AGREEMENT FOR SALE

No. बांद्रा-8/8903/2012

Dated 22 May, 2012

Between

M/S. SHIVRAJ AND DHONDU BUILDERS PRIVATE LIMITED,

.....

Promotors

And

M/S. AKSHATA REALTORS PRIVATE LIMITED

..... Purchaser

Flat No. 401, 4th Floor, Shivraj Heights, 14th Road, Khar (West), Mumbai – 400 052.

SHIVRAJ GROUP OF COMPANIES

SHIVRAJ & DHONDU BUILDERS PVT. LTD.

(AN ISO 9001 - 2008 CERTIFIED CO.)

Date: 7th November 2012

State Bank of India
Backbay Reclamation Branch,
Raheja Centre, Nariman Point
Mumbai – 400 021

Kind Attn: Mr. Dileep M Kadam, Relationship Manager

Dear Sir,

Ref: Flat No-401, 4th Floor, Shivraj Heights owned by M/s Akshata Realtors Pvt. Ltd.
Sub: NOC for Creation of Mortgage

This is with reference to the captioned subject.

We hereby state that M/s Akshata Realtors Pvt. Ltd. is the owner of Flat No-401, 4th Floor, Shivraj Heights, Plot No- 394-A, CitySy. No. E/268, 14th Road, Khar (West), Mumbai- 400 052 and Agreement for Sale was registered on May 22, 2012 executed between us i.e., M/s.Shivraj&Dhondu Builders Pvt. Ltd. (Promoters) and M/s Akshata Realtors Pvt. Ltd. (Purchaser).

We have no objection to the purchaser for creating mortgage charge as a guarantor on the said flat in favour of your bank for loan facility availed by M/s Topworth Steels & Power Pvt. Ltd.

We hereby undertake to mark the lien of your bank in our record subsequent to creation of mortgage on the said flat in your favour.

Thanking you,

For **Shivraj&Dhondu Builders Pvt. Ltd.**

Shivraj & Dhondu Builders Pvt. Ltd.

Director

Director

101, KRISHNA HEIGHTS, PLOT NO. 254, 12TH ROAD, KHAR (WEST), MUMBAI - 400 052.
TEL.: +91-22-2649 9611/12 TELEFAX: +91-22-2649 1990 E-MAIL: info@shivrajbuilders.com / ramkadam2008@yahoo.com

Wednesday, May 23, 2012

12:10:41 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4549

गावाचे नाव बांद्रा

दिनांक 23/05/2012

दस्तऐवजाचा अनुक्रमांक वदर4 - 04503 - 2012

दस्ता ऐवजाचा प्रकार करारनामा

P/Adm

सादर करणाराचे नाव:अक्षता रियल्टर्स प्रा लि चे ऑथोराईज सिग्नेटरी अश्विन नरेंद्र लोढा - -

नोंदणी फी	30000.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)) [illegible]	1040.00
[illegible] (अ. 12) व छायाचित्रण (अ. 13) [illegible] (52)	
एकूण रु.	31040.00

DELIVERED

आपणास हा दस्त अंदाजे 12:25PM ह्या वेळेस मिळेल

दुय्यम निंबधक
अंधेरी 2 (अंधेरी)

सह. दुय्यम निबंधक अंधेरी-२, मुंबई उपनगर जिल्हा.

बाजार मुल्य: 21618500 रु. मोबदला: 19000000रु.
भरलेले मुद्रांक शुल्क: 1225000 रु.

धनाकर्षाचा प्रकार :डीडी/धनाकर्षाद्वारे;
[illegible]चे नाव व [illegible]ता: ओरियन्टल बँक ऑफ कॉमर्स, मुंबई;
[illegible]डी/धनाकर्ष क्रमांक: 271190, रक्कम: 30000 [illegible] दिनांक: 18/05/2012

Alelha

Wednesday, May 23, 2012

12:11:20 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4550

गावाचे नाव बांद्रा

दिनांक 23/05/2012

दस्तऐवजाचा अनुक्रमांक वदर4 - 04503 - 2012

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:अक्षता रियल्टर्स प्रा लि चे ऑथोराईज सिग्नेटरी अश्विन नरेंद्र लोढा - -

गृहभेट फी	300.00
एकूण रु.	300 00

आपणास हा दस्त आज 12:25PM ह्या वेळेस मिळेल

दुय्यम निंबधक
अंधेरी 2 (अंधेरी)

बाजार मुल्य: 21618500 रु. मोबदला: 19000000रु.
भरलेले मुद्रांक शुल्क: 1225000 रु.

मूल्यांकन प

मुल्यांकन	2012	दिनांक	23/05/2012
जिल्हा	मुंबई(उपनगर)		
प्रमुख मुल्य विभाग	- 24-बांद्रा - ई (अंधेरी)		
उपमुल्य विभाग	- 24/147-भूभाग:उत्तरेस रामकृष्ण मिशन मार्ग,पूर्वेस एस.व्ही.रोड,दक्षिणेस चित्रकार धुरंदर मार्ग व पश्चिमेस गोविंद पाटील मार्ग.		
मिळकतीचा क्रमांक	सि.टी.एस. नंबर -- 268		
नागरी क्षेत्राचे नांव	मुंबई(उपनगर)		
मिळकतीचे वर्ग	बांधीव		

मुल्यांकन नोंद वेगळी

बाजार मूल्य दर तक्त्यानुसार
प्रति चौ. मीटर मूल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक
116,900	194,900	233,900	291,500	194,900

मिळकतीचे क्षेत्र	110.92	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका		उद्वाहन सविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	मजला	4

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * घसारा टक्केवारी (Rule 5 or 8)

= 194,900.00 * 100.00 /100

= 194,900.00

A) मुख्य मिळकतीचे मुल्य (Rule 19 or 20)

= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ

= 194,900.00 * 110.92 * 100.00 /100

= 21,618,308.00

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मुल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 21,618,308.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 21,618,308.00

AV = 190,000.00

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INDIA NON JUDICIAL

Government of Maharashtra

सत्यमेव जयते

e-Stamp

Issued by :
Stock Holding Corporation of India Ltd.
Location : SRO-CUSTOM
Signature :
Details can be verified at www.shcilestamp.com

Certificate No.	:	IN-MH08642920384702K
Certificate Issued Date	:	16-May-2012 02:49 PM
Account Reference	:	SHCIL (FI)/ mhshcil01/ SRO-CUSTOM/ MH-MUM
Unique Doc. Reference	:	SUBIN-MHMHSHCIL0109292693597132K
Purchased by	:	Messers Akshata Realtors Pvt Ltd
Description of Document	:	Article 25(b)to(d) Conveyance
Property Description	:	Flat No.401,4th Floor,Shivraj Heights,14th Road,Khar west,Mumbai-400052
Consideration Price (Rs.)	:	1,90,00,000
		(One Crore Ninety Lakh only)
First Party	:	Messers Shivraj and Dhondu Builders Pvt Ltd
Second Party	:	Messers Akshata Realtors Pvt Ltd
Stamp Duty Paid By	:	Messers Akshata Realtors Pvt Ltd
Stamp Duty Amount(Rs.)	:	12,25,000
		(Twelve Lakh Twenty Five Thousand only)

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लोक

Please write or type below this line

0000771959

Statuatory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs)
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151
E-mail :

Mode of Receipt

Account Id mhshcil01
Account Name SHCIL-MAHARASHTRA

Receipt Id RECIN-MHMHSHCIL0108267853347034K
Receipt Date 16-MAY-2012

Received From Messers Akshata Realtors Pvt Ltd	Pay To
Instrument Type PAYORDER	Instrument Date 15-MAY-2012
Instrument Number 271188271209	Instrument Amount 1225000 (Twelve Lakh Twenty Five Thousand only)
Drawn Bank Details	
Bank Name Oriental Bank of Commerce	Branch Name Mumbai
Out of Pocket Expenses 0.0 ( )	

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AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai this 22 May, 2012 in the Christian year Two Thousand Twelve Between **M/S. SHIVRAJ AND DHONDU BUILDERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its executive office at 101, Krishna Heights plot No. 254, 12th Road, Khar (W), Mumbai – 400 052, hereinafter called "The Promoters" (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 one part AND **M/S. AKSHATA REALTORS PRIVATE LIMITED ,** a Company incorporated under the Companies Act, 1956, having its Registered Office at # 4, Ground Floor, Raheja Centre, 214, Free Press Journal Marg, Nariman Point, Mumbai – 400 021, hereinafter called "The Purchaser" (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 other part;

WHEREAS

a) By an indenture of conveyance dated 22nd may, 2006 and duly registered under Sr. No. 4219 on 22 may 2006 made between (1) Smt. Seema Narayan Ajinkya , (2) Ms. Vaishali Narayan Ajinkya and (3) Mrs. Priti Praful Vijaykar (therein called the ' the Vendors') of the One part and the promoters herein (formerly known as Veena Mercantile Pvt. Ltd.) (therein called the Purchasers) of the other part, the former granted, sold, transferred, assured and assigned unto the Promoters herein all that piece and parcel of land bearing Plot No. 394 - A, situate lying and being at 14th Road, Khar(W) bearing City Survey Nos. E/268 and Municipal H - Ward in the Registration Sub - District of Mumbai Suburban admeasuring 690 sq. yds. or thereabout together with existing building/structure known as SANT ASHRAM standing thereon and more particularly described in the Schedule thereunder written thereinafter referred to as "the said property" for the consideration and on the terms and conditions and covenants therein contained ;

b) The aforesaid purchaser was formerly incorporated as "Veena Mercantile Pvt. Ltd." on 23rd February 19[illegible] under Companies Act, 1956 to effect the change of name of the company from Veena Mercantile Pvt. Ltd. to "Shivraj and Chandu Builders Pvt. Ltd.", special Resolution was passed U/s. 21 of Companies Act, 1956 by former Company and on approval of the central Government signified in writing having been accorded thereto by the Department of Companies Affairs.

The Registrar of Companies issued U/s. 23(1) of the said Fresh Certificate of Incorporation Commencement on change of name on 31st July 2006 stating therein that R.O.C. Letter No. NCR/CN/77587/06 dated 28.07.2006 the name of the company is this day changed to Shivraj and Dhondu Builders Private Ltd.

c) The Promoters are sufficiently entitled to and owners interested in redeveloping the said property more particularly described in the Schedule hereunder written.

d) The necessary permission under Urban Land (C & R) Act, 1976 is obtained by the said Vendor i.e. Seema Narayan Ajinkya and two others on 10.12.2005 for redevelopment of said property on the terms and conditions set out therein. The Purchaser has taken inspection of the flat and plans and all other relevant document verified for himself the carpet area of the flat title of the land as-recited in this agreement and undertake not to raise objection of any nature whatsoever in regard to the same at any time in future on account of any reason whatsoever.

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e) The Promoters have got the plans, specifications, elevations, sections and other details of the building duly approved and sanctioned from the municipal Corporation of Greater Mumbai (hereinafter called the MCGM) and have obtained Commencement Certificate bearing No. C.E/212/WS/AH dated 17th Feb 2007.

f) While sanctioning the said plans the MCGM has laid down certain terms, conditions and restrictions which are to be

observed and performed by the promoters while developing the said property and upon due observance and performance of which only the occupation and completion certificate/s in respect of the building shall be granted by MCGM ;

g) The Purchaser demanded from the promoters and the promoters and the promoters have given inspection to the purchaser of all the documents relating to the said property, the plans, specifications prepared by the Promoters' Architects and such other documents which are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the said Act) and the rules made; here under and the Purchaser/s is fully satisfied with the title of the promoters in respect of the said property and the Promoters' right to allot the various premises in the building constructed on the said property ;

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h) The copy of the Certificate of Title, 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/s have been annexed hereto marked as Annexure 'A', ' B', 'C', 'D' respectively.

i) The Purchaser applied to the promoters for allotment to the Purchaser of Flat/Unit No. 401 on 4th floor of the building known as SHIVRAJ HEIGHTS (hereinafter referred as the said building) on the said property (hereinafter referred to as the said premises)

j) The Promoters have agreed to sell and allot to the Purchaser the said premises on ownership basis and the Purchaser agrees to purchase the same for the total consideration of Rs.1,90,00,000/-(Rupees One Crore Ninety Lacs only) and on the terms and conditions as hereinafter appearing ;

k) Under section 4 of the said Act, the Promoters are required to execute a written agreement for sale of the said premises to the Purchaser, being in fact these presents and also to get the same registered under the Indian Registration Act ;

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

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1. The Purchaser hereby agrees to purchase and the promoters hereby agrees to all and allots to the purchaser premises viz Flat/Unit No. 401 on the 4th floor admeasuring 1193.50 sq.ft. equivalent to 110.92 sq.mtrs. of built up area (994.60 sq.ft carpet area equivalent to 92.45 sq. mtrs) in the building known as SHIVRAJ HEIGHTS constructed on the said property as shown in the floor plan hereof (which is inclusive of the area of balconies, if any hereinafter for brevity's sake referred to as "the said premises") at or for lump sum price of Rs. 1,90,00,000/- (Rupees One Crore Ninety Lacs only) including the proportionate price of the "Common areas and facilities" which are more particularly described in the second schedule hereunder written. The Purchaser has paid a sum of Rs. 1,90,00,000/- (Rs. One Crore Ninety Lacs Only) bearing

Cheque No. 092451 5th dated 5th August 2009 drawn 'Oriental Bank of Commerce, Overseas Branch, Nariman Point, Mumbai – 400 021.

The promoters have completed the construction of the said Building in accordance with the plans, designs, specifications approved by the MCGM and which have been seen and approved by the Purchaser and the purchaser hereby consent and agrees to the same, this shall operate as an irrevocable consent of the purchaser to the promoters

1. The promoters have commenced the construction of the said Building in accordance with the plans, designs, specifications approved by the MCGM and which have been seen and approved by the Purchaser/s with only such variations and modifications as the promoters may consider necessary and/or as may be required by the concerned authority to be made by them. The promoters shall be entitled to make such changes in the building plans as they may from time to time determine and as may be approved by the MCGM and other concerned authorities and the purchaser/s hereby consent agrees to the same, this shall operate as an irrevocable consent of the purchaser/s to the promoters in carrying out such changes in the building plans.

2. The promoters hereby agree to observe, perform and comply with all the terms and conditions, stipulations if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the said premises to the purchaser.

3. Without prejudice to the promoters other rights under this Agreement And/or in law, the Purchaser agrees to pay the promoters an interest at the rate of 24% per annum on all the amounts which become due and payable by the Purchaser/s to the promoters under the terms of this agreement from the said Date amount is payable by the Purchaser to the promoters till the actual date of payment.

4. On the purchaser committing fault in payment on due date (time being the essence of contract) of any amount due and payable by the purchaser to

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the promoters under this Agreement (including the Purchaser, proportionate share of taxes levied by the MCGM and other outgoings) and/or on the purchaser; committing breach of any of the terms and conditions herein contained, the promoters shall be entitled at their own option to terminate this Agreement.

5. Provided always that the power of termination hereinbefore contained shall not be exercised by the promoters unless and until the promoters shall have given to the purchaser fifteen, days prior notice in writing of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the purchaser in remedying such breach or breaches within a reasonable time after giving of such notice ;

6. Provided further that upon termination of this agreement as aforesaid, the promoters shall refund to the purchaser/s the installments of sale price of sale price of the said premises which may till then have been paid by the purchaser to the promoters, but the promoters shall not be liable to pay to the purchaser any interest on amount so refunded and upon termination of this agreement and on refund of the aforesaid amount by the promoters, the promoters shall be at liberty to dispose of and sell the said premises to such person and at such price as the promoters may in their absolute discretion think fit and proper. On termination of the agreement the purchaser shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the promoters or against the said premises.

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7. It is expressly agreed that the Right of the purchaser under this agreement is only restricted to the said premises agreed to be sold by the Promoters to the purchaser and all other premises agreed to be sold by the promoters to the purchaser and all other premises and portion of the said property of the promoters and the promoters shall be entitled to develop the same without any reference or recourse or consent or concurrence from the purchaser in any manner whatsoever.

8. The possession of the said premises shall be delivered to the purchaser/s only after full and final payment. The said premises is ready for use and occupation provided due to payable by the purchaser/s under this Agreement and the stamp Duty and Registration Charges in respect of the said premises are duly paid by the purchaser/s the promoters shall be entitled to reasonable extension of time for giving delivery of the said premises if the completion of the building is delayed on account of.

(i) Non- availability of steel, cement, other building material, water or electrical supply.

(ii) war, civil commotion or act of God ;

(iii) any notice, order, rule, notification of the Government or other public, judicial or competent authority ;

(iv) other reasonable cause,

(v) Any circumstances beyond control of promoters.

9 The purchaser shall take possession of the said premises within 7 days of the promoters giving written notice to the purchaser/s intimating that the said premises is ready for use and occupation.

Upon the purchaser/s taking the possession of the said premises, he shall have no claim against the promoters in respect of any item or work in the said premises which may be alleged not to have been carried out or completed.

10 The purchaser shall join as a member of the society of apartments (hereinafter referred the said society) that may be formed and abide by the rules, regulations and bye laws of the said society and pay to the society such amounts as maybe payable by him/her/them. The purchaser/s shall occupy the said premises subject to the rules and regulations and bye-laws of the society. The purchaser/s shall sign all necessary applications, memorandum, letters, documents and other papers in writings for the purpose of becoming a member of the said society.

a. It is expressively agreed that the purchaser shall be entitled to the common areas and facilities appurtenant with the said premises and the nature, extent and description of such common areas and facilities is

setout in the second schedule hereunder written. It is hereby agreed that the promoters have the exclusive right of allotment of different parking spaces, basement, pocket & adjoining terrace to the flat & other terraces except common terrace above 12th floor of the building, to one or more person/s of their choice. It is hereby agreed that the areas mentioned in the second schedule written hereunder, under the heading common areas and facilities only shall be common facilities and the promoters shall be entitled to declare all other areas as restricted or reserved areas and facilities.

b. The purchaser hereby grant their irrevocable authority, permission and consent to the promoters that the promoters shall have the sole and absolute right and authority and shall be entitled to deal with, sell or otherwise dispose off any part or portion of the said building including the aforesaid terraces, basement, open spaces and to permit the same to be utilized for any purpose.

c. It is expressively agreed between the promoters and the purchaser that the said premises shall be utilized for residential/ commercial/ any other permissible purposes. The purchaser agrees not to change the user of the said premises without prior consent in writing of the promoters and any unauthorized change of user by the purchaser shall render this agreement voidable and

the Purchaser in that event shall not be entitled to any right arising out of this Agreement.

d. The purchaser confirms that the promoters have given full free and complete inspection of the documents of title and the carpet area of the flat in respect of the said property and the purchaser confirms that he has entered into this Agreement after inspecting all relevant documents and the purchaser has inspected the Title certificate issued by the promoters' Advocates and the purchaser undertakes not to raise any objection and/or requisition on the title and carpet area of the flat to the said property.

e. The purchaser shall have no claim save and except in respect of the said premises. All other areas including aforesaid terraces, open spaces, basement etc. will remain the property of the promoters until the whole of the said property is transferred in the said society as herein provided subject to the rights of the promoters as contained in this Agreement.

f. It is agreed that the basement and aforesaid areas are covered under common areas. The promoters have absolute right to dispose off the same in any manner promoters deem fit and proper.

10. The purchaser hereby expressively agree with the promoters that if the F.S.I, in the locality is increased in respect of the said property and/or additional construction is possible on the said property on account transfer of development rights

available for being utilized or otherwise if the MCGM permits construction of any additional floor and / or any additional wing then in such event, the promoters shall be entitled to construct such building by adding floors vertically or construct a new building as per the revised building plans. The purchaser expressly consents to the same as long as the total area of the said premises and the specifications, amenities, fixtures and fittings are not reduced. This consent shall be considered to be the purchaser's consent contemplated by section 7(i) (ii) of the said Act.

11. The promoters shall always have a right to get the benefit of additional F.S.I, for construction from MCGM and also to make the additions, alterations, raise storey or put up additional structures as may be permitted by MCGM and other competent authorities such additions structures and storey will be the sole property of the promoters alone who will also be entitled to use the terrace including the parapet wall for any purpose including display of advertisements and sign boards and it is expressly agreed that the promoters shall be entitled to put a hoarding or give on lease space for pager station, cell base station and radio station on the said 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 promoters are fully authorized to allow temporary or permanent construction or erection in installation either on the exterior of the said building as the case may be and the purchaser/s

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 premises 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 promoters.

12. Notwithstanding anything contained in this Agreement, the promoters shall be entitled to at their own discretion -

(a) To form a society of the purchasers of the premises in the building;

(b) To transfer the said property in favor of such society.

13. A deed of conveyance in favor of the society or a Declaration to be Submitted under the Maharashtra Apartment ownership act or other documents in favor of the society which shall interalia contain the following :

(i) The right of the promoters to sell or otherwise to transfer the additional construction by use of any future FSI/TDR and to appropriate for themselves the entire sale proceeds thereof and the obligation of the society 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 promoters of full and complete access in the building for the aforesaid purpose ;

14. Commencing a week after notice in writing is given by the promoters to the purchaser/s that the said premises is ready for use and occupation, the purchaser shall be liable to pay the proportionate share of the outgoings in respect of the said

property and the building namely local taxes, betterment charges sub-station & cable cost or such other levies by the concerned local authority and expenses for electricity, water, common lights, repair and salaries of clerks, bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the property and building . Until the management of the property and building is handed over to the society the purchaser shall pay to the promoters such proportionate share of the outgoings as may be determined by the promoters. The purchaser shall pay to the promoters provisional monthly contribution towards the outgoings regularly on the 5th of every month in advance and shall not withhold the same for any reason. The amount so paid shall not carry any interest and remain with the promoters until the management is handed over to the society.

15. The purchaser shall on or before the delivery of the possession of the said premises pay to the promoters the following amounts :

(i) Rs. 50,000/- non-refundable for legal charges.

(ii) Non-refundable professional charges.

(iii) Rs. 50,000/- non-refundable for society or other society information charges.

(iv) Rs. 94,000/- non-refundable for share money, application, entrance free of the society.

(v) Rs. 62,000/- non-refundable deposit towards installation of transformer, cable, electric meter, water, pipes gas connection etc.

(vi) Rs. 25000/- being deposit towards proportionate share of taxes, maintenance and other charges.

16. It is agreed in respect of item No. to (I) to (v) referred in Para No. 24, the promoters are not liable to render accounts. In the event of any additional amount becoming payable, the purchaser shall forthwith on demand pay and deposit the difference to the promoters. The aforesaid amount / deposit shall not carry any interest.

17. The Purchaser with an intention to bring all persons in whose hands the said premises may come, both hereby covenant with the promoters as follows :

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(a) To maintain the said premises at the purchaser/s own cost in good tenantable repairs and conditions from the date of possession of the said premises is taken and shall not do or suffer anything in or to the said building, staircase, which may be against the rules, regulations or bye-laws of concerning local authority or change/alter or make additional in or to the building or the said premises or part thereof.

(b) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction of the 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 the upper floors may be damaged or that is

likely to damage the staircase, or any other structures of the building including the entrance thereof. In case any damage is caused to the said premises or the said building on account of the negligence or default of the purchaser/s in this behalf, the purchaser shall be liable for the consequences of the breach.

(c) To carry at the purchaser's own cost all internal repairs to the said premises and maintain it in the same condition, state and order in which it was delivered by the promoters to the purchaser and not to do or suffer anything in the said premises of the building which is in contravention of rules, regulations or bye-laws of the concerned local public authority.

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(d) Not to demolish or caused to be demolished the said premises 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 said premises or any part thereof nor alter the elevation and outside color scheme of the said building and to keep the portion, sewers, drain pipes in the said premises and appurtenance thereto in good tenantable repair and condition so as to support, shelter and protect other part of the building and not to damage or in any other manner damage the columns, beams, walls, slabs or RCC padris or other structural members in the said premises without the prior permission of the promoters and/or the society.

(e) Not to do or permit to be done in any act which may render void or viodable any insurance of the said property or the

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

(f) Not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said property and the building.

(g) Pay to the promoters within 7 days of demand by the promoters, 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 building.

(h) To bear and pay increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, cess, taxes, if any, which are and which may be imposed by BMC and / or government and / or other public authority on account of change of user of said premises.

(i) Not to 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 said premises until all the dues payable by the Purchaser/s to the Promoters under this Agreement are fully paid up and only if the Purchaser/s have 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 Promoters and obtained their prior consent in writing in that behalf.

(j) Till the management of the building is handed over to the society to allow the promoters, their survivors and agents at

all reasonable time to enter into or upon the said property to review and examine the state and condition thereof.

18. The purchaser shall observe and perform all the rules an regulations and bye-laws of the said society on its formation and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the building and the premises therein and for the performance and observance of Building rules, regulations and by-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 laid down by the society regarding occupation and use of the said premises and shall pay outgoings in accordance with the terms of this Agreement.

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19. In the event of the said society being formed and registered before the sale and disposal by the promoters of all the premises in the said building, the power and authority of the said society 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 promoters in respect of any of the premises concerning the said building, the construction and completion thereof and of the amenities pertaining to the same and in particular promoters shall have the absolute authority and control as regards the unsold premises & aforesaid terrace, parking space, basement open space etc and the disposal thereof. The promoters shall be liable to pay only the municipal taxes, at actual, in respect of

the unsold premises. In case the deed of conveyance or any other document is executed in favor of the said society before the disposal by the promoters of all the premises then the promoters shall join in as a member in respect of such unsold premises and as when such premises are sold the society shall admit such purchaser as the member/s without charging any premium or extra payment.

20. Advocates for the Promoters shall prepare and / or approve, as the case may be, the Deed of Conveyance and / or Declaration to be submitted under the Maharashtra Apartment Ownership Act or any and all other documents to be executed in favour of the said society all costs, charges expenses including stamp duty, registration charges and expenses in connection with the preparation and execution of the Deed of Conveyance and other documents and formation and registration of the society shall be borne and paid by all the Purchaser of the various premises in the said building and / or society on its formation. Such amount shall be kept deposited by the Purchaser with the Promoters the time taking the possession of the said premises. In the event of the said society being formed and registered before the sale and disposal by the promoters of all the premises in the said building, the power and authority of the said society 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 promoters in respect of any of the premises concerning the said building, the construction and

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completion thereof and all the amenities pertaining to the same and in particular promoters shall have the absolute authority and control as regards the unsold premises apprised terrace , parking space, basement open space etc and the disposal thereof the promoters shall be liable to pay only the municipal taxes, at actual, in respect of the unsold premises. In case the deed of conveyance or any other document is executed in favor of the said society before the disposal by the promoters of all the premises then the promoters shall join in as and when such premises are sold, the society shall admit such purchaser/s as the member/s without charging any premium or extra payment.

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21. Nothing contained in this agreement is intended to be or shall be constructed as a grant, demise or assignment in law of the said premises or of the said property or building or any part thereof. The purchaser shall have no claim save and excepted in respect of the said premises and all the open spaces, parking spaces aforesaid terraces, basement etc. will remain the property of the Promoters until the said property together with the said building is transferred in favour of the said society as hereinbefore mentioned but subject to the rights of the Promoters under this Agreement.

22. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Promoters shall not be constructed as a waiver on part of the Promoters or any breach or not compliance of any of the terms and conditions

of this agreement by the Purchaser/s shall not be the same in any manner prejudice the rights of the Promoters.

The stamp duty and the registration charges of and incidental to this agreement shall be borne and paid by the Purchaser. The Purchaser shall his / her their cost and expenses, lodge this agreement before the Sub-Registrar of Assurances at Bandra / Mumbai within the time prescribed by the Indian Registration Act 1908 and after due notice in advance on this regard the Promoters of this attorney attend such office and admit the execution thereof.

23. All notices to be serves on the Purchaser/s as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser/s, under Certificate of Posting at the address specified below :-

M/S. AKSHATA REALTORS PRIVATE LIMITED, Office at # 4, Ground Floor, Raheja Centre, 214, Free Press Journal Marg, Nariman Point, Mumbai – 400 021.

24. The Promoters have informed the Purchaser/s and the Purchaser/s is / are aware that notwithstanding anything contained herein :

a) The Purchaser of flat / unit No. 401 on the 4th floor are given the exclusive right of use, occupy possess and enjoy admeasuring 1193.50 sq.ft. equivalent to 110.92 sq. mtrs at 4th floor level more particularly shown in the plan hereto an marked with Red colour line.

25. This agreement shall be subject to the provisions of the Maharashtra Ownership Flat Act. 1963 and the rules made there under.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day, month and year first here in above written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land bearing Plot No. 394-A, bearing City Survey Nos. E/268 admeasuring 690 sq.yds. or thereabout together with the existing / structure known as SANT ASHRAM and assessed under Municipal H –Ward situate laying and being at 14th Road, Khar in the Registration Sub- District of Bandra in the Registration District of Mumbai Suburban.

THE SECOND SCHEDULE ABOVE REFERRED TO COMMON AREA AND FACILITIES

(1) Entrance body and foyer of the building

(2) Staircase of the building including main landing, for the purpose of ingress and engress but not for the purpose of storing of for recreation or for residence nor for sleeping.

(3) The landing is limited for the use of the residents of the flats located on that particulars floor and visitors there to but is subject to means of access for reaching the other floors, available to all residents and visitors.

(4) Electric meters and water meter/s connected to common lights, water connections, pump set, etc.

(5) Underground water tank of adequate capacity with water pumps connected with overhead water tanks.

SIGNED AND DELIVERED by)

The with in named Promoters)

SHIVRAJ & DHONDU BUILDERS)

PVT. LTD. (through its authorized)

Representative Ramchandra s Kadam)

in the presence of .....

1.

2.

Shivraj & Dhondu Builders Pvt

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SIGNED AND DELIVERED by)

The with in named Purchaser)

M/S. AKSHATA REALTORS PVT. LTD) AKSHATA REALTORS PVT. LTD.

(through its authorized Representative) Aleeha

Ashwini Narendra Loda) Authorised Signatory

in the presence of .....

1.

2.

मालमत्ता पत्रक

विभाग/गाव — इ वॉर्ड तालुका/न.भू.का. — न.भू.अ.बांद्रा जिल्हा — मुंबई उपनगर जिल्हा

सर्व्हे नंबर / हिस्सा नं.	सिटी सर्व्हे	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाडयाचा तपशील आणि त्यामध्ये केलेल्या सुधारणा
E/२६८	~~E/२६८~~				
			Sqr.yds [६९०] चौ.मि. ५७६.९	C	[R.s.१५-८-० upto १-८-७६.] रु.१५,५००

सुविधाधिकार — ——

उपलब्धता मुळ धारक वर्ष १९४८

[१) Vasudeo Hanumantrao.]
[२) Narayan Hanumantrao.]
[३) Sunandabai W/o Hanumantrao Ajinkya.]
[By inheritance.]

पट्टेदार — —

इतर भार — ——

इतर शेरे — ——

बदर–४/
१०३/२५
२०१२

दिनांक	व्यवहार	कंस क्रमांक	नवीन धारक (धा) पट्टेदार (प) विद्या भार (भा)	साक्षांकन
२७/०५/१९९९	धा.स.च्या १९५६ च्या वजन मापाचे कायद्यानुसार म.रा.स.च्या १९५८ अधिसूचनेनुसार व धा.स.च्या नाणे संबंधी कायद्यानुसार क्षेत्र व्यवहाराचे रूपांतर केले.			साक्षी - १९६९-०९-०६ ००:००:०० पि.लिमिटेड. (२)कुलाबा
१८/०२/१९९४	दि.२७-१२-९३ चा अर्ज, श्री.वासुदेव, श्री. नारायण व श्रीमती. सुनंदाबाई मयत, नवाब व प्रतिज्ञा यजाने वारसांची नांवे दाखल केली.	S.I.F. मा.नि.नि. भू.अ.तथा न. भू.अ.क्र.३ मुं. यांचा दि.१८-२-८४ चा आदेश.	धा) १) श्रीमती. सिमा नारायण अजिंक्य. २) श्रीमती. पिनल डॉ. प्रफुल्ल विनायकर. ३) कुमारी. वैशाली नारायण अजिंक्य.	साक्षी - १९९४-०२-१८ ००:००:०० लिमिटेड तथा नमुना क्र.३मु.
२०/०६/२००६	सह. दुय्यम निबंधक अंधेरी क्र.१ मुंबई उप जिल्हा कडील र.द.क्र.४ २१६/२००६ रक्कम रुपये ५,२५,००००० दिनांक २०/०५/२००६ अन्वये खरेदी देणार धा), १) श्रीमती. सिमा नारायण अजिंक्य., २) श्रीमती. पिनल डॉ. प्रफुल्ल विनायकर, ३) कुमारी. वैशाली नारायण अजिंक्य., यांची नांवे कमी करून खरेदी घेणार वीना मर्कंटाईल प्रा.लि.च्या नांव दाखल केले.	-	धारक वीना मर्कंटाईल प्रा.लि.	के.स.क्र.२२ प्रमाणे साक्षी - २०/६/२००६ न.भू.अ.बांद्रा

तपासणी करणारा - सही व शिक्का -

सह दुय्यम निबंधक, अंधेरी, मुंबई उपनगर जिल्हा

नकाशा अर्ज क्र. ४६५६
अर्ज दाखल दि. ४/६/०६
नकाशा दाखल दि. ४/६/०६
नकाशा दिला दि. ४/६/०६
प्रचार करणारा :-
स्वाक्षरीचा :-

नकाशाचा प्रकार
नोंदी
नकाशा शुल्क
जोगवा शुल्क
दुरुस्ती शुल्क
एकूण शुल्क

खरी प्रत

भार भूमापन अधिकारी, बांद्रा.

Ex. Engineer Bldg. Proposal (W.S.)
H and K — Wards,
Municipal Office, R. K. Patkar Marg
Bandra (West) Mumbai-400 050

BMPP-1649-2002-10,000 Forms. C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No. CE/2143/BSH/WS/AH/AK of
COMMENCEMENT CERTIFICATE

To Ramchandra Shivaji Kadam — 17 FEB 2007
for Veena Mercantile Pvt- Ltd

This I.O.D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act 1976

Sir,

With reference to your application No. 4744 dated 18-1-2006 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Pooja bldg CTS No. E/268 at premises at Street 14th Rd village Bandra plot No. situated at Khar(W) Ward H/W

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subseequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :--
   (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
   (b). Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
   (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

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

This CC is valid upto 16 FEB 2008

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The Commencement Certificate is for carrying out the work up to Plinth i.e. 3.50 mts height

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

13/2/07

Ex. Engineer Building Proposals
(Western Subs.) 'H & K/West' 'K/East & P'/Wards'

FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI

Valid up to..... 21 JAN 2008
CE/ 2143 /BSII/WS/AH
Further C.C. is now extended up to ~~[illegible]~~ endorsed
up to top at Basement
~~[illegible]~~ as per approved plan dated 31/10/07

E.E.B.P. (W.S.) H & K Ward

Valid up to..... 14 FEB 2008
CE/ 2143 /BSII/WS/AH
Further C.C. is now extended up to full C.C
up to top of 11th Floor & 4 MR + OHT
For [illegible] as per approved plan dated 31.10.07

E.E.B.P. (W.S.) H & K Ward

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२०..

BMPP-3536-2005-15,000 Forms. (4 Pages F/B)

This I.O.D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 197.

EC-48

Form 346 / 88

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

Ex. Engineer Bldg. Proposal (W.S.) H and K — Wards, Municipal Office, R. K. Patkar Marg, Bandra (West), Mumbai-400 050.

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

No. E.B./CE/ CE/2143/WS/AH BS/A of 200 - 200

30 JUN 2006 Municipal Office, Mumbai 200

MEMORANDUM

Mr.RAMCHANDRA SHIVAJI KADAM OF VEENA MERCANTILE PVT. LTD.

With reference to your Notice, letter No. 337 dated 2/6 2006 and delivered on ..... 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at *Plot bearing CTS No.E/268, village Bandra, 14th road, Khar [West]* furnished to me under your letter, dated ..... 200..... I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.

1) That the commencement certificate under section 44/69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.

2) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per B.C. Regulation No.38(27) before starting the work.

3) That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.

4) That the specifications for layout / D.P. / or access roads / development of setback land will not be obtained from E.E.R.C.(W.S.) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. from E.E.R.C.(W.S.)/ E.E.S.W.D. of W.S. before submitting B.C.

5) That the Structural Engineer will not be appointed. S[illegible] memo as per Appendix XI (regulation 5(3)(ix) will not be submitted by him.

6) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.

बदर-४/

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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the .....29th..... day of .....June..... 2007 but not so as to contravance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

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

30/6/06

For Executive Engineer, Building Proposals,
Zone, PA KIE Wards.

SPECIAL INSTRUCTIONS

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

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

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

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

"(*a*) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street"

"(*b*) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.)- of such building."

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

(4) Your attention is invited to the provision of Section 152 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 fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

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

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

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

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

(9) Attention is drawn to the notes Accompanying this Intimation of Disapproval.

No: CE / ~~2413~~ 2143 / WS / AK 30 JUN 2006

7) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.

8) That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.

9) That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.

10) That the requirements of N.O.C. of (i) Reliance Energy, [ii] S.G. [iii] P.C.O., [iv] A.A. & C.[H/W], [v] S.P. [vi] S.W.D., [vii]M.T.N.L., [viii] H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.

11) That the basement will not comply with basement rules and regulations and registered undertaking. for not misusing the basement will not be submitted before C.C.

12) That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.

13) That the extra water and sewerage charges will not be paid to A.E.W.W.[H/W] Ward before C.C.

14) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.

15) That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.

16) That the requisite premium as intimated will not be paid before applying for C.C.

17) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.

18) That the C.C. shall not be asked unless payment of advance 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 the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.

19) That the Janata Insurance Policy or policy to cover the compensation liability arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.

20) That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.

21) That the soil investigation will not be done and report thereof will not be submitted with structural design.

22) That the building will not be designed with the requirements of relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.

23) That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.

24) That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying *the overhead water storage tank, etc.*

25) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonary or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.

26) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal *Commissioner.*

27) That the phasewise programme for removal of the debris shall not be submitted and got approved.

28) That the registered undertaking for not misusing the part / pocket terraces / A.H.Us. and area claimed free of F.S.I. will not be submitted.

29) That the registered undertaking for water proofing of terrace and Nani traps shall not be *submitted.*

30) That the N.O.C. from E.E.[M&E] for parking layout in the basement / podium shall not be submitted.

31) That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.

32) That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, *approval no. and date of the layout and building proposal, date of issue of C.C., area of the* plot, permissible built up area, built up area approved, number of floors etc.

33) That the N.O.C. from E.E. Mech. (E.I.) P&D for the provision of artificial light, ventilation and / or A.H.U. shall not be submitted.

34) That the sheet piling along with diaphragm wall shall not be constructed taking all the precautionary measures under the strict supervision of registered Structural Engineer before actual work of basement is taken in hand.

35) That the necessary remarks for training of nalla/construction of SWD will not be obtained from Dy. Ch.Eng. (SWD) City and Central Cell before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.

B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

1. That the notice in the form of appendix XVII of D.C.R. shall be submitted on completion of plinth.

2. That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.

3. That the requirement of N.O.C. from C.A., U.L.C. & R. Act will not be complied with before starting the work above plinth level.

No: CE / ~~2413~~ 2143 / WS / AK 30 JUN 2006

4. That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.

5. That the N.O.C. from A.A. & C. [H/W] shall not be submitted.

6. That the plinth stability certificate from R.C.C. consultant shall not be submitted.

7. That the work-start notice shall not be submitted.

C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C. :-

1) That the conditions mentioned in the clearance under No. _____ dated _____ obtained from Competent Authority under U.L.(C.& R.) Act, 1976 will not be complied with.

2) That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. tank etc. for Nursing home, user will not be provided and that the drainage system or the residential part of the building will not be affected.

3) That some of drains will not be laid internally with C.I. pipes.

4) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.

5) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.

6) That the 10' wide paved pathway upto staircase will not be provided.

7) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.

8) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.

9) That the carriage entrance will not be provided before starting the [illegible]

10) That the parking spaces will not be provided as per D.C.R. No.36[illegible]

11) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation.

12) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.

13) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.

14) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.

No: CE / ~~2413~~ 2148 / WS / AK 30 JUN 2008

15) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom *installations etc. required for providing telecom services shall not be provided.*

16) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.

17) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal *Commissioner.*

18) That the Drainage Completion Certificate shall not be submitted.

19) That the Lift Inspector's completion certificate shall not be submitted.

20) That the structural stability certificate shall not be submitted.

21) That the Site Supervisor's completion certificate shall not be submitted.

22) That the smoke test certificate shall not be submitted.

23) That the water proofing certificate shall not be submitted.

24) That the formal order from U.L.C. shall not be submitted.

25) That the N.O.C. from A.A. & C. [H/W] shall not be submitted.

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C. :-

1. That the certificate under Sec.270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.

बदर-४/
मुंबई २१
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30/6/06

For E. E. B. P. (W.S.) H & K Ward

ac

(1042 7)

Office of the Additional Collector & C.A.

ULC., Brihanmumbai,

5th floor, Administrative Building Mumbai Suburban District,
Govt. Colony, Bandra (East), Mumbai 400051.

No.C/ULC/D.III/22/8164 Date : 19 / 12 / 2005

बदर--१/
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To,
Seema Narayan Ajinkya & 2 others,
C/o. Flat No.101, 1st floor,
Krishna Heights, Plot No. 254
12th Road, Khar (W), Mumbai 52.

Sub: Permission for redevelopment of Property bearing CTS.No.E/268 of Village Bandra (West) Taluka Andheri in Mumbai Suburban District.

Sir Madam/Gentleman,

A. Please refer your letter No. Nil dated 28.11.05 seeking permission for redevelopment of the above mentioned property.

B At this stage, the land is non-vacant within the meaning of the U.L. (C& R), Act, 1976, because it is built-up with One structure which contain One dwelling unit. The calculation of plinth area, land appurtenant, additional land appurtenant etc. show that the land is non-vacant to the extent of 576.90 sq.mt. (Five Hundred Sevety Six Point Ninety Sq.mt.) excluding area under road set back to the extent of Nil sq.mts

Thus, the question of permission under section 22 of the ULC Act, 1976, in your case can be considered only when the land becomes vacant after all the structures are demolished with the consent of the existing occupants / tenants of the premises and the proposed building has been constructed as per approved plans and is on the verge of completion. The order under Sec-22 with permission to retain the above land usually contains the following conditions: -

1. The letter of intent and permission under Sec.22 shall be subject to the applicant producing proof regarding the title of ownership of the land, possession, area and user thereof. The Municipal Corporation of Greater Mumbai should verify the same before issuing IOD/CC.
2. The permission is, operative for redeveloping the property in accordance with the provisions of D.C. Regulations in force.
3. You can construct one flat of size upto 140.0 sq.mtrs built up area for self use of owners. The maximum size of the remaining tenement should be 120 sq.mts. built up area.
4. Not more than one dwelling unit shall be sold / allotted to one family.
5. Existing tenants/occupants shall be rehabilitated by you in the redevelopment scheme. You should submit the names and number of tenants/occupants of the structure, the area occupied by each of them, the alternative proposal given and the agreement entered into with each of the tenants by you to this office. Municipal Corporation of Greater Mumbai has to ensure rehabilitation of existing tenants/occupants as per their rules.
6. Form no.VI prescribed in rule no.12 u/s.22 of the Act, shall be filled within a period of three months from the demolition of the existing structures. Only after issuance of regular order u/s.22 for the land falling vacant due to demolition, [illegible] will be considered only after the existing structures are demolished and the building has been constructed as per approved plans and is on the verge of completion.
7. The construction work of redevelopment shall be completed within the period of 5 years from the date of issue of this letter of intent.

बदर-४/
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8. The holder will not utilise the FSI of the structures, which are not demolished

9. This letter of intent is valid for the period of five years from the date of its issue and would be lapsed automatically, if work is not commenced within the specified period. As area admeasuring 576.90 sq.mt. (Five Hundred Sevety Six Point Ninety Sq.mt.) excluding area under road set back to the extent of Nil sq.mts. is non vacant land retainable by the land holder within the meaning of U.L. (C & R) Act, 1976.

10. You should appoint qualified Architect before demolition of existing structures and submit the appointment of Architect's letter to this office before commencing the work.

11. The above conditions will be binding on all the owners/their assignees, constituted attorney, developers and transferees.

12. Statement u/s.6 (1) of the Act filed by him, if any will be decided seperately.

(This letter of intent is also subject to your obtaining NOC/Clearance permission from any other authorities viz. The Bombay Housing & Area Development Board, the Additional Collector, BSD/ sub Divisional Officer, BSD/Additional Dist. Dy Collector, N.A.A. etc applicable in your case under the respective Acts or any other Act for the time being in force. This letter of Intent only clarifies for you that your land today is non vacant land to the extent of 576.90 sq.mt. (Five Hundred Sevety Six Point Ninety Sq.mt.) excluding area under road set back to the extent of Nil sq.mts within the meaning of the U.L.C Act, 1976, and that the question of permission u/s.22 may arise only after the land becomes vacant on account of demolition of the buildings and proposed building has been constructed as per approved plans and is on the verge of completion.

D As per the power entrusted with me, I hereby allow the landholder to hold the vacant land for the redevelopment purpose after demolition of the existing structures till the validity of this order.

E You may approach the Municipal Corporation of Greater Mumbai with an undertaking that, all the above mentioned conditions are acceptable to you to get your redevelopment proposal approved. You should apply for permission u/s.22 of the Act, at the time mentioned in the condition No.6. above.

F You may also note that you would be required to submit the progress of rehabilitation of the existing tenants/ occupants of the structures every six months.

Yours faithfully,

(S.H. Bhalkhate)
Additional Collector & City
ULC, Gr.Mumbai

To,
The Principal Secretary, Urban Development Department, Mantralaya, Mumbai for information.

Copy forwarded to
1. The Dy.City Engineer (DP) Municipal Corporation of Greater Mumbai, Mahapalika Marg, Fort, Mumbai 400001.
2. The [illegible] (P), Western Suburbs, "H & K" Ward, Bandra, [illegible] 50.
[illegible] inform this office after the existing structures have been demolished, [illegible] copy of the undertaking furnished by the land owner/developer concerned [illegible] para E, above and a copy of IOD/CC is [illegible] with statement u/s. s.6(1) bearing No. C/ULC/6(1)/SR-[illegible] for information and record.

Select File [illegible]

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8903 86

CO.NO. 21-77587

नाम में तब्दीली के परिणामस्वरूप निगमन के लिए प्रमाणपत्र

FRESH CERTIFICATE OF INCORPORATION CONSEQUENT

ON CHANGE OF NAME

कम्पनी के रजिस्टार के कार्यालय में

[कम्पनी अधिनियम, 1956 (1956 का 1) के अधीन]

In the Office of the Registrar of Companies West Bengal, Kolkata

[Under the Companies Act 1956 (1 of 1956)]

के विषय में

IN THE MATTER OF* Veena Mercantiles Private Limited

मैं एतद्द्वारा प्रमाणित करता हूं कि

2006 के

परिसीमित निगमित कम्पनी

31(1), 43A(4), 44(2)(b) के निबंधनों के अनुसार

कम्पनी कार्य विभाग द्वारा प्रदान कर दी गई है।

I hereby certify that Veena Mercantiles Private Limited, which was originally incorporated on 23rd day of February 1996 under the Companies Act, 1956 and under the name Veena Mercantiles Private Limited having duly passed the necessary special resolution in terms of section 21 ~~25(1) (a)/25(1) (b) 21(1) 43A(4), 44(2)(b)~~ of Companies Act, 1956 and the approval of the Central Government in writing having been accorded thereto in the Department of Company Affairs

तारीख 200

प्रदान की जाने पर उक्त कम्पनी का नाम इस दिन

परिसीमित की गई 23(1) अनुभाग में जारी किया जाता है।

R.O.C.'s Letter No. NCR/CN/77587/06

dated 28/07/2006 the name of the said company is this day changed ~~incorporated~~/ ~~reconverted~~ to Shivraj and Dhondu Builders Private Limited and this certificate is issued pursuant to section 23(1) of this said Act.

मेरे हस्ताक्षर से यह तारीख

दिया गया

Given under my hand at Kolkata this 31st day of July 200 6 (two thousand six)

Assistant Registrar of Companies
For Registrar of Companies West Bengal

*Here give the name of the company as existing prior to the change

[illegible] परिसीमित (Limited) or any other [illegible] as the case may be, [illegible] and Dhondu Builders

#Here give the name of the Act (As under which the Company was originally registered and incorporated

Shivraj & Dhondu Builders Pvt. Ltd.

Director

SATISH MISHRA & CO.

Advocates, High Court

4-A, Vijay Kunj, Gr. Floor, Jn. of Subway & Old Nagardas Road, Andheri (E), Mumbai - 400 069.
Tel.: 2820 4056 ● Mobile : 9322658994

TITLE CERTIFICATE

Re: All that piece and parcel of land together with the building/structure standing thereon known as SANT ASHRAM bearing Plot No.394-A, City Survey No.E/268 in Municipal H-Ward admeasuring 690 square yards or thereabouts situate, lying and being at 14th Road, Khar, Mumbai-400 052 in the Registration Sub-District of Bandra and District Mumbai Suburban

M/s. Shivraj & Dhondu Builders Pvt. Ltd. .. .. Owners

<><><><><><><><><><><><><><><><><><><><><>

(1) We have been furnished with copy of the public notice inserted by J.S.Kini, Advocate, in the newspapers (i) The Free Press Journal and (ii) Nav Shakti, both dated 28th April, 2006, inviting claims in respect of the captioned property (hereinafter referred to as 'the said property'). We have been informed that no claims are received pursuant to the public notice.

(2) On perusal of the documents furnished to us, it is observed that:-

(a) By an Indenture of Conveyance dated 22nd May, 2006 made between (1) Smt.Seema Narayan Ajinkya, (2) Ms Vaishali Narayan Ajinkya and (3) Mrs.Priti Praful Vijaykar (therein called 'the Vendors') of the One Part and M/s. Veena Mercantiles Pvt. Ltd. (therein called 'the Purchaser') of the Other Part, the former granted, sold, transferred, assured and assigned unto the latter the said property for the consideration and on the terms, conditions and covenants

therein contained. The aforesaid Indenture of Conveyance is duly registered with the Sub-Registrar, Bandra under Sr.No.BDR/04216. We have verified the original Indenture of Conveyance dated 22nd May, 2006.

(b) The name of M/s.Veena Mercantiles Pvt. Ltd., being the Purchaser under the Indenture of Conveyance recited in (a) above, was changed to Shivraj & Dhondu Builders Pvt. Ltd. as evidenced by the Certificate dated 28/07/2006 issued by the Registrar of Companies, Maharashtra. We have verified the original Certificate effecting the change in name issued by the Registrar of Companies, Maharashtra on 28/07/2006.

(c) The office of the Additional Collector and Competent Authority, Urban Land (Ceiling & Regulation) Act, 1976 granted its NOC under section 22 of the Urban Land (Ceiling & Regulation) Act, 1976 bearing No.C/ULC/D.III/22/8164 in the names of Seema Narayan Ajinkya and 2 others, on 19th December, 2005.

(d) The name of the Owners is appearing in the Revenue Records as "Holders" of the said property.

(e) The Executive Engineer, Building Proposals, H/West Ward of Municipal Corporation of Greater Mumbai approved and sanctioned the plans under [illegible]/2143/WS/AH dated 30th June, 2006 and issued the IOD under section 346 of the MMC Act, 1888;

SATISH MISHRA & CO.

Advocates, High Court

4-A, Vijay Kunj, Gr. Floor, Jn. of Subway & Old Nagardas Road, Andheri (E), Mumbai - 400 069.
Tel.: 2820 4056 ● Mobile : 9322658994

(f) The Executive Engineer, Building Proposals, H/West Ward of the Municipal Corporation of Greater Mumbai vide his letter No.CE/2143/WS/AH dated 18/01/2007 granted the Commencement Certificate under section 44 & 69 of the M.R.T.P. Act, 1966 for construction of the proposed building on the said property.

(3) Subject to what is stated above, we are of the opinion that the title of the Owners to the said property is clear, marketable and free from reasonable doubts.

Dated this 24th day of January, 2007.

For SATISH MISHRA & CO.

(Advocates)

SATISH MISHRA & CO. Advocates

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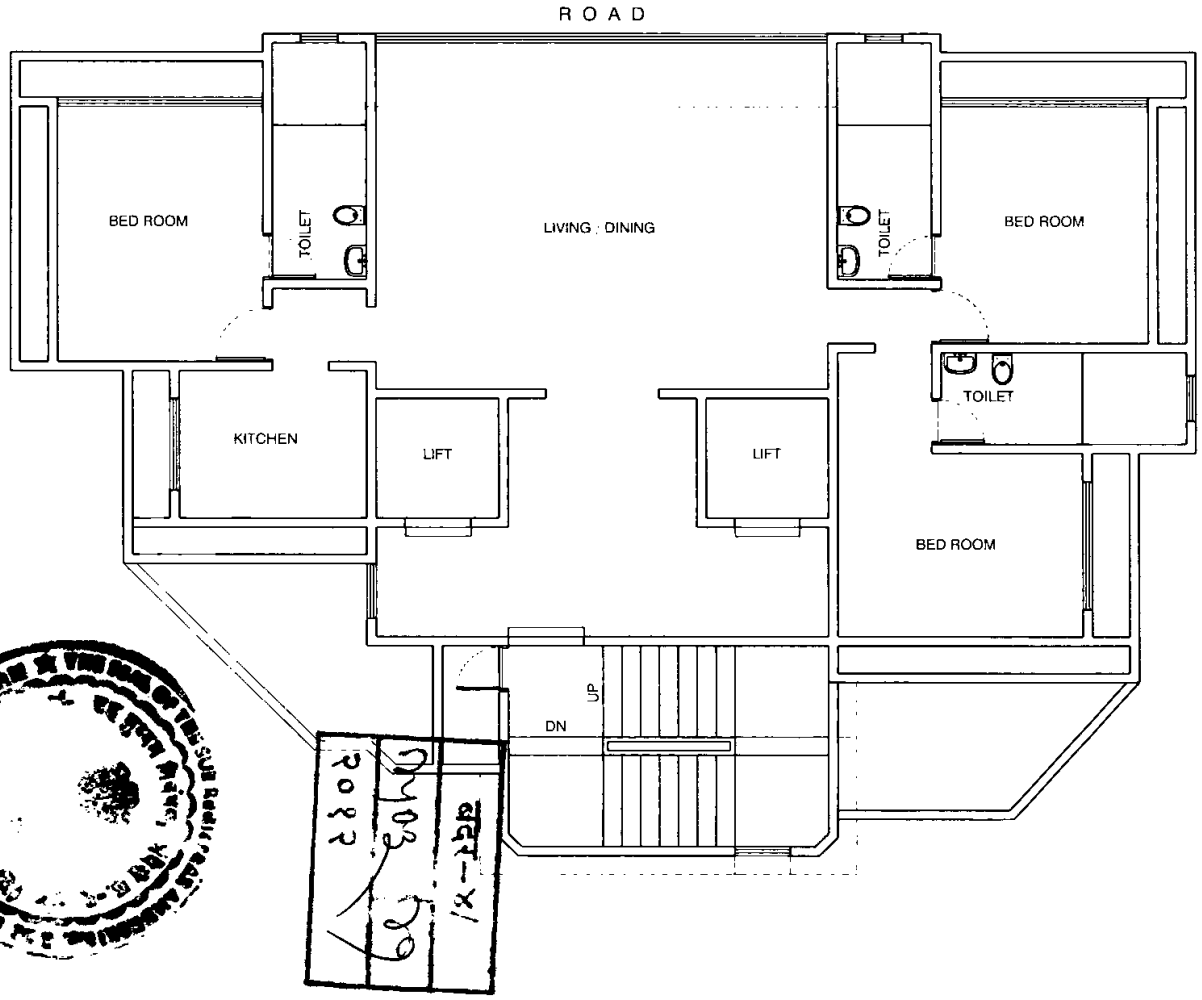
ROAD
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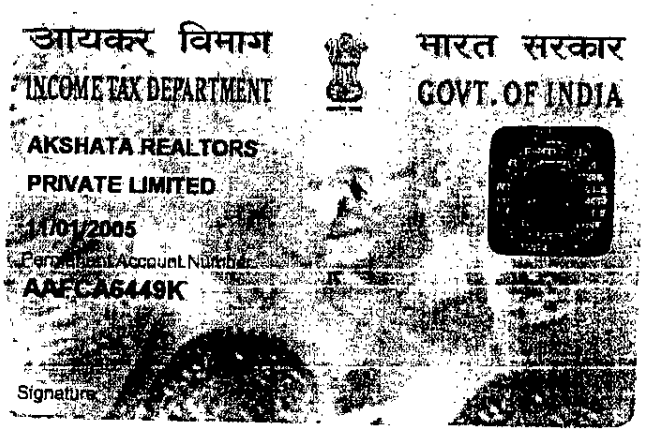

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सदर-४/
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2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHIVRAJ AND DHONDU BUILDERS
PRIVATE LIMITED

23/02/1996

Permanent Account Number

AABCV0994L

16022011

Aksha a Rea tors Pvt. Ltd.

4, Gr. Fl., Raheja Centre, 214, Free Press Journal Marg, Nariman Point, Mumbai - 400 021. Tel.:2284 1414 Fax:2284 0211

Extract of the Minutes of the Board Meeting held at the Regd. Office Premises at "Raheja Centre" Office No.4,, 214, Free Press Journal Marg, Nariman Point, Mumbai – 400 021 on Monday, the 14th May, 2012 at 11.30 a.m.

RESOLVED THAT Mr. Ashwin N. Lodha, Director of the Company be and is authorized to sign the 'Agreement for Sale' entered into between Messrs. Shivraj & Dhondu Builders Private Limited., Mumbai, and the Company in respect to Flat No. 401, 4th Floor, Shivraj Heights, 14th Road, Near Manish Malhotra Show Room, Khar (West), Mumbai – 400 052, and admit the execution and lodge for registration with the Sub. Registrar, Bandra (East), Mumbai.

Certified True Copy
For **Akshata Realtors Private Limited.,**

AKSHATA REALTORS PVT. LTD. MUMBAI

Sheetal Lodha
.....
Director

SHIVRAJ
GROUP OF COMPANIES

SHIVRAJ & DHONDU BUILDERS PVT. LTD.
(AN ISO 9001 - 2008 CERTIFIED CO.)

True copy of the resolution passed at the Board Meeting of Shivraj And Dhondu Builders Private Limited held on 23rd May, 2012 at 10:30 A.M. at registered office of the Company.

RESOLVED THAT Shri. Ramchandra S. Kadam , Director of the Company be and is hereby authorized, for and on behalf of the Company, to sale flat No. 401 located in building Shivraj Heights , Behind Rajkumar Jewelers, 14th Road, Khar (W), Mumbai – 400 052. and Mr. Ramchandra S. Kadam, Director/ authorized signatory of the Company be and is hereby authorised to execute sale deed and to sign various documents for and on behalf of the Company and to represent the Company before various Government, Semi-Government Bodies and other Authorities for sales of above referred property.

For SHIVRAJ & DHONDU BUILDERS PVT. LTD.

DIRECTOR

101, KRISHNA HEIGHTS, PLOT NO. 254, 12TH ROAD, KHAR (WEST), MUMBAI - 400 052.
TEL.: +91-22-2649 9611/12 TELEFAX: +91-22-2649 1990 E-MAIL: info@shivrajbuilders.com / ramkadam2008@yahoo.com

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH02 20080096776 DOI . 19-03-1987
Valid Till . 16-05-2013 (NT)

FORM 7
RULE 16 (2)

DLR 17-05-2008

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	19-03-1987

DOB . 14-08-1947 BG .

Name .MAHADEV SHRINGARE
S/D/W of RAMCHAND SHRINGARE
Add .301/B, SHIV CHHAYA, C.K.P. COLONY, EKSAR RD., BORIVALI (W), MUMBAI.
PIN 400091
Signature & ID of Issuing Authority MH02 2008126

Signature/Thumb Impression of Holder

बदर - ४/	
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DL No MH02 20080055305
Valid Till 02-10-2022 (NT)
DOI 18-03-2008

FORM I
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	18-03-2008

DOB 03-10-1972 BG

Name SHYAMLAL YADAV
S/D/W of LALCHAND YADAV
Add 1/14 TRIVENI SADAN, 1ST FLOOR, CURREY ROAD, .
MUMBAI.
C/O NEW METRO M.T.SCHOOL
PIN 400012
Signature & ID of Issuing Authority MH02 200868

Signature/Thumb Impression of Holder

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२०१२	

23/05/2012 दुय्यम निबंधकः
12:11:34 pm अंधेरी 2 (अंधेरी)

दस्त गोषवारा भाग-1

वदर4
दस्त क्र 4503/2012

दस्त क्रमांक : 4503/2012
दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावः अक्षता रियल्टर्स प्रा लि चे ऑथोराईज सिग्नेटरी अश्विन नरेंद्र लोढा - - पत्ता: घर/फ्लॅट नं: ऑफिस नं 04, तळ मजला, रहेजा सेंटर, 214, फ्रि प्रेस जर्नल मार्ग, नरिमन पॉईंट मु-21 गल्ली/रस्ता: -- ईमारती	लिहून घेणार वय - सही Akcha	 107172 - 326785	

खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव
2	मे. शिवराज ॲण्ड धोंडू बिल्डर्स प्रा लि चे संचालक रामचंद्र शिवाजी कदम - -

दस्तऐवज करुन देणार तथाकथीत [करारनामा] दस्तऐवज करुन दिल्याचे कबूल करतात.

दस्त गोषवारा भाग - 2

वदर4

दस्त क्रमांक (4503/2012)

दस्त क्र. [वदर4-4503-2012] चा गोषवारा
बाजार मुल्य :21618500 मोबदला 19000000 भरलेले मुद्रांक शुल्क : 1225000

दस्त हजर केल्याचा दिनांक :23/05/2012 12:04 PM
निष्पादनाचा दिनांक : 22/05/2012
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 23/05/2012 12:04 PM
शिक्का क्र. 2 ची वेळ : (फी) 23/05/2012 12:11 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-याना व्यक्तीशः ओळ्खतात, व त्यांची ओळख पटवितात.
1) महादेव रामचंद्र श्रृंगारे-- - ,घर/फ़्लॅट नं: -
गल्ली/रस्ता: 301/बी, शिवछाया, एक्सर रोड, बोरीवली प मु-91
ईमारतीचे नावः --
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
2) श्यामलाल यादव- - ,घर/फ़्लॅट नं: -
गल्ली/रस्ता: सदर
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:--
तालुका: -
पिन: -

दु. निबंधकाची सही
अंधेरी 2-(अंधेरी)

पावती क्र.:4549 दिनांक:23/05/2012
पावतीचे वर्णन
नांव: अक्षता रियल्टर्स प्रा लि चे ऑथोराईज सिग्नेटरी अश्विन नरेंद्र लोढा - -

30000 :नोंदणी फी
1040 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी

31040: एकूण

पावती क्र.:4550 दिनांक:23/05/2012
पावतीचे वर्णन
नांव: अक्षता रियल्टर्स प्रा लि चे ऑथोराईज सिग्नेटरी अश्विन नरेंद्र लोढा - -

300 :गृहभेट फी

300: एकूण

दु. निबंधकाची सही. अंधेरी 2 (अंधेरी)

मुख्य निबंधक अंधेरी-२
मुंबई उपनगर जिल्हा.

वदर4	५०/५१
दस्त क्र 4503/2012	
~~२९१५१~~	

25/05/2012 दुय्यम निबंधकः

5:30:36 pm अंधेरी 2 (अंधेरी)

दस्त गोषवारा भाग-1

दस्त क्रमांक : 4503/2012

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
2	नावः मे. शिवराज अँण्ड धोंडू बिल्डर्स प्रा लि चे संचालक रामचंद्र शिवाजी कदम - - पत्ता: घर/फ्लॅट नं: ऑफिस नं 101, कृष्णा हाईट्स, प्लॉट नं 254, 12वा रस्ता, खार प मु-52 गल्ली/रस्ता: -- ईमारतीचे नावः - इ	लिहून देणार वय - सही		उपलब्ध नाही

दस्तऐवज करुन देणार तथाकथीत [करारनामा] दस्तऐवज करुन दिल्याचे कबूल करतात.

दस्त गोषवारा भाग - 2

वदर4

दस्त क्रमांक (4503/2012)

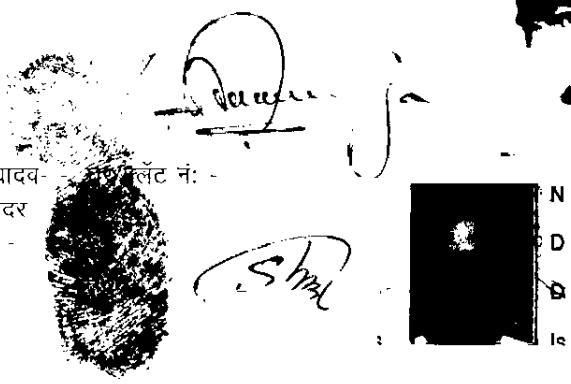
४९५४

दस्त क्र. [वदर4-4503-2012] चा गोषवारा
बाजार मुल्य :21618500 मोबदला 19000000 भरलेले मुद्रांक शुल्क : 1225000

दस्त हजर केल्याचा दिनांक :23/05/2012 12:04 PM
निष्पादनाचा दिनांक : 22/05/2012
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 23/05/2012 12:04 PM
शिक्का क्र. 2 ची वेळ : (फ़ी) 23/05/2012 12:11 PM(कार्यवाही पूर्ण)
शिक्का क्र. 3 ची वेळ : (कबुली) 25/05/2012 05:30 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 25/05/2012 05:30 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळ्खतात, व त्यांची ओळख पटवितात.
1) महादेव रामचंद्र श्रृंगारे-- - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: 301/बी, शिवछाया, एक्सर रोड, बोरीवली प मु-91
ईमारतीचे नावः --
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
2) श्यामलाल यादव- [illegible] फ्लॅट नं: -
गल्ली/रस्ता: सदर
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:--
तालुका: -
पिन: -



दु. निबंधकाची सही
अंधेरी 2 (अंधेरी)

पावती क्र.:4549 दिनांक:23/05/2012
पावतीचे वर्णन
नांव: अक्षता रियल्टर्स प्रा लि चे ऑथोराईज सिग्नेटरी अश्विन नरेंद्र लोढा - -

30000 :नोंदणी फी
1040 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी

31040: एकूण

पावती क्र.:4550 दिनांक:23/05/2012
पावतीचे वर्णन
नांव: अक्षता रियल्टर्स प्रा लि चे ऑथोराईज सिग्नेटरी अश्विन नरेंद्र लोढा - -

300 :गृहभेट फी

300: एकूण

दु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

दस्त गोषवारा भाग - 2

वदर4

दस्त क्रमांक (4503/2012)

दस्त क्र. [वदर4-4503-2012] चा गोषवारा
बाजार मुल्य :21618500 मोबदला 19000000 भरलेले मुद्रांक शुल्क : 1225000

दस्त हजर केल्याचा दिनांक :23/05/2012 12:04 PM
निष्पादनाचा दिनांक : 22/05/2012
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 23/05/2012 12:04 PM
शिक्का क्र. 2 ची वेळ : (फ़ी) 23/05/2012 12:11 PM(कार्यवाही पूर्ण)
शिक्का क्र. 3 ची वेळ : (कबुली) 25/05/2012 05:30 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 25/05/2012 05:30 PM(कार्यवाही पूर्ण)

दस्त नोंद केल्याचा दिनांक : 28/05/2012 12:48 PM

ओळख : [illegible] 5.00 [illegible]

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळ्खतात, व त्यांची ओळख पटवितात.

1) महादेव रामचंद्र श्रृंगारे-- - ,घर/फ़्लॅट नं: -
गल्ली/रस्ता: 301/बी, शिवछाया, एक्सर रोड, बोरीवली प मु-91
ईमारतीचे नावः --
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

2) श्यामलाल यादव- - ,घर/फ़्लॅट नं: -
गल्ली/रस्ता: सदर
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:--
तालुका: -
पिन: -

पावती क्र.:4549 दिनांक:23/05/2012
पावतीचे वर्णन
नांव: अक्षता रियल्टर्स प्रा लि चे ऑथोराईज सिग्नेटरी अश्विन नरेंद्र लोढा - -

30000 :नोंदणी फी
1040 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छाय़ाचित्रण (अ. 13) -> एकत्रित फ़ी

31040: एकूण

पावती क्र.:4550 दिनांक:23/05/2012
पावतीचे वर्णन
नांव: अक्षता रियल्टर्स प्रा लि चे ऑथोराईज सिग्नेटरी अश्विन नरेंद्र लोढा - -

300 :गृहभेट फी

300: एकूण

दु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण ५१ पाने आहेत

सह. दुय्यम निबंधक अंधेरी क. २
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही
अंधेरी 2 (अंधेरी)

बदर-४/४५०३ /२०१२
पुस्तक क्रमांक ५ क्रमांक.....वर
नोंदला:
दिनांक : २८/५/२०१२

सह दुय्यम निबंधक अंधेरी क. २
मुंबई उपनगर जिल्हा

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

दस्तक्रमांक व वर्ष: 4503/2012

Monday, May 28, 2012

12:48:57 PM

नोंदणी 63 म.

Regn 63 m e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : बांद्रा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	करारनामा मोबदला रू. 19,000,000.00 बा.भा. रू. 21,618,500.00
(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) सिटिएस क्र.: 268 वर्णनः सदनिका क्रं 401, 4था मजला, शिवराज हाईट्स, 14वा रस्ता, खार प मु-52.-- सिटीएस नं ई/268, मौजे बांद्रा ई
(3)क्षेत्रफळ	(1)110.92 चौ मी बांधीव
(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा	(1)
(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता	(1) मे. शिवराज ॲण्ड धोंडू बिल्डर्स प्रा लि चे संचालक रामचंद्र शिवाजी कदम - -; घर/फ़्लॅट नं: ऑफिस नं 101, कृष्णा हाईट्स, प्लॉट नं 254, 12वा रस्ता, खार प मु-52; गल्ली/रस्ता: --; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: --; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABCV0994L.
(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता	(1) अक्षता रियल्टर्स प्रा लि चे ऑथोराईज सिग्नेटरी अश्विन नरेंद्र लोढा - -; घर/फ़्लॅट नं: ऑफिस नं 04, तळ मजला, रहेजा सेंटर, 214, फ्रि प्रेस जर्नल मार्ग, नरिमन पॉईंट मु-21; गल्ली/रस्ता: --; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: AAFCA6449K.
(7) दिनांक करून दिल्याचा	22/05/2012
(8) नोंदणीचा	28/05/2012
(9) अनुक्रमांक, खंड व पृष्ठ	4503 /2012
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रू 1080925.00
(11) बाजारभावाप्रमाणे नोंदणी	रू 30000.00
(12) शेरा	