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~~Return~~  
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Post No 243

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S. C. Gowde  
TO  
Bentonville F.P. Hwy

**ICICI Bank**  
Customer Copy

No: ICICI Bank Ltd. A/C Stamp Duty

Date: 01/12/2019

Stamp Value	Rs	152600-
Other Charges	Rs	0-
Total	Rs	152600-

Stamp of Stamp and Printing Part: \_\_\_\_\_

Received with Thanks  
Rs. 152600/-  
Payment of Stamps Duty

Drawn on Bank: ICICI Bank  
Mumbai

DD / Cheque No: 341112 - 29/12/06  
341396 - 05/11/07

(For Bank's Use only)

53895



**AGREEMENT FOR SALE**

**THIS AGREEMENT** is made and entered into at Mumbai this 9 day of January 2007 <sup>2006</sup> BETWEEN **SHRI SUMATICHAND GOUTI**, aged 54 year, of Mumbai, adult, Hindu, Indian, Inhabitant, residing at 1406 B, Raje Shreepal Nagar, 12, Harkness Road, Mumbai - 400 006 hereinafter for the sake of brevity referred to as **"THE VENDOR"**, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns)

**KAUSTUBH SANTI**  
**OFFICER**  
**ICICI BANK LTD.**  
ICICI Bank Ltd, Abhinasha-1,  
Punjabi Lane, Borivli (West),  
Mumbai-400092.

Rs. one lakh eighty thousand six hundred only

STAMP DUTY MAHARASHTRA  
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JAN 06 2007

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*(Handwritten signature)*

of the **ONE PART AND M/S. BENTONVILLE ELECTRONICS PRIVATE LIMITED** a registered Company carrying on business at, 80/82, Dhanji Street, 4<sup>th</sup> Floor, Mumbai - 400 003 through its Director hereinafter for the sake of brevity referred to as **"THE PURCHASERS"** (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** the party of the One Part has represented and agree, undertake, covenant and declare with the parties of the Other Part as follows:-

- (a) That he is the absolute Owner and well seized and possessed of or otherwise well and sufficiently entitled in law to the Ownership of flat being Flat No. 243 admeasuring about                      ft. or thereabout super built up area which is inclusive of the area of balconies)                      the                      floor of the building known as                      situate on the

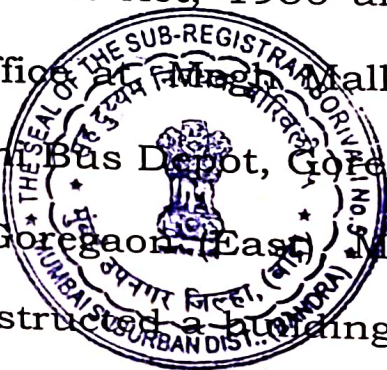


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plot of land admeasuring 3,00,000 sq.ft. of buildable/ saleable area in the location survey No.51, Hissa No.1 (Part) of village Chincholi and Survey No.34 Hissa No.2 (Part) of Village Dindoshi, Taluka Borivli, Mumbai, lying and being situate at Megh Malhar Complex, Opp. Dindoshi Bus Depot, Goregaon-Mulund Link Road, Goregaon East, Mumbai - 400 063 wherein C.T.S. No.156 and constructed in the year 2003 (hereinafter for the sake of brevity referred to as the **'SAID PREMISES'** ) and the said premises more particularly described in the schedule hereunder written.

- (b) That M/s.TRANSCON BUILDERS AND CONTRACTORS PRIVATE LIMITED a Company incorporated under the provisions of the Companies Act, 1956 and having its Registered office at Megh Malhar Complex, Opp. Dindoshi Bus Depot, Goregaon-Mulund Link Road, Goregaon (East), Mumbai - 400 063 had constructed a building in the name and



Complex, Opp. Dindoshi Bus Depot, Goregaon Mulund Link Road, Goregaon (East), Mumbai - 400 062 and the Vendors herein have agreed to purchase a Flat No.243, on the 24<sup>th</sup> floor of the said building RAAG admeasuring about 969 sq.ft. super built up area (which is inclusive of the area of balconies) and after paying full consideration vendor has purchased the said flat no.243 as per Agreement dated 22nd day of July 2002 on the terms, conditions, covenants and consideration as more particularly set out in the said Agreement for sale (hereinafter for the sake of brevity referred to as the **said Agreement for Sale.**)

- (c) That the said Agreement for Sale dated 22nd July, 2002 is duly registered with the office of Sub-Registrar of Assurance of Bombay Bandra under **Serial No. BDR 2- 4612-002.**

- (d) That the said **MATRANGON BUILDERS AND CONTRACTORS PRIVATE LIMITED** constructed the said building/premises as



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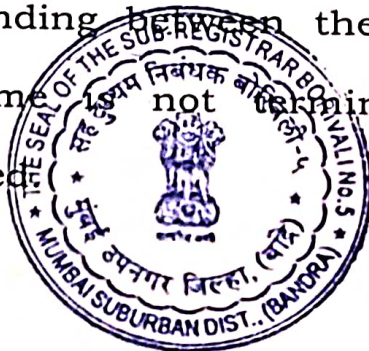
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per the sanctioned plan issued by the Bombay Municipal Corporation vide IOD no. EB/CE/4575 BSII/AP dt.11/2/1988.

- (e) The construction of the building/premises was completed as per the sanctioned plan of Bombay Municipal Corporation and the occupancy certificate was issued by the Bombay Municipal Corporation on 22<sup>nd</sup> April 2004 and the possession of the said flat was taken by the vendors as per the letter of acceptance of delivery dt.21/5/2005.

**AND WHEREAS** the Vendor has agreed undertake and covenant with the Purchasers as follows :-

- (i) that the said Agreement for Sale dated 22<sup>nd</sup> July, 2002 is still valid, subsisting and binding between the parties and the same is not terminated and/or cancelled



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(ii) that from the date of the purchase of said premises the Vendor herein put in exclusive use, occupation and possession of the said premises in his own right as a Purchaser thereof and have not created nor agreed to create any adverse right, title, interest and/or claim in or upon or part or portion of the said premises in any manner whatsoever and the Vendor have good right, full power and absolute authority to sell and/or dispose off the said premises in his own right as Purchaser thereof.

(iii) that he has not created nor agreed to create any adverse right, title, interest and/or claim in or upon or part or portion thereof of the said premises and the Vendor's title to the said Premises is absolutely clear and marketable free from all encumbrances and reasonable doubts at law, equity or otherwise.



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(iv) that the said premises is free from all encumbrances of whatsoever nature, and the vendor has not created, nor agreed to create any third party right, title, interest in any manner whatsoever nature at any time, assigned, transferred, mortgaged or otherwise created any lien or charges or obstruction or impediment on his right or his any right in respect of said premises and he has not done any act of Omission or commission by which he is prevented from selling, assigning or transferring his right in the said premises to the Purchasers.

**AND WHEREAS** the Vendor is desirous of transferring and/or assigning the said premises and the Purchasers having believed the aforesaid representation of the Vendor as true, complete, bonafide and have agreed to purchase the said premises at or for the lump sum price and/or consideration of Rs. 30,000/- (Rupees Thirty



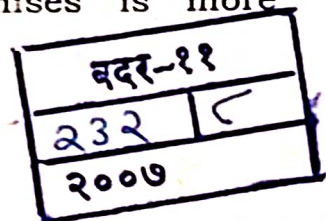
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Five Lakhs only) and upon certain other terms, conditions and covenants which are mutually agreed by and between the parties hereto which are appearing hereinafter.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

1. That the Vendor hereby agrees to sell, transfer and/or assign all his right, title, interest and/or claim in or upon the said premises being Flat No.243 admeasuring about 969 sq.ft. or thereabout ~~super~~ built up area (which is inclusive of area of balconies) situated on the 24<sup>th</sup> floor of the building known as "RAAG" situated on the Plot of land admeasuring 3,00,000 sq.ft. of buildable/saleable area location survey No.51 Hissa No.1 (Part) of Village Chincholi and Survey No.34 Hissa No.2 (Part) of Village Dindoshi, Taluka Borivli, Mumbai , lying and being situate at Megh Malhar Complex Opp. Dindoshi Bus Depot, Goregaon-Mulund Link Road, Goregaon East, Mumbai - 400 063 and constructed in the year 2003 and the said premises is more



particularly described in the Schedule hereunder written to the Purchasers at or for the lump sum price and/or consideration of Rs.35,00,000/- (Rupees Thirty Five Lakhs only)

2. That the Purchasers have agreed to acquire the said premises more particularly described in clause 1 hereinabove as also in the schedule hereunder written with all right, title, interest and/or claim of the Vendor and all benefits thereunder at or for the lump sum price and/or consideration of Rs.35,00,000/- (Rupees Thirty Five Lakhs only).

3. The Purchasers have agreed to pay Rs.8,75,000/- (Rupees Eight Lakhs Seventy Five thousand only) to the Vendor simultaneous to execution hereof and receipt whereof the Vendor do hereby admits and acknowledges to have received the said amount of Rs.8,75,000/- (Rupees Eight Lakhs Seventy Five thousand only)

4. The Purchasers have agreed and undertake to pay balance consideration of Rs.26,25,000/- (Rupees Twenty Six Lakhs Twenty Five thousand only) in following manners:

1. Rs.8,75,000/- on 10<sup>th</sup> March 2007



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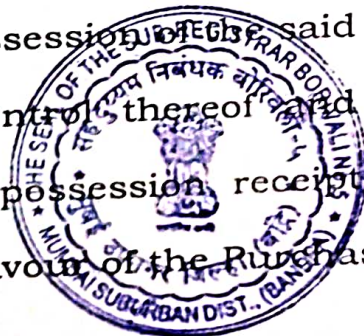
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2. Rs. Rs.8,75,000/- on 10<sup>th</sup> April 2007

3. Rs. Rs.8,75,000/- on 10<sup>th</sup> May 2007.

The purchasers have handed over 3 (three) post dated cheques of Rs.8,75,000/- each being cheque nos. <sup>878128, 878132 & 878136</sup> dt.10/3/07, 10/4/07 & 10/5/07 respectively totaling Rs.26,25,000/- (Rupees Twenty Six thousand Twenty Five thousand only) towards balance consideration, as above, and receipt whereof the Vendor do hereby admits and acknowledges to have received the said three post dated cheques amounting to Rs.26,25,000/- (Rupees Twenty Six thousand Twenty Five thousand only).

5. The Vendor has handed over the vacant and peaceful possession of the said premises with lock and key control thereof to the Purchasers and the Purchasers admit to have received the vacant and peaceful possession of the said premises with lock and key control thereof and this clause shall operate as possession receipt by and from the Vendor in favour of the Purchasers.

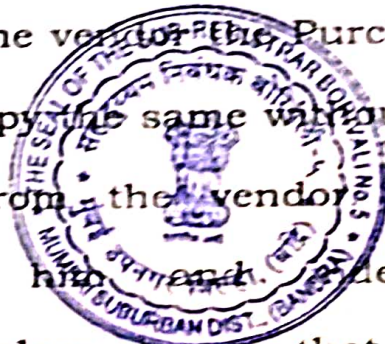


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6. That the Vendor doth hereby declare, agree and covenant with the Purchasers that he shall indemnify the Purchasers for any loss or damage that may be caused to the Purchasers or account of any act, omission, commission, defect, incapacity or lacunas etc, in the right, title or interest of the vendor to sell, assign or transfer the said premises to the Purchasers.

7. The Vendor hereby agree, undertake, covenant and declare with the Purchasers that from the date hereof he shall not have any right, title, interest and/or claim in or upon the said premises and/or in any part or portion thereof with all benefits thereof.

8. That the vendor do hereby declare, agree and covenant with the Purchasers that on taking possession of the said premises by the Purchasers from the vendor the Purchasers shall be entitled to occupy the same without any claim or interruption from the vendor or anybody claiming under him and indemnify the Purchasers for any loss, damage that may caused



to the Purchasers or account of any claim being made by any person or persons claiming under or through the Vendor in respect of said premises.

9. The Purchasers hereby agree, undertake, covenant and declare with the vendor that it shall become the member of the society going to be formulated by all the flat purchasers of the said Building "RAAG" and shall bear and pay the membership fees and entrance money and shall observe and perform the bye-laws, rules and regulations of the Society.

10. The Vendor hereby agrees, undertakes, covenants and declares with the Purchasers that he shall sign, execute, deliver and register all further deeds, documents and/or writings for better and perfect transfer of the said premises in favour of the Purchasers as and when called upon to do so by the Purchasers.

11. The Vendor hereby agrees, undertakes, covenants and declares with the Purchasers that

he has paid all the outgoings, maintenance and



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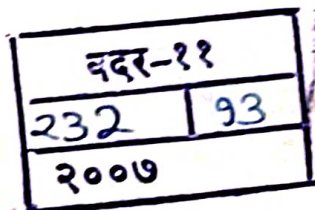
(P)

municipal taxes with regard to the said premises till the date of execution hereof and if anything is found due and payable by the Vendor with regard to the said premises he shall pay of his own and the Purchasers shall not be bound and liable to pay and/or contribute anything in that behalf.

12. That Vendor hereby agrees to handover the Original documents, maintenance Bills and electricity bills paid by him to the concerned authorities to the Purchasers simultaneously to execution of these presents in respect of the said premises.

13. The stamp duty and registration charges of these presents shall be borne and paid by the Purchasers alone.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first written hereinabove.



*Handwritten signature*

**SCHEDULE ABOVE REFERRED TO :**

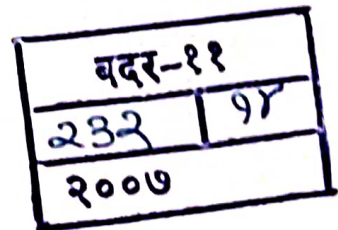
**ALL THAT** Flat No.243 admeasuring about 969 sq.ft. or thereabout ~~supper~~ built up area situated on the 24<sup>th</sup> floor of the Building known as "RAAG" situated on the Plot of land admeasuring about 3,00,000 sq.ft. of buildable/saleable area in the location survey No.51 Hissa No.1 (Part) of Village Chincholi and Survey No.34 Hissa No.2 (Part) of Village Dindoshi Taluka Borivli, Mumbai lying and being situate at Megh Malhar Complex, Opp. Dindoshi Bus Depot, Goregaon-Mulund Link Road, Goregaon East, Mumbai - 400 063 bearing C.T.S. No.156 and constructed in the year 2003.

**SIGNED SEALED AND DELIVERED)**

By the withinnamed "VENDOR" )

**SHRI SUMATICHAND GOUTI** )Through his e/A **KANHAJIYALALJAIN**  
In the presence of1. 

2.



K. L. Jain

**SIGNED SEALED AND DELIVERED)**

By the withinnamed "PURCHASERS")

**M/S.BENTONVILE ELECTRONICS )**

**PRIVATE LIMITED through its )**

Director )

*Pure*  
*Pareek v.k.*

In the presence of :

1.

*[Signature]*

2.



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**RECEIPT**

**RECEIVED** of and from the withinnamed) Purchasers a sum of Rs. 8,75,000/- (Rupees Eight Lakhs Seventy Five thousand only) out of total consideration of Rs.35,00,000/- (Rupees Thirty Five Lakhs only) by Cheque bearing No. 878124 dated 26-12-2006 for an amount of Rs. 8,75,000/- (Rupees Eight Lakhs Seventy Five thousand only).

And received balance consideration of Rs.26,25,000/- (Rupees Twenty Six Lakhs Twenty Five thousand only) by posted dated cheques being :

(1) Cheque bearing No. 878128 dated 10<sup>th</sup> March 2007 for an amount of Rs. 8,75,000/- (Rupees Eight Lakhs Seventy Five thousand only).

(2) Cheque bearing No. 878132 dated 10<sup>th</sup> April, 2007 for an amount of Rs. 8,75,000/- (Rupees Eight Lakhs Seventy Five thousand only).

(3) Cheque bearing No. 878136 dated 10<sup>th</sup> May , 2007 for an amount of Rs. 8,75,000/- (Rupees Eight Lakhs Seventy Five thousand only).

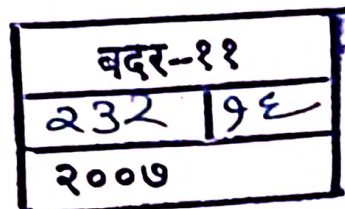
Being the full and final sale price and/or )  
Consideration as mentioned in these )  
presents to be paid by it to me. )

I SAY RECEIVED

K.L.Jain.

SHRI SUMATICHAND GOUTI  
VENDOR

The undersigned is/ A KANHAIA LAL JAIN



Additional Collector and  
Competent Authority, (ULC)  
Gr. Bombay, New Administration  
Office Building, 1st Floor,  
Opp. Mahatraya, Bombay-32.

LETTER-B

Date: - 3 - 6 - 1980.

To  
Shri R. G. Karmarkar  
Dindeshi Golegan (E)  
Bombay - 4000 63

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2002

Sub-Permission for redevelopment of property  
C.S. No. 177/1 (P) of Chincholi  
of Taluka/T.P. No. Boms

Sir/Madam/Gentlemen,

Please refer to your Architect's letter No. Ni)  
dated 23-5-80.

I have to inform you that permission for redevelop-  
ment in C.S. No. as in above of Chincholi  
village requested by you would be given to you u/s 22 of  
the Urban Land (C. & R.) Act, 1976 for an area admeasuring  
16500 sq. mt. (Excluding an area under set-back and  
reservation for the extent of sq. mt.) after  
existing structures are demolished. This permission would  
however be granted on the following conditions:-

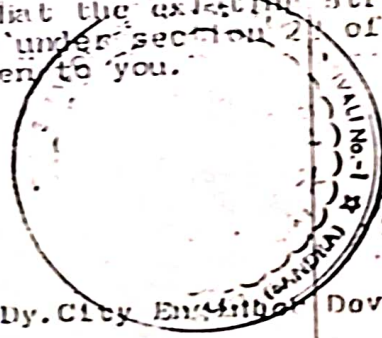
- 1) The permission will be granted at the applicant's risk regarding dispute, if any, as to the title of the land area and user thereon.
- 2) Plinth area of the tenements shall not exceed 60 sq. mt.
- 3) The redevelopment shall be for residential zone as per the development Control Rules in force.
- 4) Not more than one dwelling unit shall be allotted to one person.
- 5) Existing tenants shall be accommodated in the redevelopment scheme.
- 6) Application in prescribed form No. VI shall be filed within a period of three months from the demolition of the existing structures.
- 7) The remaining area admeasuring sq. mt. would be surplus vacant land under U.L. (C. & R.) Act, 1976 and the same would be decided in the Committee meeting and would be communicated to you separately later on.
- 8) The above conditions will also be binding on transferee/s.



You may now approach the  
plans for the redevelopment. On information  
from the D.H.C. that the existing structure is demolished  
formal permission under section 22 of the U.L. (C. & R.)  
1976, will be given to you.

Yours faithfully,  
Additional Collector &  
Competent Authority,  
(ULC), Gr. Bombay.

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Dev. Plan D.H.C. for

He is requested to inform this office after the existing  
structures are demolished.  
Copy filed with statement under section 6(1) bearing No. 52-1X-308

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2002

This I.O.D./C.C. is issued subject to the provisions of urban Land Use and Regulatory Act, 1976. (MCA)

LETTER-C (COLLECTIVELY)

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

This Council Approval to the previous Plans Sanctioned under No. CR/1975/H.S.(W.S.)A.R. Dated 12.1.77

CERTIFIED TRUE COPY of Disapproval under Section 340 of the Bombay Municipal Corporation Act, as amended up to date.

Mr. C. G. Kamarkar

No. CR/1975/BMR/A

MUNICIPAL OFFICE

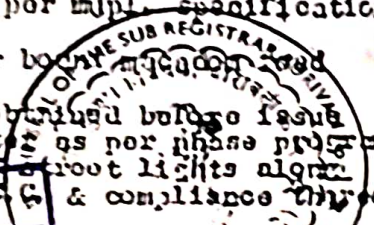
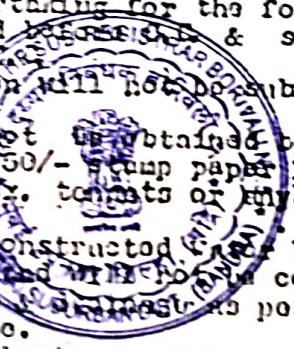
Bombay 198

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With reference to your Notice, letter No. dated 21.8.87 and delivered on 31.8.87

and details of your building at Pldg. No. 12, C.No. 34, H.No. 2 of Dindoshi Village, Chincholi, Goreghon-Mulund Link Rd., Goreghon (E), furnished to me under your letter, dated 25.11.87. I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 340 of the Bombay Municipal Corporation Act, as amended up-to-date, my disapproval thereof by reasons 1--

- A - That the C.C. under sec. 60(1)(a) of the M.H. & T.P. Act will not be obtained before starting the work.
- B - That the structural design & calculation for the prop. work are not submitted before C.C. & commencement certificate before C.C.
- C - That H.O.C. from A.A. & C.F.S. will not be submitted before issue of C.C.
- D - That drainage proposal will not be got before C.C.
- E - That H.O.C. from H.E. will not be obtained before issue of C.C.
- F - That E.A. permission will not be submitted before C.C.
- G - That ex. structures proposed to be demolished will not be demolished before commencing work.
- H - That regular line will not be got demarcated through A.E. & (R&R) / E.E.D.P./E.E.T. & C. before C.C.
- I - That setback land will not be handed over free of cost to W.O.P/S. Ward as per undertaking submitted.
- J - That amount of Rs.150/- will not be paid before issue of C.C. towards charges for preparing conveyance of handing over land in D.P. Road.
- K - That layout will not be got approved before issue of C.C.
- L - That proper sanitary arrangement for workers will not be provided before C.C.
- M - That undertaking on Rs.10/- stamp paper will not be submitted before issue of C.C. to effect that B.C.C. will not be submitted before date of availability is confirmed from H.E.'s Deptt.
- N - That regd. undertaking along with 4 true copies thereof on Rs.10/- stamp paper for subdividing plot/tenement/shop in future will not be submitted before issue of C.C.
- O - That the regd. undertaking along with 4 true copies thereof on Rs.10/- stamp paper for handing over setback land free of cost to the Corpn. will not be submitted before C.C.
- P - That the necessary regd. undertaking for the formation of Co-Op.H.S.S. Society will not be submitted before issue of C.C. & society will not be regd. before submission of B.C.C.
- Q - That H.O.C. from Civil Aviation will not be submitted before issue of C.C.
- R - That H.O.C. from C.F.O. will not be obtained before issue of C.C.
- S - That the Indemnity Bond on Rs.50/- stamp paper Indemnifying Corpn. in case of damage, injury to ex. tenants or anybody etc. will not be submitted before C.C.
- T - That access road will not be constructed & bound to the full width before commencing work & will not be completed including asphaltting, lighting, sewerage & drainage works as per approved phase programme.
- U - That the E.E. Pls. (MS)'s certificate for water borne sewage will not be submitted before issue of C.C.
- V - That remarks from E.E. (S.D) sub. will not be obtained before issue of C.C. & compliance of requirements thereon as per phase programme.
- W - That remarks from E.E. T. & C. for provision of street lights along internal/D.P. Rd. will not be obtained before C.C. & compliance thereof as per phase programme.



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(1) That proper gutters and down pipes are not intended to be put to prevent water dripping over of the roof on the public street.

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

Said it to your so modifying your intention as to obviate the before mentioned objections and requirements, but not otherwise you will be at liberty to proceed with the said building or work at any time and date, but not so as to contravene any of the provisions of the said Act as amended as aforesaid of any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions as set out in the note accompanying this letter of disapproval.

Its worthy Engineer, Building Department  
7/2/52 (P)

### SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS YOUR PROPERTY

(2) Under Section 60 of the Bombay Municipal Corporation Act, as amended, the Municipal Council for Greater Bombay have empowered the City Engineer to exercise, perform and discharge the powers and functions conferred and imposed upon and vested in the Commissioner by Section 116 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 the level of the plinth shall be-

"(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point where the drain from such building can be connected with the sewer then existing or 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. ( ) metres above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable for property taxes is required to give notice of erection of a new building or occupation of a building which has been erected, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Non-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 date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department).

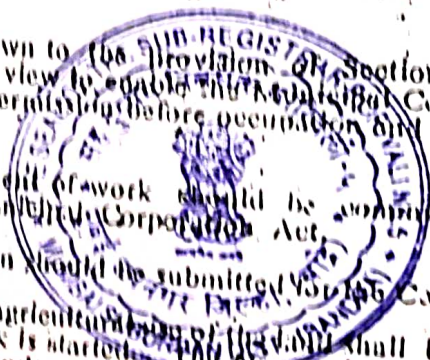
(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting completion certificate with a view to enable the Commissioner for Greater Bombay to inspect your premises and to grant a permit before occupation and to levy penalty for non-compliance under Section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

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

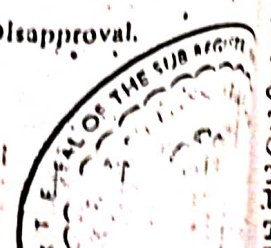
(7) One more copy of the block plan should be submitted to the Collector, Bombay Suburban District.

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

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



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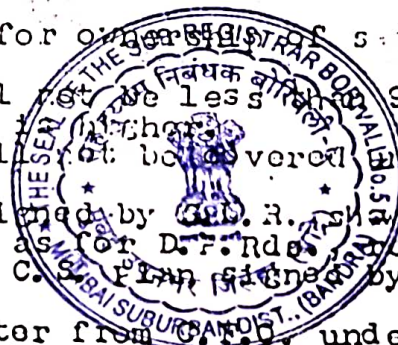


LETTER-C (COLLECTIVELY)

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- That water connection for constn. purpose will not be taken before C.C.
- That the compound wall is not constructed clear of road widening line & on all other sides with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding to prove possession of holding before starting the work.
- That the infrastructure will not be developed as per layout no. CE/501/LOF. as per phase programme, before C.C.
- That true copy of th plan of the sanctioned layout under No. CE/501/LOF with terms and conditions and compliance thereof will not be submitt-ed.
- That requirements of bldg. byelaw 4(c)5(b&c) will not be complied with.
- That design details and plans cross sec. details etc. of septic tank and soak pit will not be submitted.
- That requirements of letter under No. C/ULC/Desk-III/22/1772 dated 3.6.80 will not be complied with.
- That N.O.C. from G.A. (ULC) will not be submitted for granting occupation before submitting B.C.C.
- That Co-Op. Hsg. Soc. will not be regd. as per the undertaking submitted.
- That height of stilt shall not be restricted to 8'-6".
- That certificate from Lift Inspector shall not be submitted before occupation.
- That final compliance certificates from E.E. (S.D), E.E.R.C. (WS), E.E.T. & C.) E.E. (sew.) plg. will not be submitted.
- That requirements of byelaw 36 & 37 will not be complied with.
- That some of passages & lobbies will not be properly lighted and ventilated.
- That certificate u/s. 270A of B.M.C. Act from H.E. reg. sufficiency of water supply will not be obtained and submitted.
- That some of drains will be laid internally.
- That prop. work will contravene sec. 251A(a) of B.M.C. Act.
- That open spaces and parking spaces will not be properly paved with broken glasses underneath at rate of 4cft. per 100 sft. of paved area sloped and drained.
- That one set of plans mounted on canvas will not be submitted.
- That plot will not be filled in levelled and sloped towards road side.
- That requirements of B.S. & S.L. Ltd. will not be complied with.
- That 10' pathway upto staircase will not be constructed.
- That trees at rate of 1/100 sq.yds. of plot area will not be planted before submitting B.C.C.
- That terraces, sanitary blocks, nahanis in kitchen will not be made water proof and some will not be proved by method of ponding and all sanitary conveniences will not be made leak proof and smoke test will not be done in presence of municipal staff.
- That dust bin will not be provided and certificate from S.W.M. Deptt. will not be submitted.
- That D.I.L.R.'s certificate for open spaces set back land will not be submitted before C.C.
- That final level of plot will not be less than 92 TID. or 6" above nearest road level whichever is higher.
- That the workers on site shall not be covered under Janata Insurance policy.
- That the separate P.R.C.'s signed by G.D.R. showing the area in words for Yas hodham South as well as for D.F.Rds. reservation with C.S. plan setback etc. along with C.S. Plan signed by S.L.R. will not be submitted before C.C.
- That the requirements of letter from G.P.D. under No. FBM/586/179 of 20.8.1936 will not be complied with.
- That the requirements of letter from D y. C. E. (Rds.) City under No. CHE/33533/Rds. dated 20.10.1936 will not be complied with.
- That structural stability of the R.C.C. Slab of podium to take the



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- F2- That the fresh H.O.C. from H.E. will not be submitted.
- G2- That the fresh H.O.C. from C.F.O. will not be submitted.
- H2- That the fresh drainage proposal showing house drains not be got approved.
- I2- That the requirements of the Mahanagar Telephone Nigam Ltd. such as providing conduit (Duct) or pipes in the proposed certificate from M.T.N.Ltd. will not be complied with and approved prior permission of H.E.'s Deptt.
- J2- That the bore well will not be provided in the proposed work before submitting B.C.C.
- K2- That H.O.C. from Tree Officer for the proposed work will not be submitted.
- L2- That fresh structural plan will not be submitted.

NOTE: That C.C. for the prop. work should not be issued unless the following conditions are complied with:  
 Objs. A to Z, Z-1, 37

\* This I.O.D./C.C. is based on the provisions of urban (Cellar and Regulation) Act.



for  
 21624. Proposal

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HSP/4/2.



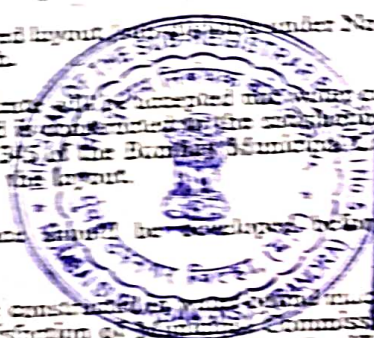
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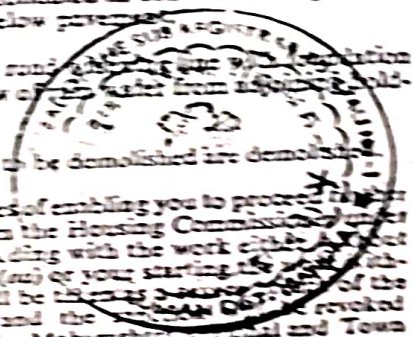
NOTES

as compiled with

- (1) The work should not be started until the following conditions are satisfied:
- (2) A certificate of approval shall be obtained from the Municipal Corporation before commencing the work.
- (3) Temporary permission or payment of deposit should be obtained for any shed to house the store for constructional purposes. Removal of workmen shall not be allowed on site. The temporary permission for storing constructional materials shall be demolished upon submission of building completion certificate and a certificate signed by architect submitted along with the building completion certificate.
- (4) Temporary sanitary arrangements in full flushing system with necessary drainage arrangements should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the boarding is constructed and connection is made to the Ward Officer with the required deposit for the construction of sewage mains, over the road side drain.
- (6) The owner shall inform the Hydraulic Engineer or his representative in Ward 2 that if the water in the compound will be utilized for their construction works and they will not use any Municipal Water for constructional purposes. Failing this, it will be presumed that Municipal tap water will be consumed in the construction works and bills prepared against them accordingly.
- (7) The boarding or screen wall for supporting the deposits of building materials shall be constructed before starting any work over through an area may be expected to be stacked in front of the property. The scaffolding, bricks, metal, sand, pumps, drains, etc., should not be deposited over compound or public street by the owner/contractor/contractors, etc., without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the owner in obtaining all the objections is approved by the Corporation.
- (9) Excavation should be started unless the structural design is approved.
- (10) The work should not be started before the same is shown to this office Sub-Engineer and permission and encouragement obtained from him regarding construction of the open space and drainage.
- (11) The application for sewer over connection, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the congestion of the road and footpath.
- (12) All the terms and conditions of the approved layout plan No. \_\_\_\_\_ of \_\_\_\_\_ should be adhered to and complied with.
- (13) No Building Completion Certificate shall be accepted and work connection granted (except for the constructional purposes) unless road is completed to the satisfaction of the Municipal Commissioner as per the provisions of Section 345 of the Bombay Municipal Corporation Act and is set the terms and conditions for sanction to the layout.
- (14) Remediation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed and should be complete before commencing work and should be complete to the satisfaction of the Municipal Commissioner including installing lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 125 cubic metres per 10 Sq. metres below pavement level.
- (18) The compound wall or fencing should be constructed clear of the road and should be below level of bottom of road side drain without obstructing flow of water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



232/2E



(20) This Information of Disapproval is given exclusively for the purposes of enabling you to proceed with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(1)(b) of the Rent Act and in the event of your proceeding with the work either as indicated about commencing the work under Section 3-7(1)(a) or your starting the work out removing the structures proposed to be removed the act shall be taken as if the conditions under which this Information of Disapproval is issued and the same shall be revoked under Section 45 of the Maharashtra Building and Town Planning Act, 1962.

(21) If it is proposed to demolish the existing structures by negotiation, under the circumstances, the work as per approved plans should not be taken up unless the City Engineer is satisfied with the following :-

- (i) Specific plans in respect of evicting or rehousing the existing tenants, their number and the area in occupation of each.
- (ii) Specifically signed agreement between you and the existing tenants to avail of the alternative accommodation in the proposed structure at a particular time.
- (iii) Plans showing the phased programme of construction has to be duly approved by the City Engineer's office before starting the work so as not to contravene at any stage of construction the Development Control Rules regarding open spaces, light and ventilation structure.

(22) In case of extension to existing building, blocking of existing windows of light and its from other sides should be done first before starting the work.

(23) In case of additional floor no work should be start before or during monsoon same raise water leakage and consequent nuisance to the tenants staying on that floor.

(24) The bottom of the over head storage work above the finished level of the terrace shall be not less than 1 metre.

(25) The work should not be started above first floor level unless the No Objection Certificate from Civil Aviation Authorities, where necessary, is obtained.

(26) It is to be understood that the foundations must be excavated down to hard soil.

(27) The positions of the manholes and other appurtenances in the building should be so arranged as to necessitate the laying of drains inside the building.

(28) The water arrangement must be carried out in strict accordance with the Municipal Corporation Act.

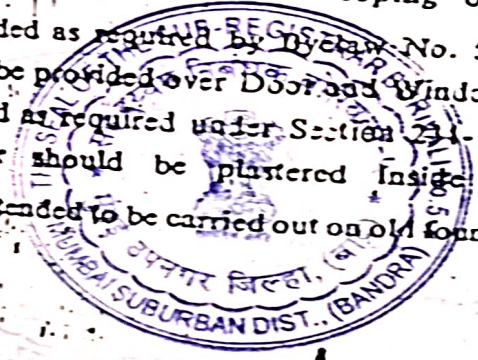
(29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the permission in writing of the Municipal Commissioner for Greater Bombay, as required in Section 211 of the Municipal Corporation Act.

(30) All gully traps and open channel drains shall be provided with tight fitting mosquito proof hinged cast iron cap cover in one piece, with locking arrangement with a bolt and nuts screwed on tightly serving the purpose of a lock and the warning sign on the cisterns protected with screw on dome shaped pieces (like a garden zari rose) with copper or brass perforations each not exceeding 1.5 mm in diameter. The cistern shall be made of concrete or masonry and be curved and extended 60 cms above the top where they are to be fixed and its level shall be permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladders shall be cement concrete blocks.

(31) No broken bottles should be fixed over boundary walls. This prohibition refers only to the use of plane glass for coping over compound wall and not to the use of leaded glass.

- (32) (a) Louvres should be provided as required by Byelaw No. 5 (b).
- (b) Lintels or Arches should be provided over Door and Window openings.
- (c) The drains should be laid as required under Section 211-1(a).
- (d) The inspection chamber should be plastered inside and outside.

(33) If the proposed addition is intended to be carried out on old foundations and structures, the work should be carried out at your own risk.



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Asst. Executive Engineer  
Ex. Engr. ...





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PART - II

is c.c. in continuation of the Part I LETTER-C (COLLECTIVELY)

BRIHANMUMBAI MAHANAGARPALIKA

FORM 'A'

492/189
2002

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966.

No. CE/4575 /BSII/NP 21/12/1985

BRIHANMUMBAI MAHANAGARPALIKA

COMMENCEMENT CERTIFICATE.

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1966) to Shri R.G. Karmarkar

APPLICANT, to the development work of bldg. No. X2 @ Yashodham at premises at street No. Survey No. 34 & 51

Hissa No. 2 of village Dindoshi situated at Goregaon(E) & Chincholi on the following conditions viz. :-

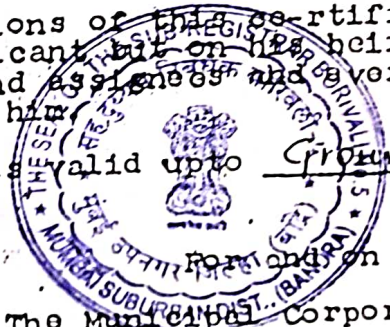
1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, under section 152 of Maharashtra Regional and Town Planning Act 1966, the Municipal Commissioner has appointed Shri V.N. Zurale Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

4. The conditions of this certificate shall be binding only on the applicant but on his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.

5. This C.C. is valid upto Ground level of water



Form filed on behalf of L. Kulkarni  
 The Municipal Corporation of Greater Bombay  
 Executive Engineer Building Proposals  
 OR  
 Municipal Commissioner for Greater Bombay

232/25
2000

C.C. is now valid for full works for Tower A  
Tower B & Podium + 15 upper floor for Tower C

SITARAM NAIK LL.B. Advocate

Office Telephone : 27 09 59

Office : 2nd Floor, Hanuman House, Ambalali, Dadar West, Bombay-400 018

Residence : Raghunath, 23, Master Vinayak Chavan Road, Bandra, Bombay-400 051

Residence Telephone : 27 09 59

TO ALL TO WHOM IT MAY CONCERN :

		Description of Property		
District	Taluka	Village S. No.	HS.No.	
B.S.D.	Borivli	Dindoshi 24	2 pt.	13-24-0
		Chinchavali 31	1 pt.	0-14-14
		Dindoshi 31	2 pt.	13-27-1
		Chinchavali 51	1 pt.	12-10-1
		Total :		40-55-5
		Dindoshi 23	6	0-1-0
		22	2	1-24-03
		31	2	1-25-03
		31	3	2-33-03
		Total :		6-14-03
		Grand Total		43-14-03

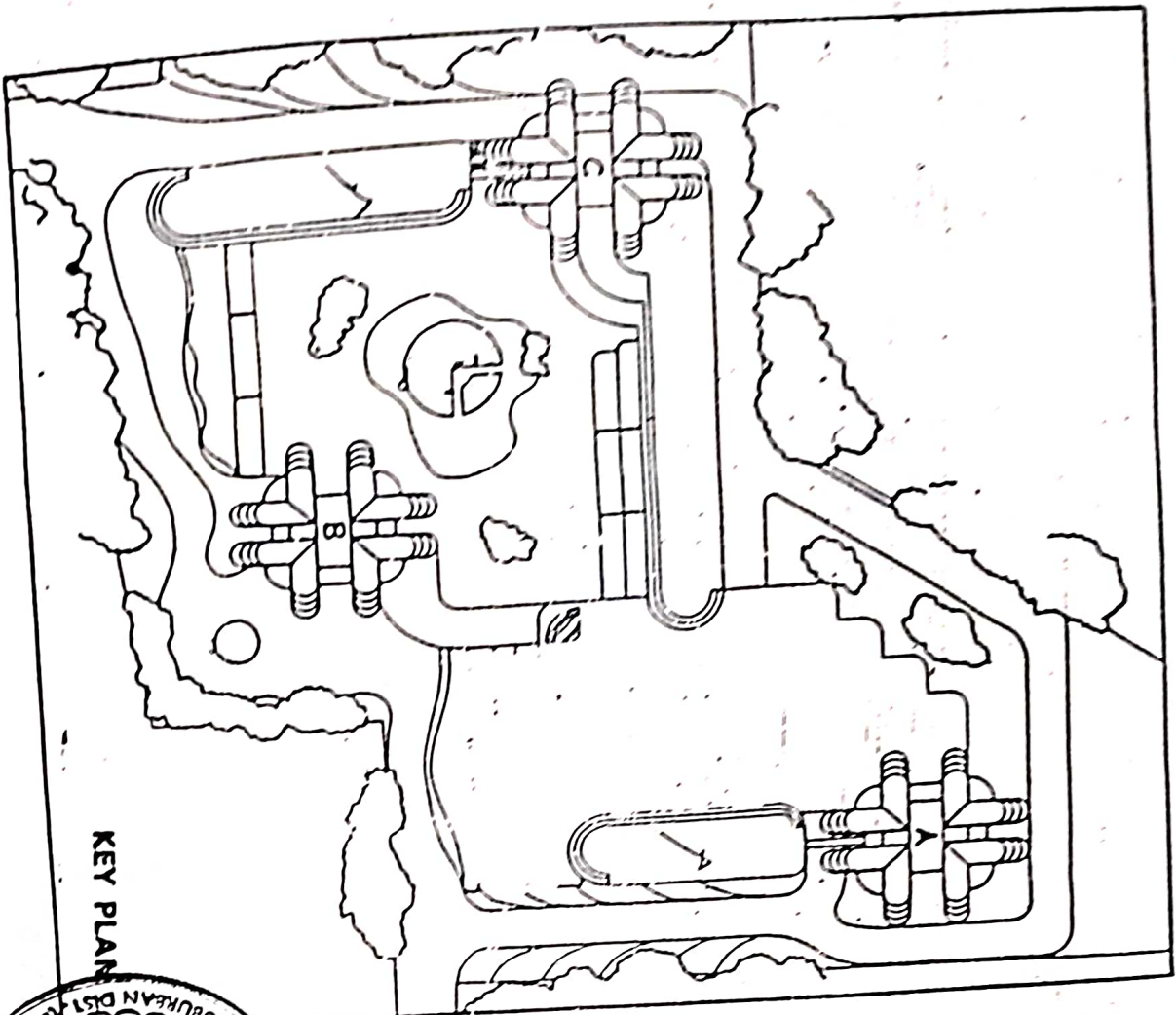


This is to certify that I have investigated the Vendor's title to the property fully described hereinabove. The said lands were owned by the Estate Investment Co. Pvt. Ltd. Mr. Raghunath Gopal Karmarkar claimed to be the protected tenant in respect of several lands including the said lands belonging to the said Company. A protracted litigation under the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 took place between Mr. R. G. Karmarkar and the said Estate Investment Co. Pvt. Ltd. Ultimately in TNC/Appeal Nos. 16/74 and 17/75 the parties have settled the dispute and the Agricultural Lands Tribunal and Mahalkari, Borivli has issued a Certificate under section 32-M of the Bombay Tenancy & Agricultural Lands Act, 1948 declaring Shri R. G. Karmarkar as deemed purchaser of the lands described hereinabove. I certify that the certificate issued by the Tahashildar is a conclusive evidence of purchase and the property thereafter has remained free from any encumbrance and in my opinion has clear marketable title.

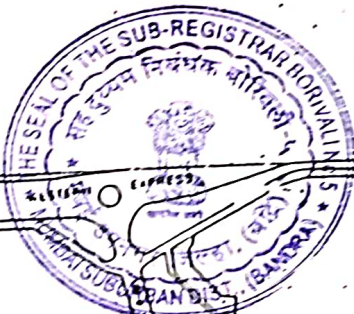
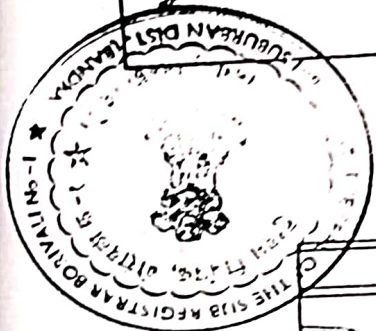
Dated this 30th day of September, 1980.

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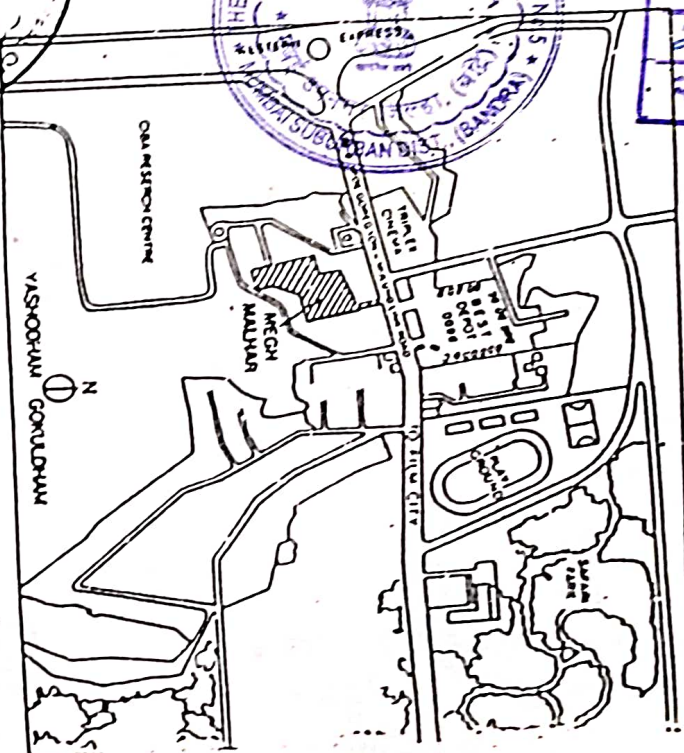
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KEY PLAN



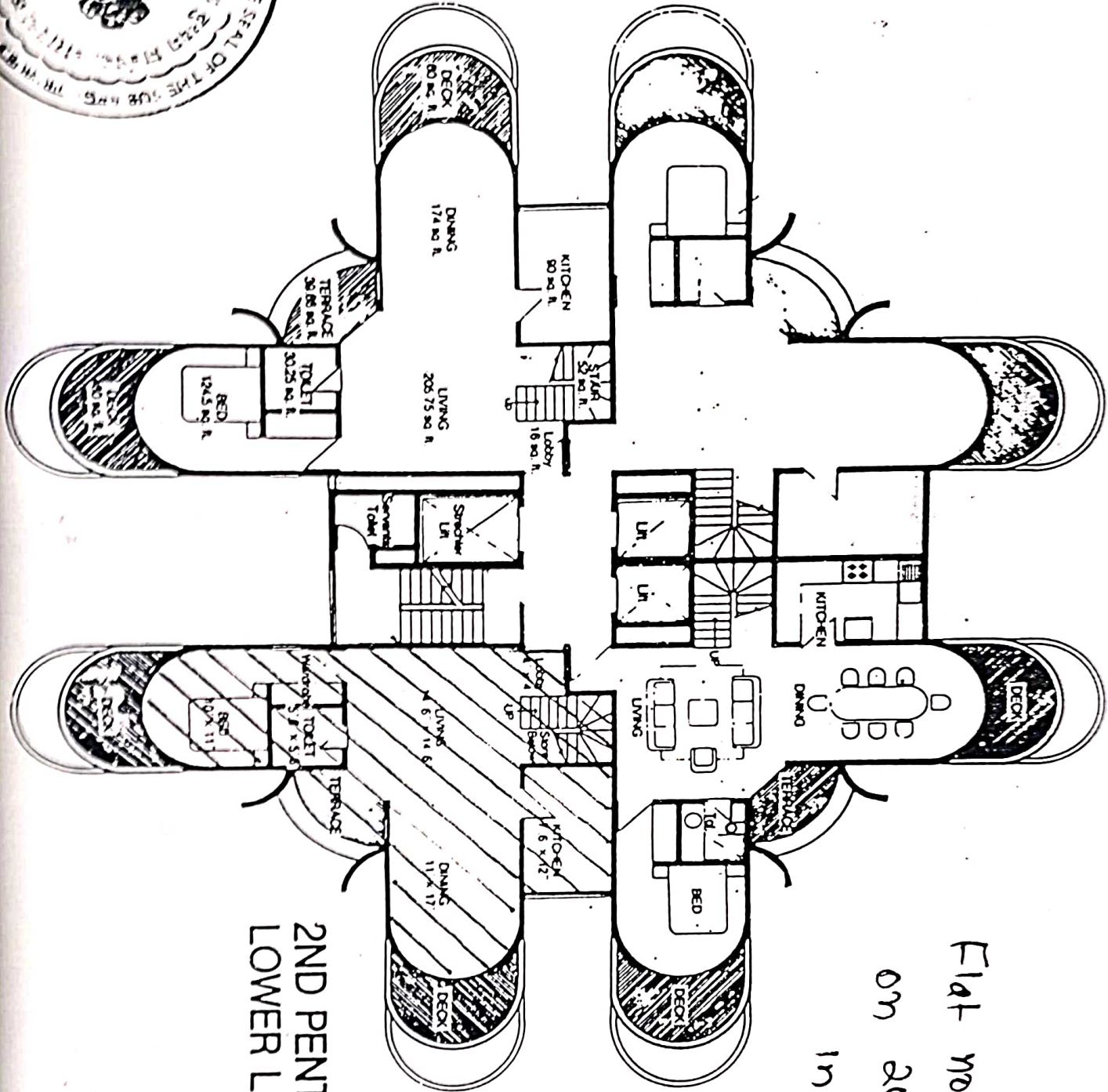
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LOCATION PLAN

*Handwritten signature*

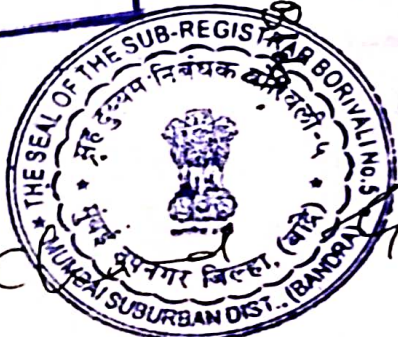
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2ND PENTHOUSE  
LOWER LEVEL

Flat no. 243.  
on 24th Flr.  
In. "Raj" Bldg.

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FOR TRANSCON BUILDERS AND  
CONTRACTORS PVT. LIMITED

4507  
Santosh

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# BENTONVILLE ELECTRONICS PVT. LTD.

MANUFACTURERS • EXPORTERS • IMPORTERS & REPRESENTATIVES

80/82, DHANJI STREET, 4TH FLOOR, BOMBAY-400 003.  
PHONES: 33 00 66 • 33 06 82 • GRAMS: FOOTSTEP

Date \_\_\_\_\_

Minutes of meeting of the Board of Directors of Bentonville Electronics Pvt. Ltd.  
on 5<sup>th</sup> January 2007 at companies registered office at 80/82, Dhanji Street,  
Bombay - 400 003 at 4.30 p.m..

Present:

1. Mr. Navdeep Kumar Gouti (in Chair)
2. Mr. Vinod K. Parekh.

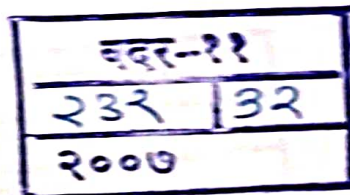
Mr. Vinod K. Parekh informed the Board that the company has decided to purchase four flats being flat no. 242, 243, 252 & 253 situated at "RAAG" building, Megh Malhar Complex, Opp. Dindoshi Bus Depot, Goregaon-Mulund Link Road, Goregaon East, Mumbai - 400 063 from Shri Sumatichand Gouti. One of the Director of the Company should be authorized for signed and admitting the sale agreements before the Sub-Registrar, Borivali - I for registration of sale agreement on behalf of the company.

After some deliberations the following resolutions were passed:

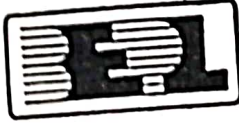
"Resolved that Mr. Vinod K. Parekh - Director be and is hereby authorized to sign, execute and present before the Sub-Registrar for admitting sale agreements of flat no. 242, 243, 252 & 253 situated at "RAAG" Building, Megh Malhar Complex, on behalf of the company".

Since there was no other business to transact the meeting terminated with a vote of thanks to the Chair.

N K Gouti  
CHAIRMAN.



LHI OFFICE:  
11, MOHANDEV BLDG.,  
TOLSTOY MARG,  
W DELHI-110 001



# BENTONVILLE ELECTRONICS PVT. LTD.

MANUFACTURERS • EXPORTERS • IMPORTERS & REPRESENTATIVES  
80/82, DHANJI STREET, 4TH FLOOR, BOMBAY-400 003.  
PHONES: 33 00 68 • 33 06 80 • GRAMS: FOOTSTEP

Date \_\_\_\_\_

f. No. \_\_\_\_\_

Minutes of meeting of the Board of Directors of Bentonville Electronics Pvt. Ltd.  
held on 5<sup>th</sup> January 2007 at companies registered office at 80/82, Dhanji Street,  
Mumbai – 400 003 at 4.30 p.m..

Present:

1. Mr. Navdeep kumar Gouti(in Chair)
2. Mr. Vinod K. Parekh.

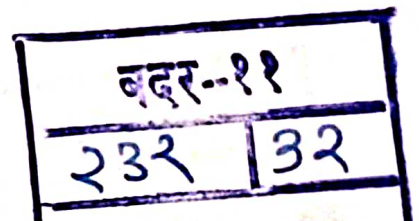
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After some deliberations the following resolutions were passed:

"Resolved that Mr. Vinod K. Parekh – Director be and is hereby authorized to sign, execute and present before the Sub-Registrar for admitting sale agreements of flat no. 242, 243, 252 & 253 situated at "RAAG" Building, Megh Malhar Complex, on behalf of the company".

Since there was no other business to transact the meeting terminated with a vote of thanks to the Chair.

N.K. Gouti  
CHAIRMAN.



NSON

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GENERAL STAMP OFFICE  
TOWN HALL, FORT,  
MUMBAI - 400 023  
MAIL/GSO/006



Rs. 0120500  
281980  
INDIA

SPECIAL ADHESIVE

22.7.2002

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MAHARASHTRA

01221085389

From:

To: 56314876

P.2

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**TRANSON**  
BUILDERS & CONTRACTORS PVT LTD

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that we have sold Flat No. 243, the details of which described hereunder, to Mr. Sumatichand Gouti, who is the absolute owner of the said flat and we have no objection whatsoever to further sale or transaction of the said flat by Mr. Sumatichand Gouti.

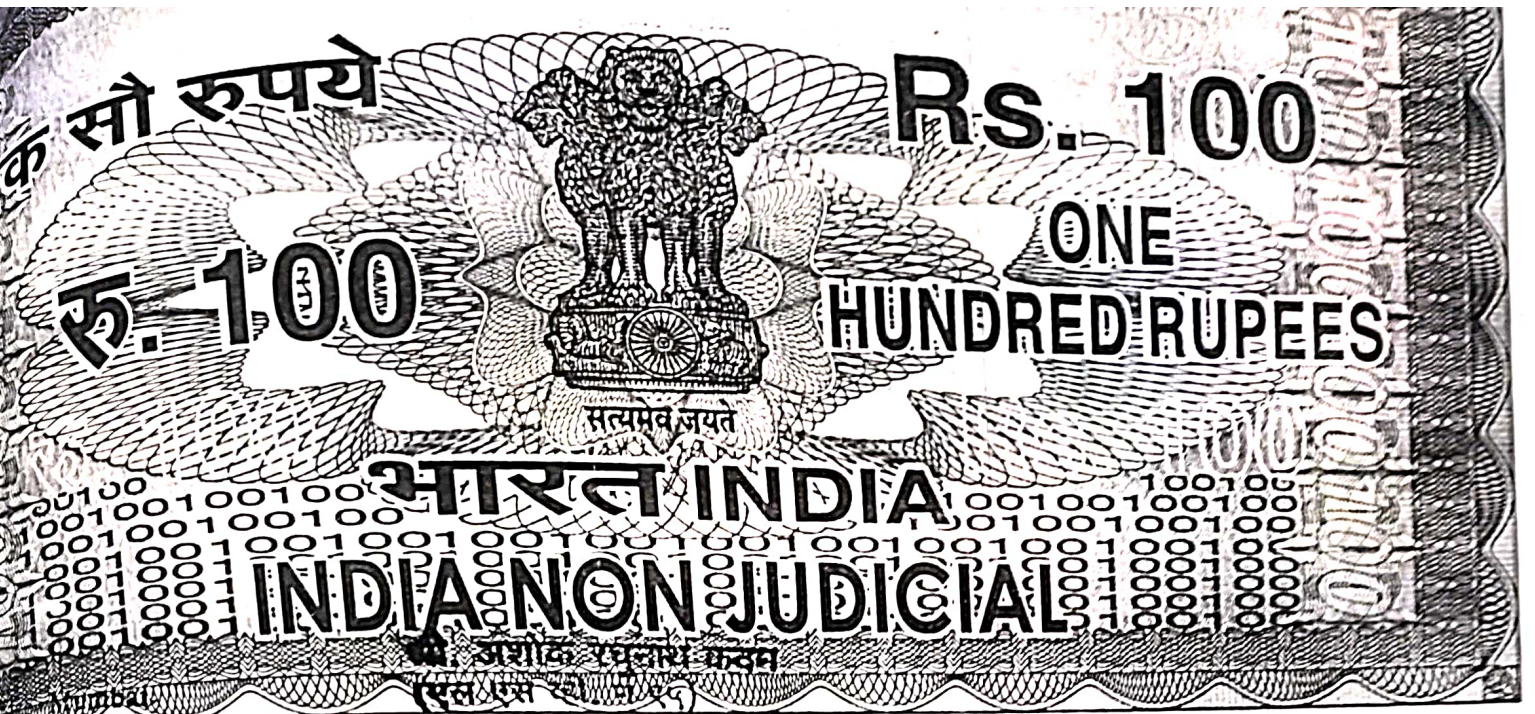
*"Flat no.243 admeasuring about 969 sq.ft. or thereabout buildup area (which is inclusive of area of balconies) situated on the 24<sup>th</sup> floor of the building known as "RAAG" situated on the plot of land admeasuring 3,00,000 sq.ft. of buildable/saleable area location: survey No. 51 Hissa No.1 (Part) of village Chincholi and Survey No. 34 Hissa No.2 (Part) of Village Dindoshi, Taluka Borivli, Mumbai, lying and situate at Megh Malhar Complex, Opp. Dindoshi Bus Depot, Goregaon-Mulund Link Road, Goregaon East, Mumbai-400063 bearing C.T.S. no. 156".*

For: TRANSON BUILDERS AND CONTRACTORS PVT. LTD.



*[Signature]*  
Authorized Signatory

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MAHARASHTRA  
28 NOV 2006

290-शाहिद भगतसिंह रोड,  
आनंद मुवन, 2/15, फोर्ट, मुंबई-४००००१  
30 NOV 2006

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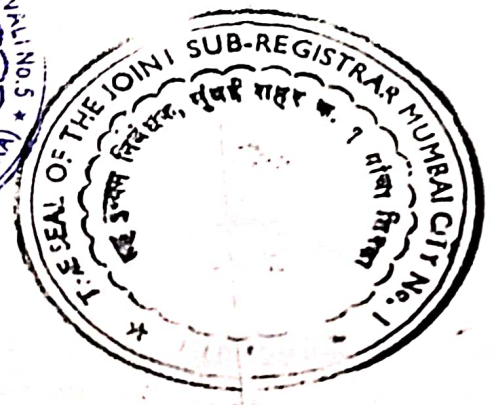
क्रमांक 00042 दिनांक  
श्री./श्रीमती Sumatichand Gouti  
याना न्यायकेतर मुद्रांक पेपर विकला

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परवाना धारक मुद्रांक विदे

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Sumatichand T. Gouti an adult aged about 54 years, Indian Inhabitant, residing at 1305, Raje Shreepal Nagar CHS Ltd, 12, Harkness Road, Mumbai - 400 006  
SEND GREETNIGS:



S. Gouti

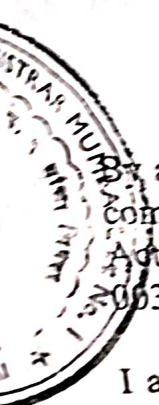
K. L. Jain

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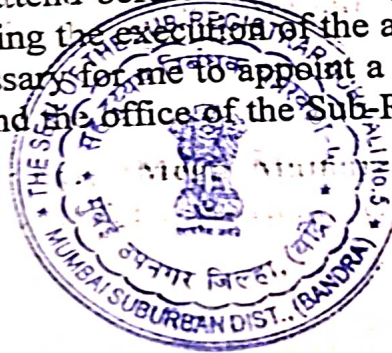
I am desirous of selling my following flats situated at .

- (a) Flat no.242, admeasuring 968 sq.ft. built up area on 24<sup>th</sup> floor in the building known "RAAG, Megh Malhar Complex, Yashodham Enclave, Goregaon Mulund Link Road, Goregaon East, Mumbai - 400 063.
- (b) Flat no.252, admeasuring 787 sq.ft. built up area on 25<sup>th</sup> floor in the building known "PAAG, Megh Malhar Complex, Yashodham Enclave, Goregaon Mulund Link Road, Goregaon East, Mumbai - 400 063.
- (c) Flat no.243, admeasuring 969 sq.ft. built up area on 24<sup>th</sup> floor in the building known "RAAG, Megh Malhar Complex, Yashodham Enclave, Goregaon Mulund Link Road, Goregaon East, Mumbai - 400 063.
- (d) Flat no.253, admeasuring 787 sq.ft. built up area on 25<sup>th</sup> floor in the building known "RAAG, Megh Malhar Complex, Yashodham Enclave, Goregaon Mulund Link Road, Goregaon East, Mumbai - 400 063.



an understanding the purchaser M/s. Bentonville Electronics Pvt. Ltd. a company incorporated and registered under the provisions of the Companies Act 1956 having its registered office at 80/82 Dhanji Street, Mumbai - 400 063, has agreed to purchase the above flats .

I am unable to personally attend before the Sub-Registrar of Assurances at Bandra, Mumbai for admitting the execution of the agreement for sale and it has therefore become necessary for me to appoint a fit and proper person as my lawful Attorney to attend the office of the Sub-Registrar to lodge and to



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V. I. Taim

admit execution of the said agreement for sale in favour of M/s. Bentonville Electronics Pvt. Ltd. and on my behalf.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH that I, Shri Sumatichand T. Gouti hereby appoint, constitute and nominate Shri Kanhaiyalal Jain who is having address at 80-82, Dhanji Street, Zaveri Bazar, Mumbai - 400 003 as my true and lawful Attorney (hereinafter referred to as the said Attorney") to act for me and in my name for the aforesaid purpose.

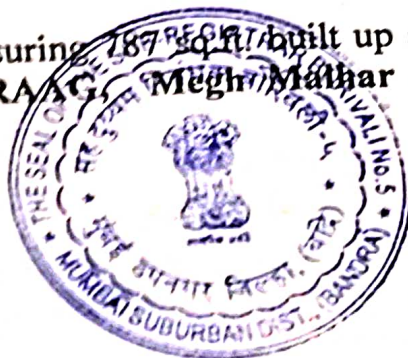
To present and lodge in the office of the Sub-Registrar of Assurances at Bandra, Mumbai and to appear before him and to admit in my name and on my behalf execution of the agreement for sale in favour of Bentonville Electronics Pvt. Ltd. the said immovable property described in the Schedule hereto and to do all acts deeds and things necessary for effectively registering the said agreement for sale in favour of Bentonville Electronics Pvt. Ltd..

AND I DO HEREBY agree to ratify and confirm all and whatsoever acts which my said Attorney may do or caused to be done by virtue of these presents and the same shall be binding upon me to do the same extent and in the same manner as if the same were done by me and personally present.

IN WITNESS WHEREOF I have hereunto set and subscribed my hand seal at Mumbai this 30<sup>th</sup> November 2006.

**THE SCHEUDLE ABOVE REFERRED TO:**

- (a) Flat no.242, admeasuring 968 sq.ft. built up area on 24<sup>th</sup> floor in the building known "RAAG, Megh Malhar Complex, Yashodham Enclave, Goregaon Mulund Link Road, Goregaon East, Mumbai - 400 063.
- (b) Flat no.252, admeasuring 187 sq.ft. built up area on 25<sup>th</sup> floor in the building known "RAAG, Megh Malhar Complex, Yashodham



K. L. Jain

Enclave. Goregaon Mulund Link Road, Goregaon East, Mumbai  
- 400 063.

(c) Flat no.243, admeasuring 969 sq.ft. built up area on 24<sup>th</sup> floor in the building known "RAAG, Megh Malhar Complex, Yashodham Enclave, Goregaon Mulund Link Road, Goregaon East, Mumbai - 400 063.

(d) Flat no.253, admeasuring 787 sq.ft. built up area on 25<sup>th</sup> floor in the building known "RAAG, Megh Malhar Complex, Yashodham Enclave, Goregaon Mulund Link Road, Goregaon East, Mumbai - 400 063.

SIGNED, SEALED AND DELIVERED

By the withinamed

*Sumatichand Gouti*

SUMATICHAND T. GOUTI.

In the presence of

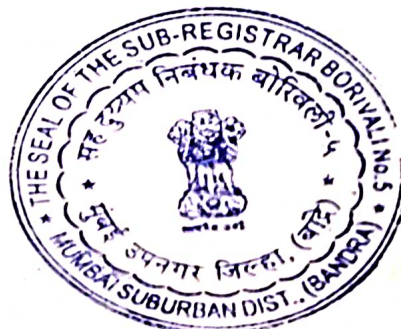
*Salvador Guedes*

Specimen Signature of the Attorney Holder

*K. L. Jain*  
(KANHAIYALAL JAIN)



Identified by me:



बदर-११	
232	100
२००७	

1) श्री. अशोकजी वी. गायी

Joint Land Grant



2839/04

श्री. अशोकजी वी. गायी  
ज. भू. प. ५४३/५४३

ज. भू. प. ५४३/५४३ का: ३ भा. भा. भा.  
ज. भू. प. ५४३/५४३ का: ३ भा. भा. भा.  
ज. भू. प. ५४३/५४३ का: ३ भा. भा. भा.

2) Salvador Gaudin



श्री. अशोकजी वी. गायी  
ज. भू. प. ५४३/५४३

दुय्यम निबंधकः

सह दु.नि.का-बोरीवली 5

दस्त गोषवारा भाग-1

बदर11

दस्त क्र 232/2007

232/2007

करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

मे बन्टोनविला इलेक्ट्रॉनिक्स प्रा लि चे संचालक  
के पारेख  
घर/फ्लॅट नं: 80/82  
रस्ता: -  
तीचे नाव: धनजी स्ट्रीट 4 था माळा मु 03  
त नं: -  
साहत: --

लिहून घेणार

वय 43

सही

*[Signature]*



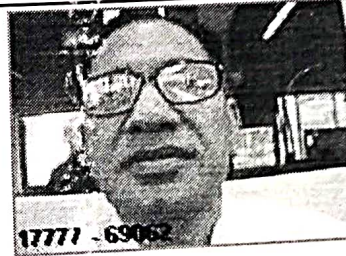
सुमतीचंद्र गोती तर्फे मुखत्यार कनेयालाल जैन  
घर/फ्लॅट नं: बी 1406 राजे श्रीपाल नगर  
हरकिनसन रोड मु 06  
रस्ता: -  
तीचे नाव: -  
त नं: -  
साहत: -  
/ग

लिहून देणार

वय 52

सही

*K. L. Jadhav*



बदर-११

232 | 62

२००७

दस्त गोषवारा भाग - 2

वदर11

दस्त क्रमांक (232/2007)

[वदर11-232-2007] चा गोषवारा  
मोवदला 3500000 भरलेले मुद्रांक शुल्क : 182600

र केल्याचा दिनांक : 09/01/2007 11:35 AM  
चा दिनांक : 09/01/2007  
र करणा-याची सही :

प्रकार : 25) करारनामा  
क्र. 1 ची वेळ : (सादरीकरण) 09/01/2007 11:35 AM  
क्र. 2 ची वेळ : (फी) 09/01/2007 11:43 AM  
क्र. 3 ची वेळ : (कबुली) 09/01/2007 11:44 AM  
क्र. 4 ची वेळ : (ओळख) 09/01/2007 11:44 AM

द केल्याचा दिनांक : 09/01/2007 11:44 AM

इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात.  
ची ओळख पटवितात.  
पेक मेहता - - , घर/फ्लॉट नं: योगी स्वरुप योगी नगर एक्सर बोरीवली

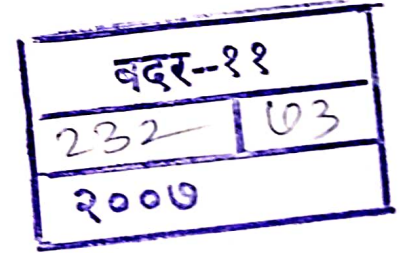
/रस्ता: -  
तीचे नाव: --  
त नं: -  
पसाहत: -  
/गाव:-  
का: -  
दाजी परब - - , घर/फ्लॉट नं: वरीलप्रमाणे  
ली/रस्ता: -  
रतीचे नाव: --  
रत नं: -  
/वसाहत: -  
हर/गाव:-  
लुका: -  
न: -

पावती क्र.: 231 दिनांक: 09/01/2007  
पावतीचे वर्णन  
नांव: मे बेंटोनविला इलेक्ट्रॉनिक्स प्रा लि चे  
संचालक विनोद के पारेख - -

30000 : नोंदणी फी  
1460 : नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

31460: एकूण

दु. निबंधकाची सही, सह दु.नि.का-बोरीवली 5



प्रमाणित करण्यात येते की, या  
दस्तामध्ये ... पाने आहेत.

सह मुख्यम निबंधक, बोरीवली क्र-५  
मुंबई उपनगर जिल्हा.

वदर-११/232/२००७

दस्त क्रमांक १, क्रमांक.....घर  
- 9 JAN 2007

...

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



plot of land admeasuring 3,00,000 sq.ft. of buildable/ saleable area in the location survey No.51, Hissa No.1 (Part) of village Chincholi and Survey No.34 Hissa No.2 (Part) of Village Dindoshi, Taluka Borivli, Mumbai, lying and being situate at Megh Malhar Complex, Opp. Dindoshi Bus Depot, Goregaon-Mulund Link Road, Goregaon East, Mumbai - 400 063 wherein C.T.S. No.156 and constructed in the year 2003 (hereinafter for the sake of brevity referred to as the **'SAID PREMISES'**) and the said premises more particularly described in the schedule hereunder written.

- (b) That M/s.TRANSCON BUILDERS AND CONTRACTORS PRIVATE LIMITED a Company incorporated under the provisions of the Companies Act, 1956 and having its Registered office at Megh Malhar Complex, Opp. Dindoshi Bus Depot, Goregaon-Mulund Link Road, Goregaon (East) Mumbai - 400 063 had constructed a building in the name and style of "RAAG" at Megh Malhar

