paid advances and requisite stamp duty towards flats. Further it is propose to authorize Mr. Rajesh P. Doshi or Mr. Munish P. Doshi Directors or Mr. Bhupendra Doshi, Authorized Representative to sign Agreement for sale individually with customers on behalf of the Company.

८६२३ ७ ३५  
 २०१४

After due discussion following resolution was passed:



**RESOLVED THAT** the consent of the Board be and is hereby accorded to execute the Agreements with customers for Sale of flats constructed / to be constructed at Acme Oasis project located at city survey No. 170 of Village Akurli, Taluka Borivali, Kandivali (East), Mumbai - 400 401.

**RESOLVED FURTHER THAT** the draft duly initialed for the purpose of identification of the proposed Agreement for Sale placed before the Board, be and is hereby approved.

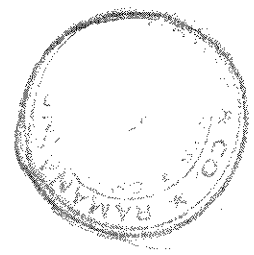
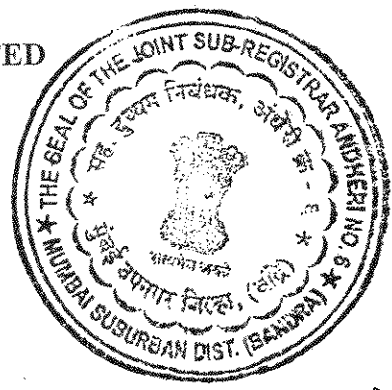
**RESOLVED FURTHER THAT** Mr. Rajesh P. Doshi, Mr. Munish P. Doshi, Directors or Mr. Bhupendra Doshi, Authorized Representative of the Company, be and are hereby severally authorized to execute the Agreement for Sale of flats with the customers and to register the same with Sub-Registrar of Assurances at Mumbai and to do all such acts, matters, deeds and things and to execute all documents as may be required, necessary, expedient or desirable for giving effect to the aforesaid resolutions.

**FURTHER RESOLVED THAT** Mr. Rajesh P. Doshi, Mr. Munish P. Doshi, Directors of the Company, be and are hereby authorized to nominate, constitute and appoint Mr. Bhupendra Doshi or Mr. Janardan Ramchandra Naik as their lawful attorney to represent and lodge in the office of the Sub-Registrar of Assurances at Mumbai, all such Documents, Agreements, Sale Deeds, Conveyances, Undertakings, Declarations, Affidavits, Power of Attorneys, Lis-pendens or such other document as may be executed by them from time to time and to admit execution of the aforesaid documents and to do all acts and things necessary for effectively registering Documents, Agreements, Sale Deeds, Conveyances, Undertakings, Declarations or any such paper/document.”

**CERTIFIED TRUE COPY**

**FOR ACME HOUSING INDIA PRIVATE LIMITED**

DIRECTOR *Rajesh Doshi*





बरल-६ /		
८६६०	१०५	१५५
२०१४		

बदर - १७ / IV		
८६२३	L	३५
२०१४		



बदल - ६ /		
९०६	९४४	पंजी
Monday, December 30, 2013		
4:40 PM २०१४		

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

पंजी क्र. 9286 दिनांक 30/12/2013

न्यायालय क्र. १७७  
 न्यायालय क्र. १७७  
 न्यायालय क्र. १७७



नोंदणी क्र. १००००  
 न्यायालय क्र. २८०००  
 न्यायालय क्र. १४  
 एकूण: ₹. 380.00

नोंदणी क्र. 4:55 PM दिनांक 30/12/2013

बदल - १७७ / १४		
९०६	९४४	पंजी
२०१४		

नोंदणी क्र. १००००  
 न्यायालय क्र. २८०००

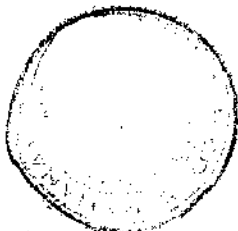
नोंदणी क्र. १४

न्यायालय क्र. १७७, अंधेरी क. ६  
 न्यायालय क्र. १७७, बंदरा

- नोंदणी क्र. By Cash रकम: ₹. 100/-
- नोंदणी क्र. By Cash रकम: ₹. 280/-

*M. S. S. S.*

REGISTERED ORIGINAL DOCUMENT  
 DELIVERED ON 30/12/13



बदल-६ /		
८८६०	१०७	१५५
२०१४		

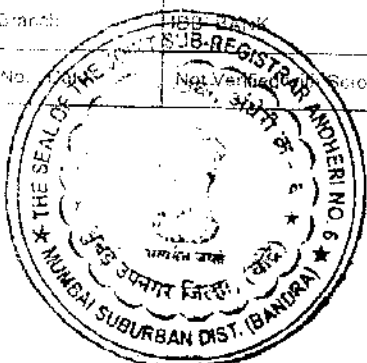
बदल - १७ / IV		
८६२३	१०	३५
२०१४		



CHALLAN  
MTR Form Number-6

बंदर - ६ /  
८२३ ९०८ ९५५

Department: Inspector General of Registration		Barcode	Date: 30/12/2013	Form ID: IGR554(BDR17)
Type of Payment: Non-Judicial Court/Direct Payment		AMOUNT: 500.00	DATE: 30/12/2013	REMARK: 513-8253
Deface Number: 880024		Sr. No.: 880024	TAX ID (If Any)	Stamp duty
Office Name: BDR-17, Joint Sub Registrar Andheri E		Office Name in words: Five Hundred Rupees Only	PAN No. (If Applicable)	
Location: MUMBAI		Full Name: MUNISH DOSHI		
Year: 2013-2014 One Time		Flat/Block No.		
Account Head Details: 00.10045001 Sale of Non-Judicial Stamp		Amount In Rs.: 500.00	Premises/Building: ८२३ ९९ ३५	
		Road/Street: २०२६		
		Area/Locality: २०२६		
		Town/City/District: १ ० ० ० ५ ६		
		Pin: १ ० ० ० ५ ६		
		Remarks (If Any): बंदर - १७ / IV PAN#-PN=JANARDHAN NAIK-GA ८०२६ ९ ९० २०१३		
Total: 500.00		Amount In Words: Five Hundred Rupees Only		
Payment Details: IBB BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank Cn: 69163332013123010818	REF No: 35175952	
Cheque/DD No:		Date: 30/12/2013-15:04:24		
Name of Bank:		Bank Branch:		
Name of account:		Serial No.:		
Mobile No: Not Available				



बदर-६ /		
८६०	१०६	१५५
२०१४		

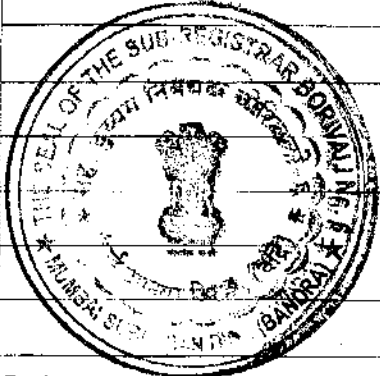
बदर - १७ / IV		
८६३	१२	३५
२०१४		



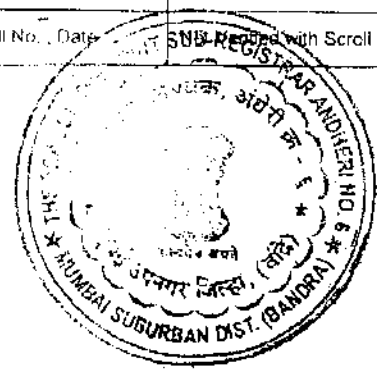
बस्त - 1  
 CEEO 990 944  
 २०१४

CHALLAN  
 MTR Form Number-6

GRN	MH001067808201314E	BARCODE	Date 30/12/2013-15:03:41		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Non-Judicial Customer-Direct Payment		TAX ID (If Any)	Stamp duty	
	Sale of Non Judicial Stamps SoS Mumbai only		PAN No. (If Applicable)	29/11	
Office Name	BDR17_JT SUB REGISTRAR ANDHERI 6		Full Name	MUNISH DOSH 2 98	
Location	MUMBAI		Flat/Block No.	205	
Year	2013-2014 One Time				
Account Head Details	Amount In Rs.	Premises/Building	205 - 29/11		
0030045501 Sale of NonJudicial Stamp	500.00	Road/Street	CEEO 9334		
		Area/Locality	2013 4 0 0 0 5 6		
		Town/City/District	2013 4 0 0 0 5 6		
		PIN	2013 4 0 0 0 5 6		
		Remarks (If Any)	PAN2--PN=JANARDHAN NAIK-CA=		
Total	500.00	Amount In Words	Five Hundred Rupees Only		
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	REF No.	69103332013123010818	35175952	
Cheque/DD No	Date	30/12/2013-15:04:24			
Name of Bank	Bank-Branch	IDBI BANK			
Name of Branch	Scroll No. Date	SNB-REG-13 with Scroll			



*Munish P. Dosh*

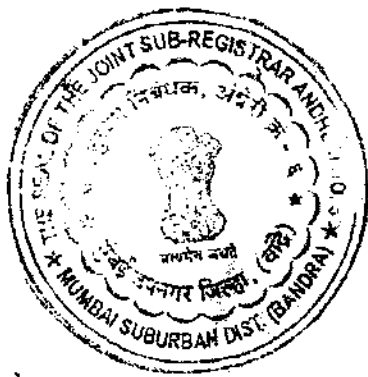


बदल-६ /		
८९८०	९९९	९५५
२०१४		

बदल = १७ / IV		
८९२३	९४	३५
२०१४		

बदल - १७ / IV		
८०९९	३	१४
२०१३		

बदल  
 १७ / IV  
 ८०९९ ३ १४  
 २०१३  
 BLANK  
 PAGE



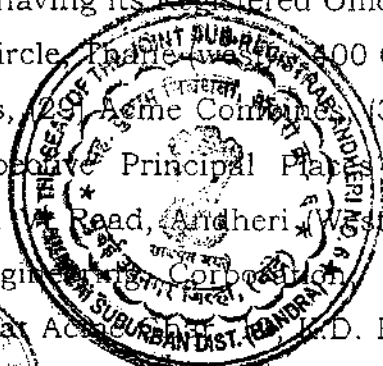
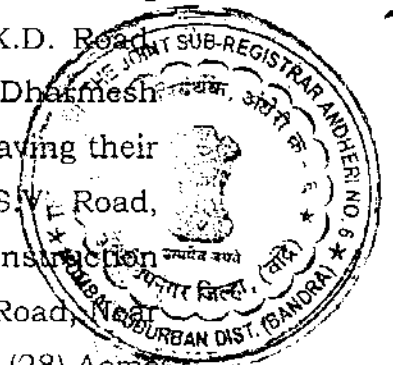
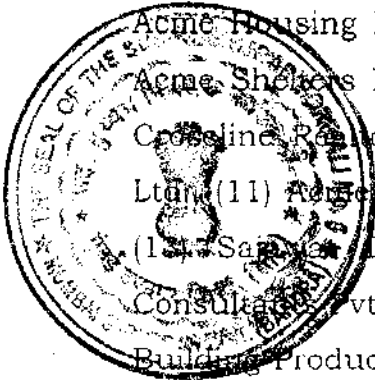
बदर - ६ /		
८९९०	९९२	९९५
२०१४		

बदर - १७ / IV		
८६२३	९५	३५
२०१४		

बदर - १७ / IV		
८०९९	४	९४
२०१४		

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS, I, Mr. Munish Pravin Doshi, the Director of (1) Acroseas Consultancy Pvt. Ltd., (2) Trinity Consortium Development Pvt. Ltd., (3) Vastu Pujan Property Developers Pvt. Ltd., (4) Acme Avenue Infrastructure Pvt. Ltd., (5) Acme Housing India Pvt. Ltd., (6) Acme Real Estate Pvt. Ltd., (7) Acme Shelters Pvt. Ltd., (8) Avishkar Infrastructure Pvt. Ltd., (9) Crossline Realtors (India) Pvt. Ltd., (10) Well Build Realtors Pvt. Ltd., (11) Acme Sthapati Ltd., (12) O2-Supply Incubator Pvt. Ltd., (13) Sanjeev Dwellers Pvt. Ltd., (14) Acme Building Design Consultancy Pvt. Ltd., (15) Aalap Construction Pvt. Ltd., (16) Acme Building Products Pvt. Ltd., (17) Acme Civil Engineering Company Pvt. Ltd., (18) Acme Realtors & Builders Pvt. Ltd., (19) Apnagar Realtors Pvt. Ltd., (15) Ascent Developers Pvt. Ltd., (20) Radhe Shyam Property Constructions Pvt. Ltd., (21) Acme Complex Pvt. Ltd., (22) Oasis Life Spaces Pvt. Ltd., (23) Acme Realities Pvt. Ltd. And (24) Aum Construction Management Services Pvt. Ltd. having their respective Registered Offices at Acme Ghar, 19, K.D. Road, Vile Parle (West), Mumbai - 400 056, And (25) Dharmesh Constructions Pvt. Ltd., (26) Ascent Housing Pvt. Ltd., having their respective Registered Offices at 35-A, Laram Centre, S.V. Road, Andheri (West), Mumbai-400 058 and (27) Ascent Construction Pvt. Ltd., having its Registered Office at Gladys Alwares Road, Khewra Circle, Thane - 400 607, And a Partner of (28) Acme Associates, (29) Acme Constructions, (30) Parth Constructions, having their respective Principal Place of Business at 35-A, Laram Centre, S.V. Road, Andheri (West), Mumbai - 400 058 And (31) Acme Engineering Corporation, having its Principal Place of Business at Acme Ghar, K.D. Road, Vile Parle (West), Mumbai - 400 056; SEND GREETINGS:-



*(Handwritten signature)*



बदर - १७/		
107	14	98
२०१३		

बरल - ६ /		
८६६०	९९३	९४४
२०१४		

WHEREAS

(I) I am carrying on business as Developers at Acme Ghar, 19, K.D. Road, Vile Parle (West), Mumbai - 400 056 and at other places in my capacity as Partner, proprietor, Karta of HUFs

बदर - १७/and in		
८६२३	९८	३४
२०१४		

personal capacity; I am also a Director of the various companies;

(II) During the course of business, I am required to sign and to execute certain Documents, Agreements, Conveyances,

Undertakings, Declarations, Deeds of Rectification, Deed of Modifications, Affidavits, Powers of Attorney(s), Lis-Pendence or any kind of such-Documents (hereinafter referred to as "such Documents") either in the name of my

firms/companies in which I am Partner/Director of

representing myself in personal capacity, Partner and/or Karta of HUF(s) and also as a constituted

attorney(s) of the Owners/Donors of Powers of various lands/projects/rights;

Due to preoccupation and other practical difficulties, I am not in a position to attend the Offices of Sub-Registrar of Assurances at Goregoan, Borivali, Bandra, Thane, Kalwa, Mulund, Chembur and/or Mumbai and any other concerned Offices of Sub-Registrar of Assurances as may require for

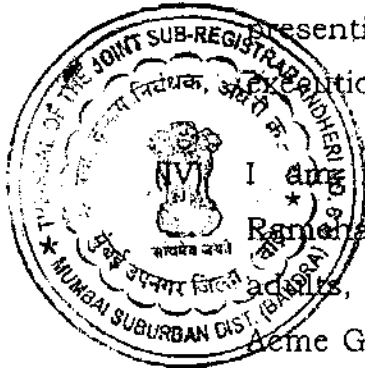
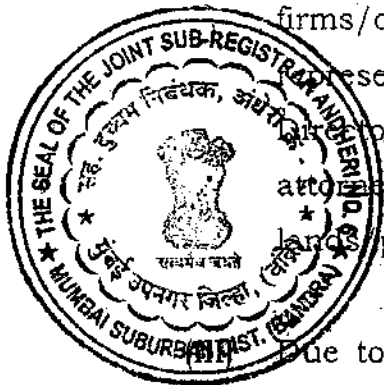
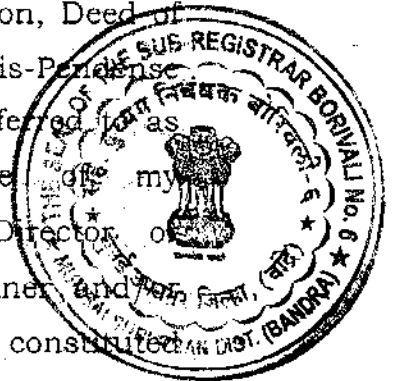
presenting such Documents executed by me and to admit execution thereof;

I am therefore, desirous of appointing Mr. Janardan Ramchandra Naik and/or Mr. Bhupendra Doshi, both adults, Indian Inhabitants, having their respective Office at Acme Ghar, 19, K.D. Road, Vile Parle (West), Mumbai - 400

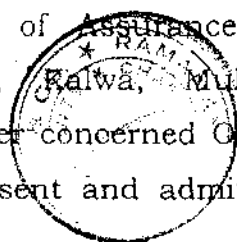
056 as my Constituted Attorney(s), severally and to confer and grant the various powers to the said Attorney(s) to

attend the Offices of Sub-Registrar of Assurances at Goregoan, Borivali, Bandra, Thane, Kalwa, Mulund,

Chembur and/or Mumbai and any other concerned Offices of Sub-Registrar of Assurances to present and admit the



*(Handwritten signature)*



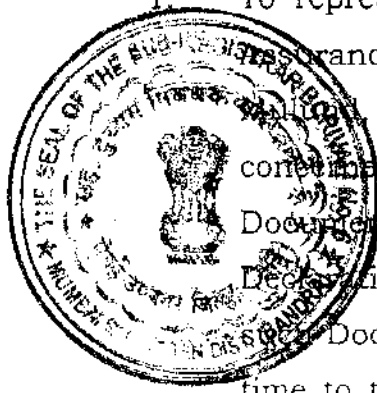
बदल - ६ /		
८६६०	११४	११५
२०१४ execution		

of such Documents that are or may be executed by myself in my personal capacity and/or as the Partner/Director and/or as Karta representing HUF and/or the Director of the Companies and/or as the Constituted Attorney(s) of Owners/Donors of Powers of various lands/projects/rights;

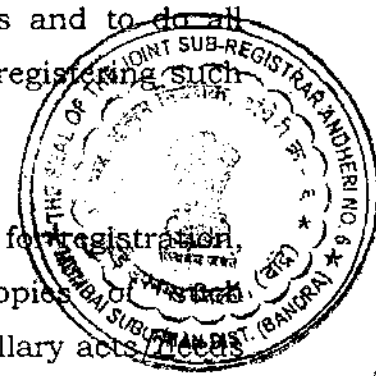
बदल - १७ / IV		
८६२३	११०	३५
२०१४		

NOW KNOW YE AND ALL THESE PRESENTS WITNESSETH THAT I, MR. MUNISH PRAVIN DOSHI, do hereby nominate, constitute and appoint Mr. Janardan Ramchandra Naik and/or Mr. Bhupendra Doshi, severally, to be my true and lawful Attorney(s) for the purpose expressed here under that is to say-

बदल - १७ / IV		
८०२६	९	१४
२०१४		



1. To represent and lodge in the Offices of Sub-Registrar of Assurances at Goregoan, Borivali, Bandra, Thane, Kalwa, Chembur, Bandra and/or Mumbai or any such concerned Offices of Sub-Registrar of Assurances, all such Documents, Agreements, Conveyance, Undertakings, Declarations, Affidavits, Powers of Attorney, Lis-Pendens or Documents that are and/or to be executed by me from time to time in favour of Municipal Corporation of Greater Mumbai and/or the concerned parties and/or the Flat Purchaser/s and/or any person, persons with whom my firm and/or Companies and/or HUFs have dealings and/or in which I am concerned and also the Constituted Attorney(s) and to admit such Documents and to do all acts, deeds, things necessary for effectively registering such Documents.



2. I hereby appoint the Attorney(s) to present for registration, admit execute and for certified copies of Documents and to do all necessary and ancillary acts for such purpose on my behalf regarding such Documents executed or to be executed by me hereinafter.

3. AND I DO HEREBY for myself and my heirs, executors and administrators, agree to ratify and confirm all and



*(Handwritten signature)*

बंदर-१७/ IV		
८०१६	७	१०
२०१३		

बंदर-६/		
८६६०	११५	१५५
२०१४		

whatsoever my said Attorney(s) shall or purport to do or cause to be done by virtue of these presents.

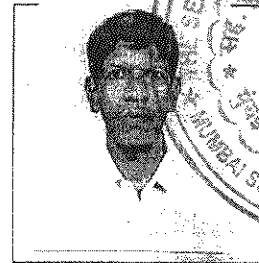
IN WITNESS WHEREOF I have set and subscribed my hand to this 30<sup>th</sup> day of December, 2013.

SIGNED AND DELIVERED  
by the withinnamed  
Mr. MUNISH PRAVIN DOSH  
in the presence of .....

*Munish Pravin Doshi*



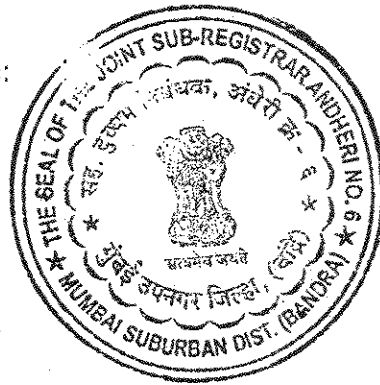
बंदर - १७/ IV		
८६२३२	१८	३५
२०१४ I ACCEPT.		



(Janardan Ramchandra Naik)



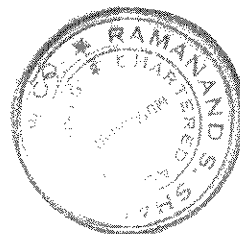
Identified by me:



*Bhupendra Doshi*  
(Bhupendra Doshi)



Identified by me:

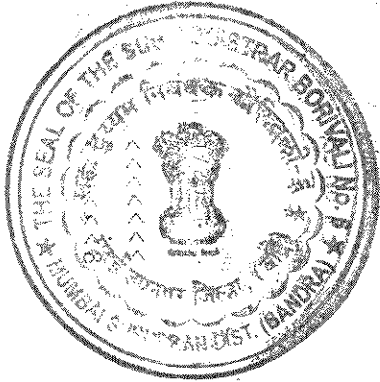


This is the last page of the Power of Attorney dated \_\_\_ December, 2013 conferred by Mr. Munish Doshi in favour of Mr. Janardan Ramchandra Naik and Mr. Bhupendra Doshi.

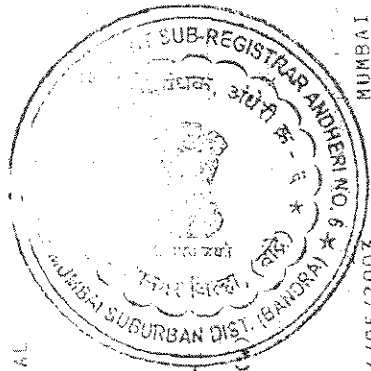
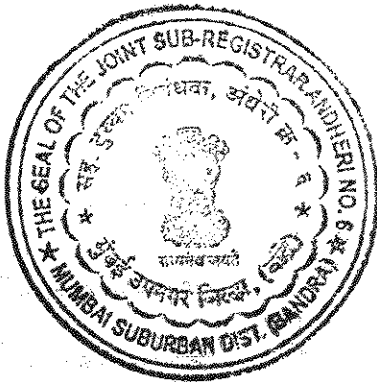
बदल-६ /		
८९९०	९९९	९५५
२०१४		

बदल-१७ / IV		
८०१९	८	९०
२०१३		

बदल - १७ / IV		
८९२३	९९	३५
२०१४		

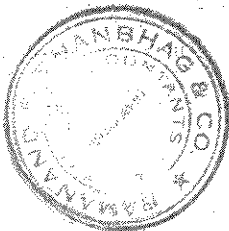


400-5884



DOSHI PRAVIN HIMMATLAL  
 DOSHI NEELA PRAVIN  
 DOSHI ALKA MUNISH  
 112, AKSHAY GIRIKUNJ  
 PALIRAM RD, ANDHERI  
 MUMBAI 400 056 MS

06/05/2003 MUMBAI  
 5227765  
 BOMK00424310 - DAMAGED PPT CLD AND RETURNED



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MUNISH P DOSHI

PRAVIN HIMMATLAL DOSHI

07/10/1970

Permanent Account Number

AACPD687BK

*Munish P. Doshi*



बदर - १७/ IV		
LE23	20	34
२०१४		

बरल - ६ /		
CEEO	990	944
२०१४		

बदर - १७/ IV		
107E	e	98
२०१३		



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

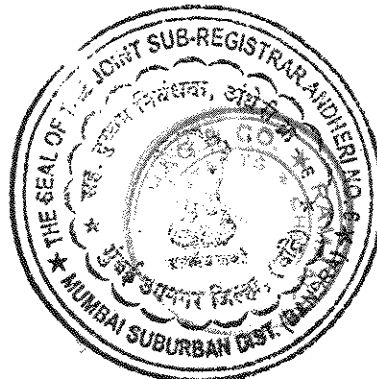
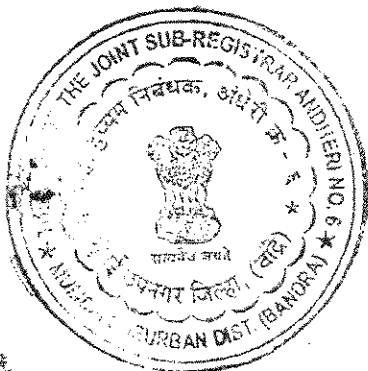
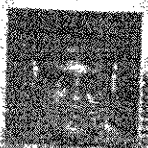
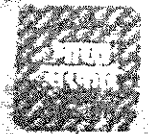
BHUPENDRA M DOSHI

MADHUSUDHAN PRABHUDAS DOSHI

27/03/1954

Permanent Account Number

ALEBP 27702M



बदल - ६ /  
 ceeo 99c 944  
 २०१४

बदल - १७ / ३२  
 LE23 29 34  
 २०१४

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No. MH02 20120013211      DOI: 13-02-2012  
 Valid Till: 12-02-2032 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
 COV      DOI  
 MCWG    13-02-2012

DOB: 16-09-1986    BC: O+

Name: VINOD MHAISHALKAR  
 S/D/W of SOPAN MHAISHALKAR  
 Add: R NO. 5, SAN-BANA CHAWL, MANGAL MURTI SEVA MANDAL,  
 ADARSH NAGAR, SHIVAJI NAGAR, KURAR VILLAGE,  
 NR RAMESH HOTEL MALAD (E), MUMBAI.  
 PIN: 400087  
 Signature & ID of Issuing Authority: MH02 2012311

FORM 1  
 RULE 16 (2)

Signature/Thumb Impression of Holder



बदल - १७ / IV  
 ८००८ १० १०  
 २०१४

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No. MH02 20100045974      DOI: 19-07-2005  
 Valid Till: 18-07-2025 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
 COV      DOI  
 LMV      19-07-2005  
 MCWG    19-07-2005

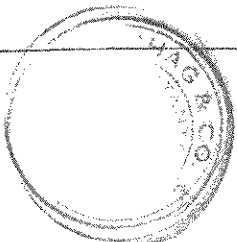
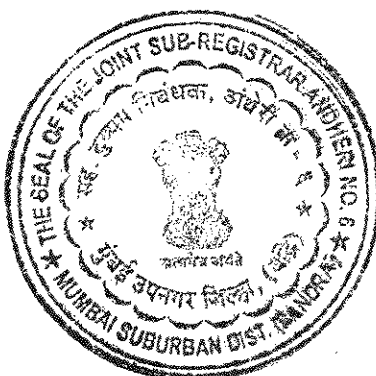
DOB: 04-04-1980    BC: 3G

Name: TAJAS PAREKH  
 S/D/W of ASHOK PAREKH  
 Add: FLAT NO. 1104, G WING BLDG NO. 5,  
 KAMLA VIHAR MAHAVIR NAGAR, KANDIVALI (W),  
 MUMBAI.  
 PIN: 400087  
 Signature & ID of Issuing Authority: MH02 2010311

DLD: 26-02-2010

FORM 1  
 RULE 16 (2)

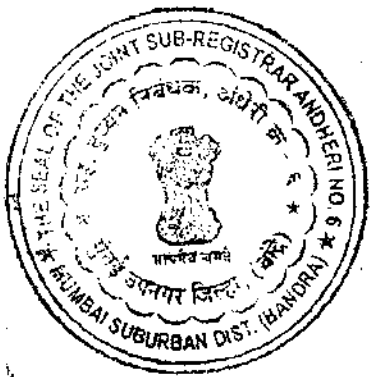
Signature/Thumb Impression of Holder



बरल-६ /		
८९९०	९९९	९५५
२०१४		

बरल - १७ / IV		
८९२३	२२	३५
२०१४	११	१३

Blank  
PAGE



Sub-Reg. (C) Shyambhag-1		
CEE	920	944
निर्माण क्र. 2013 4 40 म. न.		

रजम नोंदणीकृत भाग-1

बदर-17  
दस्ता क्रमांक: 8049/2013

दस्ता क्रमांक: बदर-17/8049/2013

मालिका मूल्य रु. 90/-

व्याजदर 10.00%

मालिकाना प्रसार मूल्य रु. 500/-

बदर - 17/ IV		
CEE	92	98
२०१३		



पावणी 9286

पावणी दिनांक: 30/12/2013

मालिकाना प्रसार मूल्य रु. 500/-

सोचणी मदी

दस्ता क्रमांकणी क्र.

पावणी संख्या: 14

बदर - 17/ IV		
CEE	23	34
२०१४		
मूल्य		380.00

*Handwritten signature*

मह. दुय्यम निबंधक, अधीन क्र. ०  
मह. उपनगर शिल्हा, वांद्रा

दस्ता क्रमांक प्रसार मूल्यमूल्यमूल्य

मद्रास प्रकृत ४ जेव्हा तो निर्दिष्टाचे दस्ता प्रमाण अनुसृत @ त्यामुळे कित्याकीत परावर मालिकाना विकण्याचा प्राधिकार मिळाला असेल असा

दिनांक 130/12/2013 04:32:05 PM ची वेळ (सादरपत्रक)

दिनांक 230/12/2013 04:35:28 PM ची वेळ (वे)

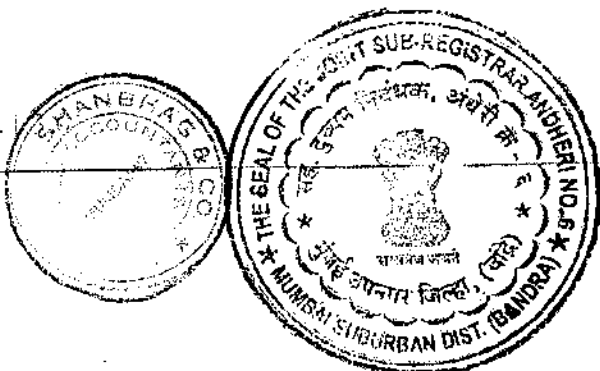
*Handwritten signature*

मह. दुय्यम निबंधक, अधीन क्र. ०  
मह. उपनगर शिल्हा, वांद्रा



<b>प्रतिज्ञापत्र</b>	
सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील मजकूर, निष्पादक व्यक्ती, साक्षीदार व साक्षी जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कवुलीधारक जे संपूर्णपणे जबाबदार राहतील	
<i>Handwritten signature</i>	<i>Handwritten signature</i>
लिहून देणारे ( दिनांकामहीत स्वाक्षरी)	लिहून घेणारे ( दिनांकामहीत स्वाक्षरी)

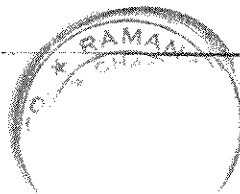
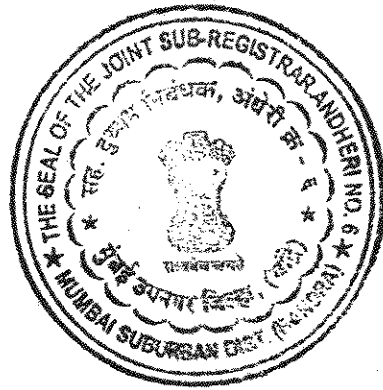
Sanjay V





बदल-६ /		
CEE0	929	944
२०१४		

बदल - १७ / IV		
CE23	28	34
२०१४		



सुभाषराव (दस्त गोपवारा भाग - २ )

९२२ ९५५

30/12/2013 4:42:17 PM

दस्त गोपवारा भाग-2

९२२ ९५५

२०१४

बदर - १७/ १८

बदर: 17

दस्त क्रमांक: 8049/2013

९२३ २५ ३५

२०१४

दस्त क्रमांक : बदर 17/8049/2013  
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: मुनीश प्रवीण दोशी  
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: ऍकमे  
घर, ब्लॉक नं: विलेपार्ले पश्चिम मुंबई, रोड नं: १९  
के.डी रोड,  
पिन नंबर: AEBPD6878K

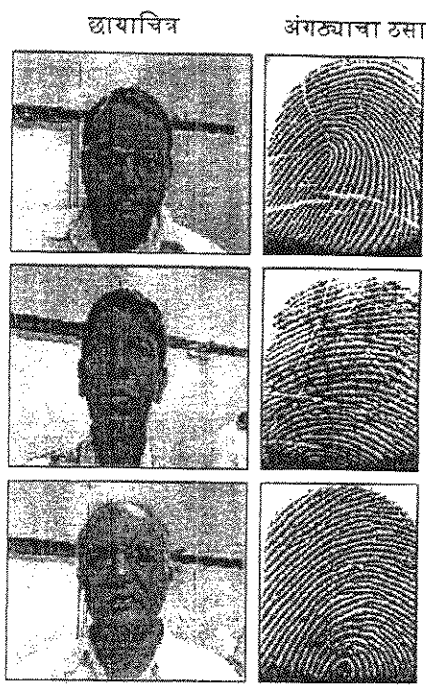
नाव: जनादन रमेश प्रतापक  
पत्ता: प्लॉट नं. - , इमारतीचे नाव: ऍकमे  
घर, ब्लॉक नं: विलेपार्ले पश्चिम मुंबई, रोड नं: १९  
के.डी रोड, महाराष्ट्र, मुंबई  
पिन नंबर: AEBPD2792M

पक्षकाराचा प्रकार

कुलमुखत्यार देणार  
वय :- 44  
स्वाक्षरी:

पॉवर ऑफ अटॉर्नी  
होल्डर  
वय :- 57  
स्वाक्षरी:-

पॉवर ऑफ अटॉर्नी  
होल्डर  
वय :- 59  
स्वाक्षरी:-



वरील दस्तऐवज करून देणारा तक्षकस्थीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र. 3 ची वेळ: 30 / 12 / 2013 04 : 33 PM

ओळख:-  
खालील इसम अर्दी निवेदीत करतात की ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

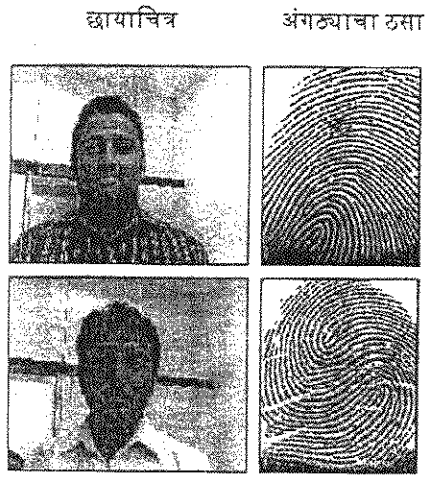
अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: तेजस अशोक पारख  
वय: 33  
पत्ता: १०२ पारिजा मालाड पश्चिम मुंबई  
पिन कोड: 400064

2 नाव: विनोद स म्हैशालकर  
वय: 27  
पत्ता: १०२ पारिजा मालाड पश्चिम मुंबई  
पिन कोड: 400064

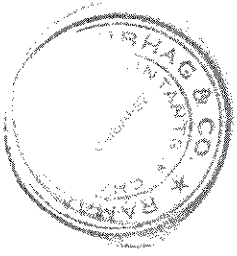
स्वाक्षरी

स्वाक्षरी



शिक्का क्र. 4 ची वेळ: 30 / 12 / 2013 04 : 37 : 23 PM

मह. न. वि. का. अंशेरी 6  
मह. न. वि. का. अंशेरी 6  
iSarta v1.3.0



बदर-६ /		
८६६०	१२३	१५५
२०१४		

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

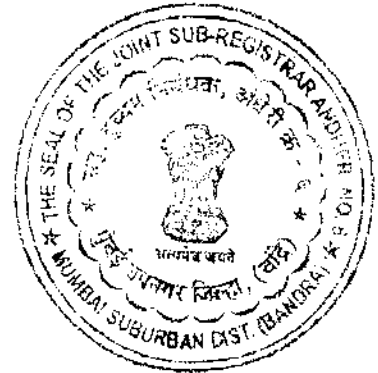
For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

बदर - १७ / IV		
८६२३	२६	३५
२०१४		

प्रमाणित करणीत दस्त की, या दस्तामध्ये एकूण... १... पाने आहेत.

सह. दुय्यम निबंधक, अंधेरी क. व मुंबई उपनगर जिल्हा

बदर - १७ / IV		
८००६	१०	१४
२०१३		



बदर-१७/ ८००६ / २०१३  
पुस्तक क्रमांक ४ क्रमांक ८००६ वर  
नोंदला.  
दिनांक ३० मार्च २०१३

सह दुय्यम निबंधक, अंधेरी क. व मुंबई उपनगर जिल्हा



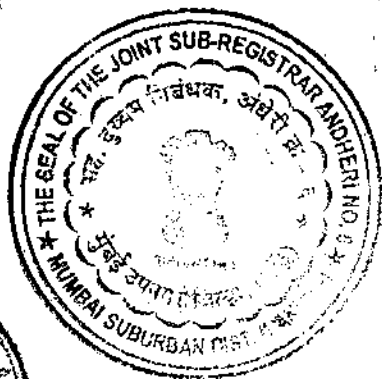
बरल-६ /		
८९९०	१२४	१५५
२०१४		



बंदर - १७ /		
८९२३	२७	३५
घोषणापत्र २०१४		

मी जनार्दन नारिक याद्वारे घोषित करतो की, दुय्यम निबंधक अंघरी - ८ यांचे कार्यालयात कुल मुखत्यारपत्र या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मुनीश ची दोशी व इतर यांनी दि. ३०/१२/२०१३ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे /निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक : ३०/१०/१५

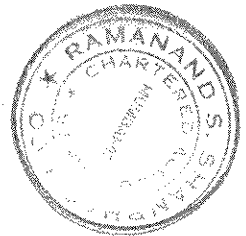


2015

कुलमुखत्यारपत्रधारकाचे नावे  
व सही

बरल-६ /		
८९०	१२५	१५५
२०१४		

बदर - १७ / IV		
८९२३	२५	३५
२०१४		



बदल - ६ /		
८९९०	१२९	१५५
२०१४		

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MUNISH P. DOSHI

PRAVIN HIMMATLAL DOSHI

07/10/1970

Permanent Account Number

AACPD6878K

*Munish P. Doshi*  
Signature



बदल - १७ / <i>FD</i>		
८९२३	<i>१२</i>	<i>३५</i>
२०१४		

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BHUPENDRA M DOSHI

MADHUSUDHAN PRABHUDAS DOSHI

27/03/1954

Permanent Account Number

AEBPD2792M

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

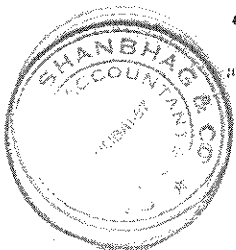
JANARDAN RAMACHANDRA NAIK  
RAMACHANDRA NAIK

07/02/1955

Permanent Account Number

ALGPN8244A

*[Signature]*  
Signature



WITNESS PAGE

WITNESS NO.- 1

MR. DILIP S. SINGH

बदल-६ /		
८६६०	१२७	१५५
२०१४		

बदल	१७ /	IV
८६२३	३०	३५
२०१४		

आयकर विभाग

INCOME TAX DEPARTMENT

DILIP SURESH SINGH

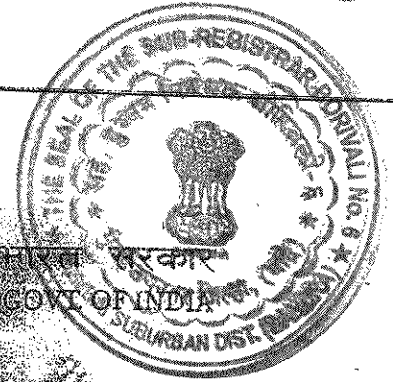
SURESH VASUDEV SINGH

18/01/1995

Permanent Account Number

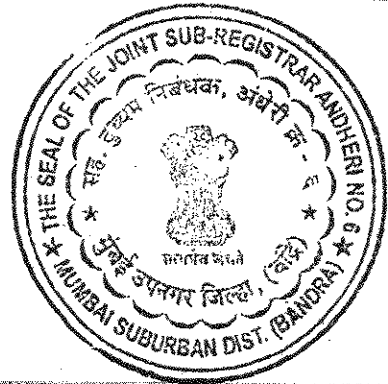
ESZPS2220F

Signature



WITNESS NO.- 2

MR. JINESH B. HINGU



आयकर विभाग

INCOME TAX DEPARTMENT

TEJAS ASHOK PAREKH

ASHOK SHANTILAL PAREKH

04/04/1980

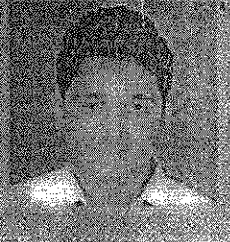
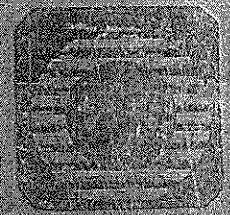
Permanent Account Number

AMCPP9969R

Signature

भारत सरकार

GOVT. OF INDIA



J.P'S CONULTANCY

ADD.- FLAT NO.- 102, PARIJA CHSL, LINK ROAD, MALAD (WEST),

MUMBAI- 400064

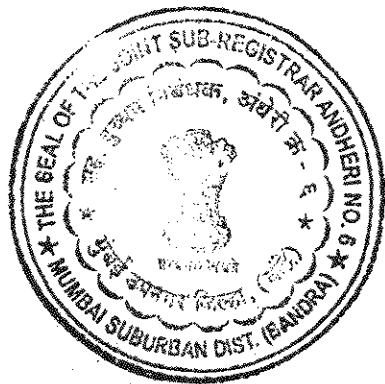
TEJAS PAREKH : PHONE NO. 9833894885, OFFICE NO 40167931, email id : tejasparekh@hotmail.co





बरल-६ /		
६६६०	१२६	१५५
२०१४		

बदर = १७ /		
६६२३	३२	३५
२०१४		



बदल-६/		
८९९०	१३०	१५५
२०१४		

Summary1 (GoshwaraBhag-1)



गुरुवार, 30 ऑक्टोबर 2014 6:16 म.नं.

दस्त गोषवारा भाग-1

बदर17

दस्त क्रमांक: 8623/2014

बदर = १५१/१५

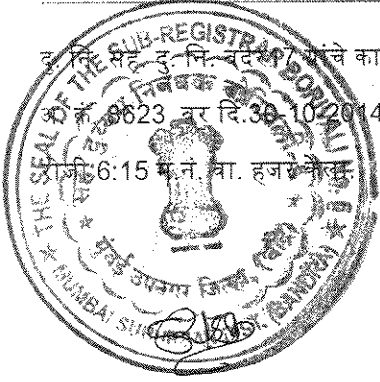
दस्त क्रमांक: बदर17 /8623/2014

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

८९२३	३३	३५
२०१४		



द. नि. स. दु. नि. बदर 17 चा कार्यालयात

क्र. 8623, दर दि. 30-10-2014

समय: 6:15 म.नं. वा. हजर केले

पावती: 8943

पावती दिनांक: 30/10/2014

सादरकरणाचे नाव: एंक्मे हाउसिंग इंडिया प्राईवेट लिमिटेड  
चे संचालक मुनीश पी दोशी तर्फे मुखत्यार जनार्दन नाईक -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 700.00

पृष्ठांची संख्या: 35

दस्त हजर करणाऱ्याची सही:

एकुण: 800.00

*[Signature]*

सह. दु. नि. का. अंधेरी 6  
मह. मुख्यमंत्रिबंधक, अंधेरी क्र ६  
मंडई उपनगर जिल्हा, महाराष्ट्र

*[Signature]*

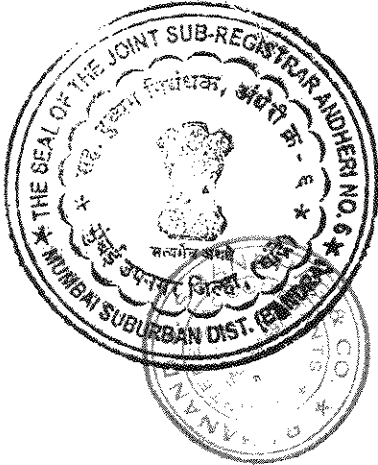
सह. दु. नि. का. अंधेरी 6  
मह. मुख्यमंत्रिबंधक, अंधेरी क्र ६  
मंडई उपनगर जिल्हा, महाराष्ट्र

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कौणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 30 / 10 / 2014 06 : 09 : 39 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 30 / 10 / 2014 06 : 10 : 01 PM ची वेळ: (फी)



**प्रतिज्ञापत्र**

सादर दाखवेक हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस लाविलेले आहे. दस्तातील मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता घेण्या कायदेरीत जाकीसारी दस्त निष्पादक व कमुलीधारक जे संतुषांपणे जबाबदार राहतील.

*[Signature]*

*[Signature]*

निहम देणारे (दिनांकासहीत स्वाक्षरी)

लिहून घेणारे (दिनांकासहीत स्वाक्षरी)

Summary-2( दस्त गोषवारा भाग - २ )

बरल-६ /		
CEEO	939	944
२०१४		



30/10/2014 6 19:05 PM

दस्त गोषवारा क्रमांक-21	91	बदर17	IV
दस्त क्रमांक:8623/2014			
LE23	38	35	
२०१४			

दस्त क्रमांक :बदर17/8623/2014  
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

- | अनु क्र. | पक्षकाराचे नाव व पत्ता  | पक्षकाराचा प्रकार                                    | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|--|-----------|---------------|
| 1        | नाव:जनार्दन रामचंद्र नाईक<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऍकमे घर, ब्लॉक नं: विले पार्ले पश्चिम मुंबई, रोड नं: १९ के डी रोड, महाराष्ट्र, मुंबई.<br>पॅन नंबर:  | पॉवर ऑफ अटॉर्नी होल्डर<br>वय :-58<br>स्वाक्षरी:-<br> |           |               |
| 2        | नाव:ऍकमे हाउसिंग इंडिया प्राईवेट लिमिटेड चे संचालक मुनीश पी दोशी तर्फे मुखत्यार जनार्दन नाईक<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऍकमे घर, ब्लॉक नं: विले पार्ले पश्चिम मुंबई, रोड नं: १९ के डी रोड, महाराष्ट्र, मुंबई.<br>पॅन नंबर: | कुलमुखत्यार देणार<br>वय :-58<br>स्वाक्षरी:-<br>      |           |               |
| 3        | नाव:ऍकमे हाउसिंग इंडिया प्राईवेट लिमिटेड तर्फे औथोराईस सिगनट्री भूपेंद्र दोशी -<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऍकमे घर, ब्लॉक नं: विले पार्ले पश्चिम मुंबई, रोड नं: १९ के डी रोड, महाराष्ट्र, मुंबई.<br>पॅन नंबर:              | कुलमुखत्यार देणार<br>वय :-60<br>स्वाक्षरी:-<br>      |           |               |

वरील दस्तऐवज करुन देणार त्नाकरी कुलमुखत्यार ज्ञा दस्त ऐवज करुन दिल्याचे कबुल करतात  
शिक्का क्र.3 ची वेळ:30 / 10 / 2014 06: 30 PM

ओळख:-

खालील इसम असे निवेदीनी त्नाकरी कुलमुखत्यार ज्ञा दस्त ऐवज करुन दिल्याचे कबुल करतात, व त्यांची ओळख घटवितो  
अनु क्र. पक्षकाराचे नाव व पत्ता

- | अनु क्र. | पक्षकाराचे नाव व पत्ता   | स्वाक्षरी | छायाचित्र |
|----------|--|-----------|-----------|
| 1        | नाव:दिलीप सुरेश सिंह<br>वय:21<br>पत्ता:१०२ पारिजा मालाड पश्चिम मुंबई<br>पिन कोड:400064 |           |           |
| 2        | नाव:तेजस अशोक पारेख<br>वय:34<br>पत्ता:१०२ पारिजा मालाड पश्चिम मुंबई<br>पिन कोड:400064  |           |           |

शिक्का क्र.4 ची वेळ:30 / 10 / 2014 06: 12 : 04 PM

Summary 2 (वस्तु गोपवारा भाग - 2)

CEEO	932	944
सह. दुय्यम निबंधक, अंधेरी क्र. 6 मुंबई उपनगर जिल्हा, (बंदरा)		

सह. दुय्यम निबंधक, अंधेरी क्र. 6  
मुंबई उपनगर जिल्हा, (बंदरा) EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH003597347201415E	0002174165201415

8623 /2014

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

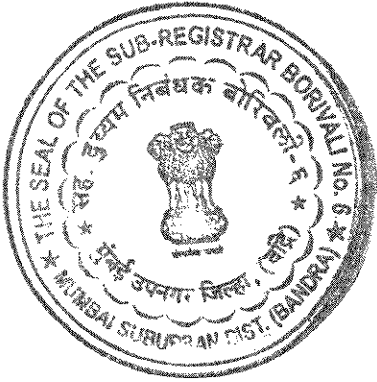
For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करणेत येते की, या  
दस्तावेज एवढ्या... 34 पाने आहेत

wp

सह. दुय्यम निबंधक, अंधेरी क्र. 6  
मुंबई उपनगर जिल्हा

बंदर - १७/ IV		
LE23	34	34
२०१४		



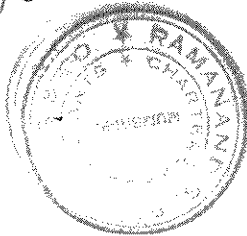
बंदर-१७/ LE23 / २०१४  
पुस्तक क्रमांक & क्रमांक... LE-2-3..वर  
नोंदला  
दिनांक... ३०...माहे. ३०/४/२०१४

wp

सह. दुय्यम निबंधक, अंधेरी क्र. 6  
मुंबई उपनगर जिल्हा

TRUE COPY

Handwritten signature



बरल-६ /		
CEEO	933	944
२०१४		

घोषणापत्र

मी

जनार्दन नाईक

याद्वारे घोषित करतो की,

दुय्यम निबंधक

बोरीवली - ६ यांचे कार्यालयात

करारनामा

या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. एक्म हाऊसिंग इंडिया प्राईवेट लिमिटेड चे

ऑथराइस सिग्नेचरी भूयंत्र दोशी

व इतर यांनी दि.

30/10/2014

रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस /निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देण्यात कोणीही मयत झालेले नाही किंवा कुलमुखत्यारपत्र लिहून देण्यात कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.



दिनांक : २१/१०/१४

*(Signature)*

कुलमुखत्यारपत्रधारकाचे नावे.

व सही

बरल-६ /		
८९६०	१३४	१५५
२०१४		



बरत-६॥		
९९९०	९३४	९५५
२०१४		

REGISTRATION

पावती

Original/Duplicate

Saturday, October 04, 2014

नोंदणी क्र.: 39म

5:59 PM

Regn.: 39M

पावती क्र.: 9280 दिनांक: 04/10/2014

साबाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: बरत15-8496-2014

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: पारम किरिट मेहता

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 280.00
वाटा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 14	

एकूण: रु. 400.00

आपणास मूळ दस्त, धबनेपत्र प्रिंट, सूची-२ व सीडी अंदाजे 6:12 PM रोजी देण्यात येईल.

सह. दु. नि. अंधेरी ४

बाजार मूल्य: रु. 1/-

सोबदला: रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह. दु. नि. अंधेरी क्र. ४  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 300/-



REGISTERED ORIGINAL DOCUMENTS  
RECEIVED ON 04/10/14

**TRUE COPY**  
*Shanbhag*  
**RAMANAND S. SHANBHAG**  
Chartered Accountants  
Membership No. 43300



भारत-६ /		
८९६०	९३६	९५५

25



महाराष्ट्र MAHARASHTRA

T 613539

प्रधान भुदांक कार्यालय, मुंबई  
 प. सु. वि. क्र. ६००००११  
 20 SEP 2018  
 मे. पा. मे. (सह)  
 सहायक अधिकारी



बंदर-२५ IV		
८९६	९	९९
२०१४		



POWER OF ATTORNEY

TO WHOM THESE PRESENTS, I Mr.Paras K .Mehta, the Partner of  
 Glomore Constructions having office at Vasundhara Building, 4th Floor, Above  
 Indu Art & Frames,Opp Sony Mony, S.V. Road, Vile Parle (W), Mumbai- 400056,  
 and residing at 201, Regal Apartment, S.V. Road, Santacruz (W), Mumbai-  
 400055, SEND GREETINGS :-

WHEREAS

(I) I am carrying on business as Developers at Vasundhara Building, 4th  
 Floor, Above Indu Art & Frames,Opp Sony Mony, S.V. Road, Vile Parle  
 (W), Mumbai – 56 other places in my capacity as Partner ;

*(Signature)*

*(Signature)*





बरल-६ /		
८८६०	९३०	९५५
२०१४		

जाड़पत्र-१ / ANNEXURE -

१. मुद्रांक किती नोंदवही अनु. क्रमांक-/दिनांक  
(Serial No./Date)

२. दस्ताचा प्रकार  
(Nature of document)

३. दस्त नोंदणी करणार आहेत का ?  
(Whether it is to be registered?)

४. मिल्कतीचे थोडक्यात वर्णन  
(Property Description in brief)

५. मुद्रांक विकत घेणाऱ्याचे नाव व सही  
(Stamp Purchaser's Name & Signature)

६. हत्ते असल्यास त्याचे नाव, पत्ता व सही  
(If through other person then Name, Address & Signature)

७. दुसऱ्या पक्षाकराचे नाव  
(Name of the other Party)

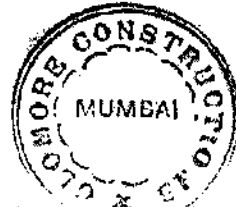
८. मुद्रांक शुल्क रक्कम  
(Stamp Duty Amount)

९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना  
तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

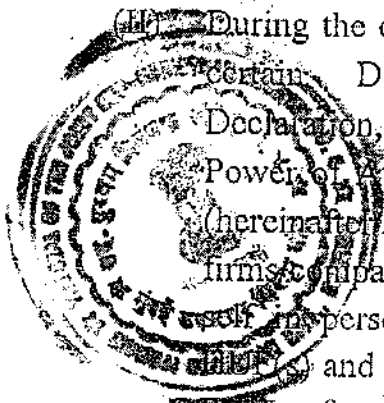
परवाना क्रमांक ८००००१३  
मुद्रांक विक्रीचे ठिकाण/पत्ता: सौ. कांचन हर्षद कांचन  
श्रीधर म. १०, जॉर्ज कॉर्टासमोर, ए. के. मार्ग, वझे पूर्व, मुंबई  
या कार्यासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी २०  
मुद्रांक खरेदी केल्यापासून ६ महिन्यात कारभार घ्या

002735 E4 OCT 2014

POWER OF ATTORNEY



Ninad Kadam  
B. B. Kadam

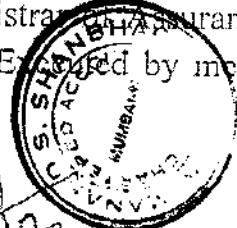


(II) During the course of business, I am required to sign and to executed certain Document, Agreement, Conveyances, Undertaking, Declaration, Deeds of Rectification, Deed of Modification, Affidavits, Power of Attorney(s), Lis-Pendense or any kind of such Documents (hereinafter referred to as "such Documents") either in the name of my firms/companies in which I am partner/Director or representing my self in personal capacity, Partner and/or Director and/or Karta of (s) and also as a constituted attorney(s) of the Owners/Donors of Power of various lands/project/rights;

(III) Due to preoccupation and other practical difficulties, I am not in a position to attend the Offices of Sub-Registrar Mumbai and any other concerned Offices of Sub-Registrar of Assurances at Goregoan, Borivali, Bandra, Thane, Kalwa, Mulund, Chembur, and/or Mumbai and any other concerned Offices of Sub-Registrar of Assurances as I may require for presenting such Documents Executed by me and to admit execution thereof;

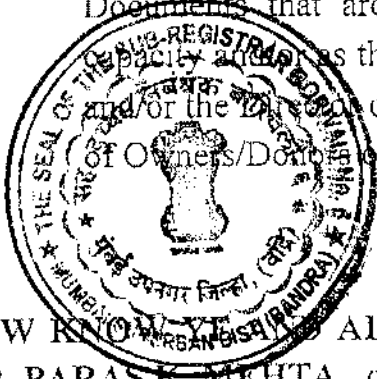
बरल-१		
८८६२	२	९९
२०१४		

*[Handwritten signature]*



बरेल-६ /		
८९९०	९३८	९४४
२०२४		

(IV) I am therefore, desirous of appointing Mr. Ninad P.Kadam adult, Indian Inhabitant, residing at B-603, Safal Pride Co-Op.Hsg.Soc., Ltd., Plot No.1, Sector No.25, Seawood, Nerul, Navi Mumbai-400706 and having their respective Office at Vasundhara Building, 4th Floor, Above Indu Art & Frames, Opp. Sony Mony, S.V. Road, Vile Parle (W), Mumbai - 400056 as my Constituted Attorney(s), severally and to confer and grant the various power to the said attorney(s) to attend the Offices of Sub-Registrar of Assurances at Goregoan, Borivali, Bandra, Thane, Kalwa, Mulund, Chembur, and/or Mumbai and any other concerned Offices of Sub-Registrar of Assurances Mumbai and any other concerned Offices of Sub-Registrar of Assurances to present and admit the execution of such Documents that are or may be executed by myself in my personal capacity and/or as the Partner/Director and/or as Karta representing HUF and/or the Director of the Companies and/or as the Constituted Attorey(s) of Owners/Dominant Powers of various lands/projects/rights;

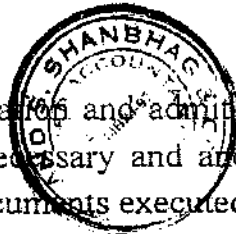


NOW KNOW ALL THESE PRESENTS WITNESSETH THAT I, MR. PARAS K. MEHTA, do hereby nominate, constitute and appoint Mr. Ninad Kadam severally, to be my true and lawful Attorney(s) for the purpose expressed here under that is to say -

८९९०	३	९९
------	---	----

1. To represent and lodge in the office of Sub-Registrar of Assurances at Mumbai or any such concerned offices of Sub-Registrar of Assurances at Goregaon, Borivali, Bandra, Thane, Kalwa, Mulund, Chember and /or Mumbai or any such concerned offices of Sub-Registrar of Assurances, all such Documents, Agreements, Conveyances, Undertakings, Declarations, Affidavits, Powers of Attorney, Lis-Pendens or documents that are and/or may be executed by me from time to time in favour of Municipal Corporation of Greater Mumbai and / or the concerned parties and/or the Flat Purchaser/s and/or any person, persons with whom my firm and/or Companies and / or HUFs have dealings and/or in which I am concerned and also the Constituted Attorney(s) and to o admit execution of such Documents and to do all acts, deeds, things necessary for effectively registering the said Documents.

2. I hereby authorize the Attorney to present for registration and admit apply for certified copies of such Documents and to do necessary and ancillary acts/deeds for purpose on my behalf regarding the documents executed or to be executed by me hereinafter.



*[Handwritten signature]*

*[Handwritten signature]*

बदल-६ /		
८२६०	९३२	९४४
२०१४		

3. AND I DO HEREBY for myself and my heirs, executors and administrators, agree to ratify and confirm all and whatsoever my said Attorney(s) shall or purport to do or cause to be done by virtue of these presents.

SIGNED AND DELIVERED by the )

Within named Executor )

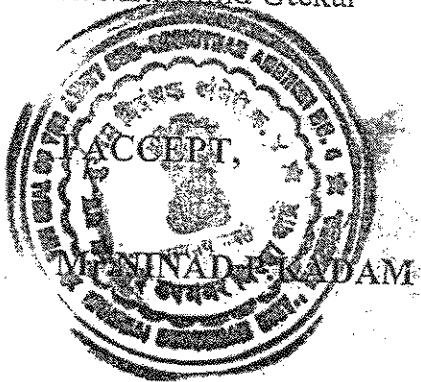
M/s.GLOMORE CONSTRUCTIONS )  
Through its partner )

MR.PARAS K MEHTA )

In the presence of )

1. Mrs.Riya Bhujbalrao )

2. Mr.Milind Utekar )



WITNESS:-

1. Mrs.Riya Bhujbalrao )

2. Mr.Milind Utekar )

बदल-२५ /		
८२६२	१४	११
२०१४		



*Signature of Paras K Mehta*



EXECUTANT



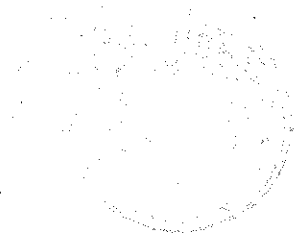
*Signature of Milind Utekar*





बदल-६ /		
८९६०	१४१	१५५
२०१४		

बदल-१५		
०९९	९	११
२०१४		




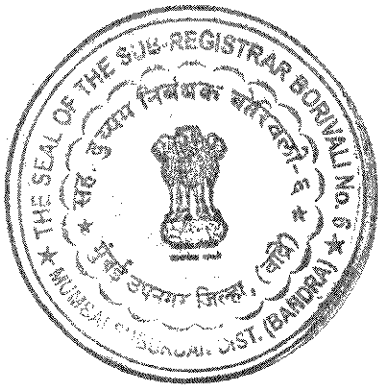
बदर-६ /		
८६६०	१५२	१५५
२०१४		

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

PARAS KIRIT MEHTA  
KIRIT AMARILAL MEHTA

11/08/1975  
Permanent Account Number  
AAEPM16380

Signature

बदर-१५		
८६६२	०	११
२०१४		



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

KADAM NINAD P  
PANDURANG VITHOBA KADAM

06/10/1971  
Permanent Account Number  
AAEPK8766E

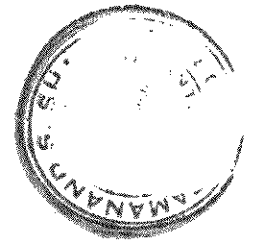
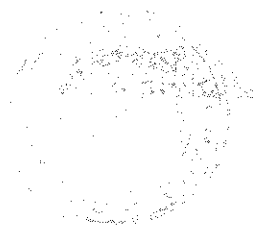
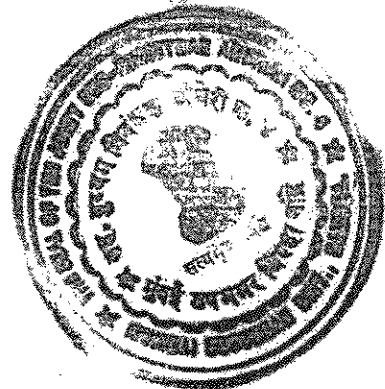
Signature



*Handwritten signature*

बरल-६ /		
८९९०	१४३	१५५
२०१४		

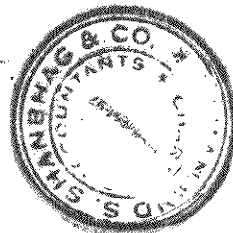
बरल-२५		
८९९०	१४३	१५५
२०१४		



बदर-६ /		
CEEO	958	944
२०१४		



16 बदर-१५		
CEEO	e	99
२०१४		





Summary1 (GoshwaraBhag-1)

शनिवार, 04 ऑक्टोबर 2014 5:59 म.नं.

दस्त गोश्वारा भाग-1

बदर 15

दस्त क्रमांक: 8496/2014

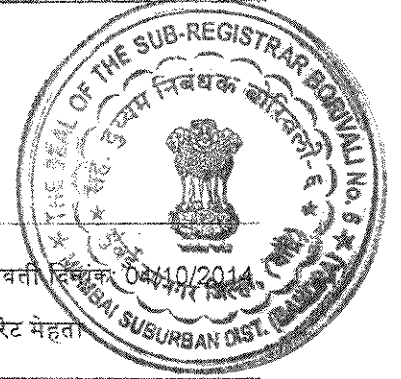
बदर-६ /		
CEEO	904	944
२०१४		

दस्त क्रमांक: बदर15 /8496/2014

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-



दु. नि. सह. दु. नि. बदर15 यांचे कार्यालयात  
 ज. क्र. 8496 बर दि.04-10-2014  
 रोजी 5:52 म.नं. वा. हजर केला.

पावती:9280

पावती दिनांक: 04/10/2014

सादरकरणाराचे नाव: पारस किरिट मेहता

नोंदणी फी रु. 100.00  
 दस्त हाताळणी फी रु. 280.00  
 डाटा एन्ट्री रु. 20.00  
 पृष्ठांची संख्या: 14

एकूण: 400.00

दस्त हजर करणाऱ्याची सही:

*[Handwritten Signature]*  
 सह. दु. नि. अधी 4

*[Handwritten Signature]*  
 सह. दु. नि. अधी 4

दस्ताचा प्रकार: कुलमुखत्वारपत्र

मुद्रांक शुल्क: (48-ब) जेव्हा इलाखा लघुवाद न्यायालय अधिनियम@1882 याखालील दाय्यांत किंवा कार्यवाहीत आवश्यक असेल तेव्हा

शिक्का क्र. 1 04 / 10 / 2014 05 : 52 : 29 PM ची वेळ: (सादरीकरण)

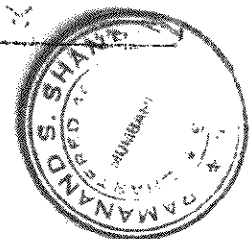
शिक्का क्र. 2 04 / 10 / 2014 05 : 52 : 43 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की, या दस्तामध्य पत्रात... जाने आहेत.

*[Handwritten Signature]*  
 सह. दु. नि. अधी 4  
 मुंबई उपनगर न्यायालय



बदर-१५ IV		
CEEO	90	99
२०१४		



बदर-१५ /  
Summary-2 (दस्ता गोपबारा भाग-२)

८९९० १५९ १५५

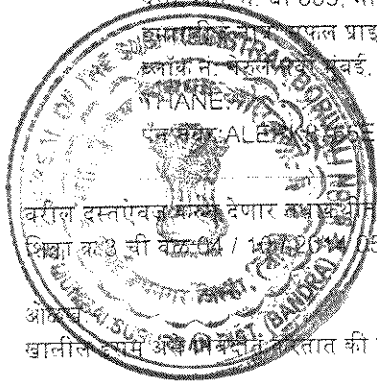
04/10/2014 6 01:14 PM

दस्ता गोपबारा भाग-२

बदर 15  
दस्ता क्रमांक: 8496/2014

दस्ता क्रमांक: बदर 15/8496/2014  
दस्ताचा प्रकार: कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: पारस किरिट मेहता पत्ता: फ्लॉट नं: 401, माळा नं: 4 धा मजला, इमारतीचे नाव: वसुंधरा चिं, ब्लॉक नं: विलेपार्ले प, रोड नं: एस व्ही रोड, महाराष्ट्र, MUMBAI. पिन नंबर: AAEPM1638C	कुलमुखत्यार देणार वय :- 39 स्वाक्षरी:-		
2	नाव: निनाद पी कदम पत्ता: फ्लॉट नं: वी 603, माळा नं: 6 धा मजला, इमारतीचे नाव: फ्लॉट प्राइड को ऑप ह्री सोसा ली, ब्लॉक नं: विलेपार्ले प, रोड नं: सेक्टर 25, महाराष्ट्र.	पॉवर ऑफ अटॉर्नी होल्डर वय :- 43 स्वाक्षरी:-		



वरील दस्ताऐवज कुलमुखत्यारपत्र चा दस्ता ऐवज करून दिल्याचे केवुल करत आहे. दिनांक: 04/10/2014 05:53:31 PM

ओळखीसाठी असे मिळविले जाते की ते दस्ताऐवज करून देणा-यानां अस्वीश: ओळखवात, व त्यांची ओळख प्रतविस्तार

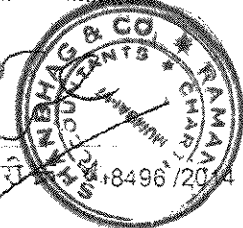
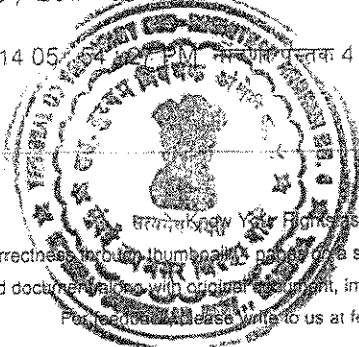
बदर-१५ /  
८९९२ ११ ११

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मिलिंद - उत्तंबर वय: 35 पत्ता: 401 4 धा मजला वसुंधरा चिं एस व्ही रोड विलेपार्ले प पिन कोड: 400056	स्वाक्षरी 		
2	नाव: केशव - जानसकर वय: 33 पत्ता: सदर पिन कोड: 400056	स्वाक्षरी 		

शिक्का क्र. 4 ची वेळ: 04 / 10 / 2014 05 : 54 : 12 PM

शिक्का क्र. 5 ची वेळ: 04 / 10 / 2014 05 : 54 : 12 PM

बदर-१५ / ८९९२ / २०१४  
पुस्तक क्रमांक / क्रमांक ८९९२  
मोदला.  
दिनांक: ०४/१०/१४



1. Verify Scanned Document for correctness. (upload thumbnail of a side) printout after scanning.
2. Got print and mini-CD of scanned document along with original document, immediately after registration.

For further details please write to us at feedback.isarita@gmail.com

iSarita v1.3.0

TRUE COPY  
  
RAMANAND S. SHANBHAG  
Chartered Accountants  
Membership No. 43306

बरल-६ /		
८९९०	१२०	१५५
२०१४		

## घोषणापत्र

मी निनाद कदम याद्वारे घोषित करतो की,

दुय्यम निबंधक बोरीवली यांचे कार्यालयात करारनामा

या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे. ग्लोमर कंस्ट्रक्शन्स

चे भागीदार पारस किरीट मेहता व इतर यांनी दि. 04/10/2014 रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे

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

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी

कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र

रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती

करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी

अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव

आहे.

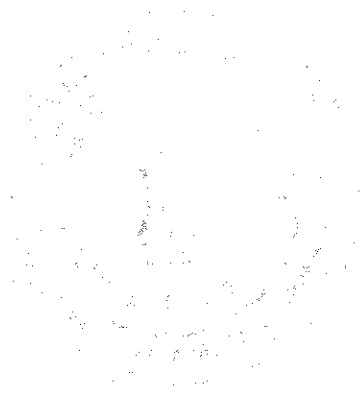


दिनांक : ०१२११४

कुलमुखत्यारपत्रधारकाचे नावे.

व सही

बदल-६ /		
८६६०	१४८	१५५
२०२४		



८

२



मिटरल-६ /		
८६६०	१५०	१५५
२०२३		



बरल-६ /		
CEEO	949	944
२०१४		

UNITED STATES OF AMERICA

PERMANENT ACCOUNT NUMBER  
AAQPL0665A

TIN NAME  
SANTOSH PANDURANG LATE

FATHER'S NAME  
PANDURANG DAGDU LATE

DATE OF BIRTH  
21-05-1969

SIGNATURE

DIRECTOR OF INCOME TAX (SYSTEMS)

*[Handwritten Signature]*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SMITA SANTOSH LATE  
SUSH PRABHAKAR BHANUSHALI

15/7/971

Permanent Account Number  
AGTPL8255B

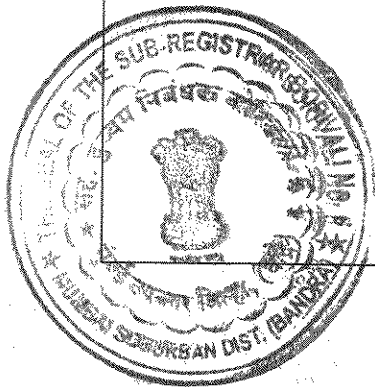
Signature

*[Handwritten Signature]*

**WITNESS PAGE**


सर्विल - 6/		
CEEO	942	944
<b>WITNESS NO. - 1</b>		

**MR. DILIP SINGH** SANTOSH DARVES



**WITNESS NO. - 2**

**MR. JINESH HINGU**

<b>THE UNION OF INDIA</b> <b>MAHARASHTRA STATE MOTOR DRIVING LICENCE</b>	
DL No: MH02-20140000042 Valid Till: 22-01-2034 (MT)	DOI: 22-01-2014
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA	
COV. DOI	FORM 7 RULE 16 (D)
LMV. 22-01-2014	
MCWG. 22-01-2014	
DOB: 15-06-1985	BG:
Name: JINESH HINGU	
S/O/Mr. BHARAT BHAI HINGU	
Add: ROOM NO. 3, UGARSEN PANSABI CHAWL NO. 1,	
NEAR ROCHKA HOTEL, ADARSH NAGAR, KURAR VILLAGE,	
MALAD (E), MUMBAI.	
PIN: 400047	
Signature & ID of Issuing Authority: MH02 2014388	Signature/Thumb Impression of Holder

**J.P'S CONSULTANCY**

**ADDRESS- FLAT NO.- 102, PARIJA CHS LTD., LINK ROAD, MALAD (WEST),  
MUMBAI- 400064**

**TEJAS PAREKH: MO.- 09833894885. OFFICE- 40167931. E-MAIL ID- [jps.malad@hotmail.com](mailto:jps.malad@hotmail.com)**





मंगळवार, 09 डिसेंबर 2014 2:58 म.नं.

दस्त गोषवारा भाग-1

बरल-6

दस्त क्रमांक: 8960/2014

दस्त क्रमांक: बरल-6 /8960/2014

बाजार मूल्य: रु. 95,07,200/- मोबदला: रु. 75,88,750/-

भरलेले मुद्रांक शुल्क: रु.4,75,650/-

दु. नि. सह. दु. नि. बरल-6 यांचे कार्यालयात

पावती:9830

पावती दिनांक: 09/12/2014

अ. क्रं. 8960 वर दि.09-12-2014

सादरकरणाराचे नाव: संतोष पी लाटे

रोजी 2:56 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3100.00

पृष्ठांची संख्या: 155

एकूण: 33100.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वी.पी.टी.वली कं. ६,  
मुंबई उपनगर जिल्हा

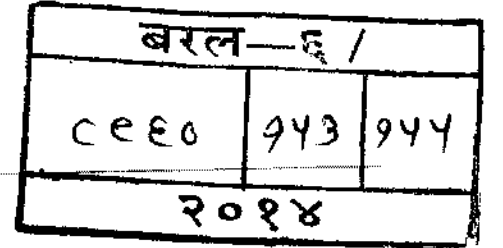
सह दुय्यम निबंधक वी.पी.टी.वली कं. ६,  
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 09 / 12 / 2014 02 : 49 : 03 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 09 / 12 / 2014 02 : 50 : 16 PM ची वेळ: (फी)

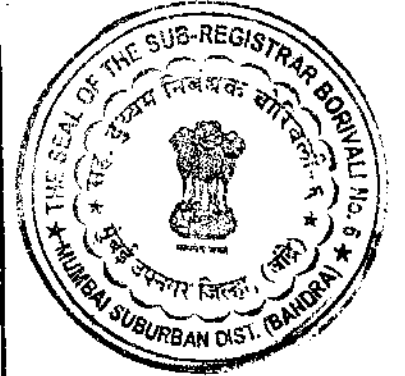


## प्रतिज्ञापत्र

\* सतः दस्तऐवज हा वेळीच भरण्यात येईल. या दस्तऐवजात नोंदणीस दाखला देण्यात येईल. या दस्तऐवजात नोंदणीस दाखला देण्यात येईल. साक्षीदार व सोबत जाईल. या दस्तऐवजात नोंदणीस दाखला देण्यात येईल. कायदेशीर बाबीसहीत या दस्तऐवजात नोंदणीस दाखला देण्यात येईल. साक्षीदार राहतील.

लिहून देणारे :

लिहून घेणारे :





09/12/2014 3 00:36 PM

दस्त गोषवारा भाग-2

बरल-6

दस्त क्रमांक:8960/2014

दस्त क्रमांक :बरल-6/8960/2014

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संतोष पी लाटे पत्ता:17, -, -, टेक्सबुरी, एमए 01876, युएसए, वेसाइड रोड, कांदिवली ईस्ट, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AAQPL0665A	लिहून घेणार वय :-45 स्वाक्षरी:- 		
2	नाव:स्मिता एस. भानुशाली तर्फे मुखत्यार संतोष पी. लाटे - - पत्ता:प्लॉट नं: 17, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: टेक्सबुरी, एमए 01876, युएसए, रोड नं: वेसाइड रोड, .. पॅन नंबर:AGTPL8255B	लिहून घेणार वय :-45 स्वाक्षरी:- 		
3	नाव:एँकमे हाउसिंग इंडिया प्राईवेट लिमिटेड चे ऑथोराइस सिग्रेट्टि भूपेंद्र दोशी तर्फे मुखत्यार जनार्दन नाईक - - पत्ता:प्लॉट नं: 19, माळा नं: -, इमारतीचे नाव: एँकमे घर, ब्लॉक नं: विलेपारले पश्चिम मुंबई, रोड नं: के डी रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AADCA0705E	लिहून देणार वय :-58 स्वाक्षरी:- 		
4	नाव:मे. ग्लोमोर कंस्ट्रक्शन्स चे भागीदार पारस किरीट मेहता तर्फे मुखत्यार निनाद कदम - - पत्ता:प्लॉट नं: -, माळा नं: 4, इमारतीचे नाव: वसुंधरा बील्डींग, ब्लॉक नं: विलेपारले पश्चिम मुंबई, रोड नं: एस वी रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AAJFG4549D	मान्यता देणार वय :-43 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात बरल-६ /  
शिक्का क्र.3 ची वेळ:09 / 12 / 2014 02 : 51 : 53 PM

ओळख:-

खालील इसम असे निवेदीत करवाते की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पावतात

अनु  
क्र.

1 नाव:संतोष - दरखत  
वय:19  
पत्ता:102 पारिजा लिंक रोड, मालाड पश्चिम मुंबई  
पिन कोड:400064



स्वाक्षरी

2 नाव:जिनेश - हींगू  
वय:20  
पत्ता:102 पारिजा लिंक रोड मालाड पश्चिम मुंबई  
पिन कोड:400064

स्वाक्षरी

बरल-६ /		
CEEO	948	944
२०१४		

छायाचित्र

अंगठ्याचा ठसा



*Shed*

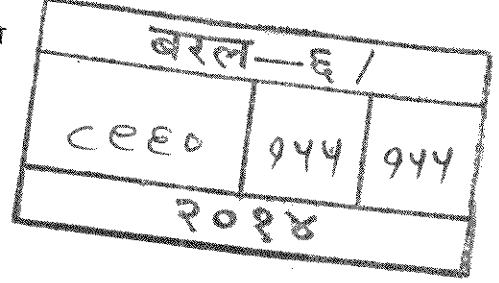


शिका क्र.4 ची वेळ:09 / 12 / 2014 02 : 52 : 24 PM

शिका क्र.5 ची वेळ:09 / 12 / 2014 02 : 52 : 34 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक बोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा

EPayment Details.



sr. Epayment Number  
1 MH004008932201415S

Defacement Number  
0002670039201415

8960 /2014

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

प्रमाणित करण्यात येते की, या  
दस्तावध्ये एकूण १५५ पाने आहेत.

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



बरल-६/C EE0 /२०१४  
पुस्तक क्रमांक १, क्रमांक .....बर  
नोंदला. 9 DEC 2014  
दिनांक:

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