

SHOP / OFFICE / FLAT No.

501

FLOOR

5

WING

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AGREEMENT FOR SALE

अ. सं. १०१२१२१ अ. सं.

OF

SHOP / OFFICE / FLAT & CAR PARKING SPACES

AT

KEVAL TOWERS

C.T.S. NO. 730 & 591, B.J. PATEL ROAD,

OFF. MARVE ROAD, MALAD (WEST),

MUMBAI-400 064.

BUYER

Shri / Smt. / M/s.

Deepak Narottambhai Dodia

Smt Urvashi Deepak Dodia

Address :

A 504 Lok. Thirth

behind Laxmi Narayan Temple

Marve Road Malad (W)

Mumbai. 400064



Monday, February 25, 2008

12:05:07 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1544

गावाचे नाव मालाड

दिनांक 25/02/2008

दस्तऐवजाचा अनुक्रमांक वदर10 - 01497 - 2008

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:दिपक नरोत्तमदास डोडीया - -

नोंदणी फी	-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (63) अतिरीक्त मुद्रांक शुल्क	-	1260.00 5.00
एकूण	रु.	31265.00

DELIVERED

आपणास हा दस्त अंदाजे 12:19PM हा वेळेस मिळेल

दुय्यम निबंधक

सह दुय्यम निबंधक बोसिधली ये. क्र. 1
मुंबई उपनगर जिल्हा.

वास्तार मुल्य: 3114710 रु. मोबदली: 3330250 रु.

भरलेले मुद्रांक शुल्क: 149120 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

वेंकटें नाव व पत्ता: बँक ऑफ इंडीया, प्ल. 64;

डीडी/घनाकर्ष क्रमांक: 088264, रकम: 30000 रु.; दिनांक: 20/02/2008

DELIVERED

Union BANK of INDIA Branch: 025641

Jyeshthwari (G). Br. Dated: 22/12/07

115162 Service Tax Reg. No. 4576224
BFN/188/STC/Pt/04

Tran ID
COSMOS DEPOSIT SLIP
For The Cosmos Co-op. Be
Authorised

THE COSMOS CO-OPERATIVE BANK LTD.
FRANKING DEPOSIT SLIP
Customer Copy 478703
Branch: Mumbai (G) Date: 24/12/07
Pay to: THE COSMOS CO-OPERATIVE BANK LTD.
Name & Address of Stamp duty paying party
Deepak N. Dodia
Urvi D. Dodia
Tel. No.: / Mobile No.: 982018507
Purpose of Transaction Purchase
in cash for Franking Documents
Rs. 149,120/-
(For Bank's Use only)

Franking Value	Rs.	149,120
Service Charges	Rs.	-
Total	Rs.	149,120/-



वत्सर-१०
६ मार्च
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THIS ARTICLES OF AGREEMENT made and entered into at Mumbai, this 31st day of Dec, 2007/08

BETWEEN:

M/S. RUSHABH ENTERPRISE, a Partnership Firm, registered under the Indian Partnership Act, 1932, having their office at 201/A, Vertex Vikas Sir, M. V. Road, Andheri (East), Mumbai-400 069, hereinafter called "the **PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners for the time being and from time to time of the said firm, their survivors and the heirs, executors, administrators of the last surviving partner and their assigns) of the **ONE PART**;

AND

MR./MRS./M/S. Deepak Narottambhai Dodia
Urvi Deepak Dodia having address
at A.504 Lok-Tirth, behind Laxmi Narayan Temple
Marve Road, near (W) Mumbai-400064 hereinafter
called "THE PURCHASER" (which expression shall unless it be

For The Cosmos Co-op. Bank Ltd. Bank Ltd. Branch: Mumbai (G) ...

Authorised Signatory

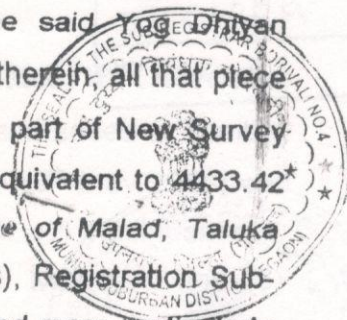
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24/2007

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repugnant to the context or meaning thereof be deemed to mean and include in case of individuals his/her/their heirs, executors and administrators, and in case of the firm, its partners/proprietor for the time being and from time to time and the last survivor of them and in case of the Company, its successor-in-title and permitted assigns) of the **OTHER PART.**

WHEREAS :

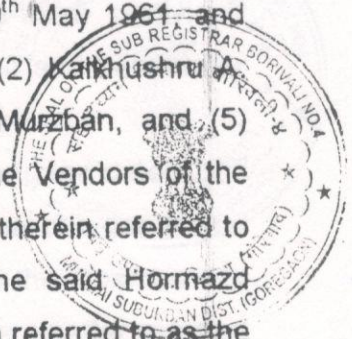
- (1) By and under the Deed of Conveyance dated 28th September 1950, registered with the Sub-Registrar of Assurances at Bombay under No.229 of Book No.1 on 26th February 1951, and made between Bhailalbai Jhaverbhai Patel therein referred to as the Vendor, of the First Part, Yog Dhiyan Ahuja and Khudaram Dinyar Murzban, therein referred to as the Confirming Parties of the Second Part and (1) Yog Dhiyan Ahuja, (2) Rohinton R. Aresh, (3) Framrose A. Irani, (4) Kaikhushru A. Irani, (5) Sheriar F. Irani, (6) Khudaram D. Murzban, and (7) Loknath Manchanda, therein referred to as the Purchasers of the Third Part, the said Bhailalbai Jhaverbhai Patel for the consideration therein mentioned granted and conveyed unto the said Yog Dhiyan Ahuja and 6 others, the Purchasers named therein, all that piece or parcel of land bearing Plot No.2, forming part of New Survey No.23, admeasuring 5302.5 Square Yards equivalent to 4433.42* Square meters or thereabouts in the Village of Malad, Taluka South Setsette, District Thane (as it then was), Registration Sub-District Bandra, District Bombay Suburban, and more particularly described in the Third Schedule thereunder written and now bearing City Survey Nos.730 and 730/1, admeasuring 3,752.5 Square meters or thereabouts of Village Malad (North) and City Survey No.591 admeasuring 245 Square meters or thereabouts of Village Valanai, Taluka Borivali, within the Registration Sub-District of Mumbai Suburban and aggregately admeasuring 3997.5 Square meter or thereabouts as per recent Property Register Cards, and more particularly described in the Schedule hereunder written (hereinafter referred to as "the said land")



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- (II) After purchasing the said land the said Yog Dhiyan Ahuja and 6 others constructed a factory and other structures thereon and carried on the business of manufacturing Ice and providing cold storage facilities in the name and style of Adarsh Ice and Cold Storage and in the subsequent event which have taken place, the said Yog Dhiyan Ahuja became entitled to 3 (three) Anna Share in the said land and the Factory and other structures standing thereon (hereinafter referred to as "the said property") and his other co-owners viz. the said Rohinton P. Aresh and 5 others became entitled to 13 (thirteen) Anna share therein and thereto;
- (III) The said Rohinton R. Aresh died intestate at Tehran in Iran on or about 8th January 1964, leaving him surviving as his only heirs and next-of-kin according to the law by which he was governed, his mother Perinbanu Hormazd Aresh and father Hormazd Tirandaz Aresh;
- (IV) The Letters of Administration was granted to the said Perinbanu Hormazd Aresh by the High Court of Judicature at Bombay on 11th February 1965, of the property and estate of ~~the said~~ Rohinton Hormazd Aresh;
- (V) By and under the Deed of Conveyance dated 18th November 1957, registered with the Sub-Registrar of Assurances at Bombay under No.BOM/8129/1957 of Book No. I on 19th May 1961 and made between the said (1) Farmroz A. Irani, (2) Kaikhushru A. Irani, (3) Sheriar F. Irani, (4) Khodaram D. Murzban, and (5) Loknath Manchanda, therein referred to as the Vendors of the First Part, the said Perinbanu Hormazd Aresh, therein referred to as the Administratrix of the Second Part, the said Hormazd Tirandaz Aresh and Kaikhushru A. Irani, therein referred to as the First Confirming Parties of the Third Part, the said Khodaram D. Murzban and Perinbanu H. Aresh, therein referred to as the Second Confirming Parties of the Fourth Part, the said Yog Dhiyan Ahuja, therein referred to as the Third Confirming Party of the Fifth Part and Avinash Kumar Ahuja, Ravish Kumar Ahuja and Suresh Kumar Ahuja, therein referred to as the Purchasers of the Sixth Part, the said Vendors and Administratrix therein, for

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the consideration mentioned therein granted and conveyed their said 13 (Thirteen) Anna Share in the said property unto the said Avinash Kumar Ahuja and 2 others, the Purchasers named therein, as Tenants-In-Common;

(VI) By virtue of the said Deed of Conveyance dated 18th November 1957, the said Yog Dhiyan Ahuja became entitled to 3 (Three) Anna Share in the said property and his 3 sons, the said Avinash Kumar Ahuja, Ravish Kumar Ahuja and Suresh Kumar Ahuja became entitled to the balance 13 (Thirteen) Anna Share in the said property;

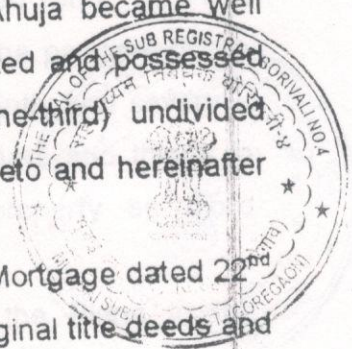
(VII) The said Yog Dhiyan Ahuja died at Bombay on 14th September 1982, leaving his last Will and Testament dated 4th May 1982, interalia, bequeathing his 3 (Three) Anna Share in the said property to his said 3 sons, equally.

(VIII) The Probate has been granted by the High Court of Judicature at Bombay on 17th December 1997, to the said Ravish Kumar Ahuja, in respect of the said last Will and Testament of the said deceased Yog Dhiyan Ahuja;

(IX) In the events that have happened, the said Ravish Kumar Ahuja, Avinash Kumar Ahuja, and Suresh Kumar Ahuja became well and sufficiently entitled to and absolutely seized and possessed of the said property, each having 1/3rd (one-third) undivided share, right, title and interest therein and thereto and hereinafter referred to as "the said Owners";

(X) By and under the Memorandum of Equitable Mortgage dated 22nd May 1995, the said Owners had deposited original title deeds and documents in respect of the said Property with the Cosmos Co-operative Bank Ltd., Dadar Branch, Mumbai (hereinafter referred to as "the said Bank"), and thereby offered the said property as a continuing security for various loans and advances granted by the said Bank to the said Owners and to the Companies and Firms, of which the said Owners were and are in control and management from time to time;

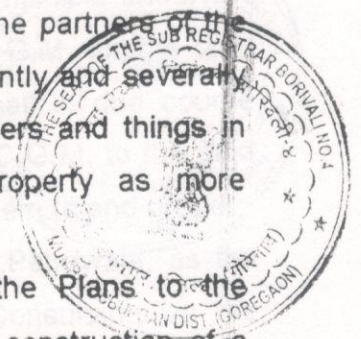
(XI) The said Owners/Companies & Firms have duly repaid to the said Bank the said loans and interest in pursuance thereof the



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said Bank has by their letter dated 19th April 2007 recorded the receipt of all their dues and released the said property from their charge. A copy of the said letter dated 19th April 2007 is hereto annexed and marked as ANNEXURE -"I".

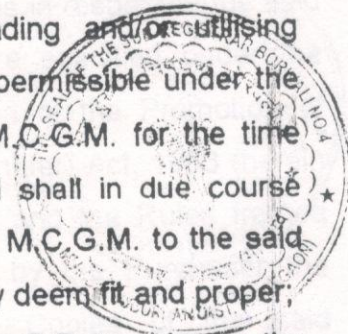
- (XII) By and under the Memorandum of Understanding dated 19th October 2005, the said Owners have agreed to grant the absolute development rights of the said property more particularly described in the Schedule hereunder unto and in favour of the Promoters herein, at and for the consideration and on the terms and conditions more particularly recorded therein;
- (XIII) The said memorandum of Understanding has been treated by the said owners and the Promoters as the development agreement between them and has been adjudicated for payment of Stamp duty thereon and Stamp duty paid thereon accordingly and Registered with the Sub-Registrar of Assurances at Bandra, Mumbai, under Sr. No. BDR-11/5842/2005 on 31st October 2005;
- (XIV) The said owners have executed the General Power of Attorney 29th October 2005, registered with the Sub-Registrar of Assurances at Bandra, Mumbai, under Sr. No. BDR-II/5843/2005 on 31st October 2005 and thereby appointed Shri. Niranjan Popatlal Shah and Shri. Chirag Ashok Shah, the partners of the Promoters, as their Constituted Attorneys to jointly and severally do, execute and perform all acts, deeds, matters and things in respect of the development of the said property as more particularly mentioned therein;
- (XV) The Promoters have at present submitted the Plans to the Municipal Corporation of Greater Mumbai for construction of a new building with three Wings, on the said property. The said plan has been sanctioned by the Municipal Corporation of Greater Mumbai initially for construction of the basement and ground floor containing shops and other commercial premises and I.O.D. thereon has been issued on 29th March 2005 bearing No. 8506/BP/(WS)/AP, and the Commencement Certificate has also been issued by the M.C.G.M. on 26th March 2007 and in pursuance thereof, the Promoters have commenced



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construction of the said new building on the said property. The Xerox Copies of the said I.O.D. and C.C. are annexed hereto as ANNEXURE - "II" & "III", respectively;

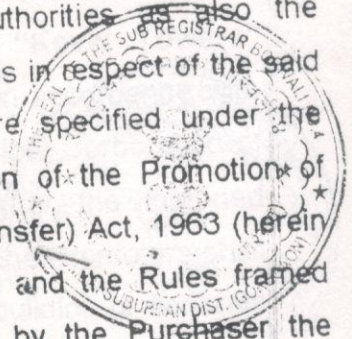
- (XVI) The Promoters have also disclosed to the Purchaser that the Promoters are intending to amalgamate the said property with the other adjoining properties and to develop the said property after amalgamating the same and for the purpose the said Plan which are sanctioned at present for construction on the said property shall be amended and sanction to the same shall be obtained by the Promoters from the Municipal Corporation of Greater Mumbai, in due course of time;
- (XVII) The Promoters have duly informed the Purchaser that at present the said property is in Commercial Zone. The Promoters have made an application to the M.C.G.M. for shifting of the said property from Commercial Zone to Residential Zone and after said shifting is allowed the Promoters shall submit the Plans for further construction of additional 12 floors containing residential self contained flats by consuming and utilising the balance F.S.I. that may be available now or which may be available hereinafter in respect of the said property and loading and/or utilising TDR/FSI on the said property, as may be permissible under the Development Control Regulations of the M.C.G.M. for the time being and from time to time in force and shall in due course obtain sanctions and permissions from the M.C.G.M. to the said amended or new building plans as they may deem fit and proper;
- (XVIII) The Promoters have appointed Bhupendra C. Patrawala, as the Architects for the said Project and Joshi Consultant, as the Structural Engineer/R.C.C. Consultants, for the said Project of development of the said property.
- (XIX) In the Premises aforesaid, the Promoters are entitled to sell Flats/shops/offices in the said new building proposed to be constructed on the said property more particularly described under the Schedule hereunder written to be known as "Keval Towers" on what is commonly known as "Ownership Basis"



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(XX) The Purchaser has inspected the said Plans, I.O.D. C.C., and the copies of aforesaid title documents and also the Title Certificate issued by M/s. Mehta & Co., Advocates & Solicitors for the Promoters, being annexed hereto and marked as ANNEXURE- "IV", and fully satisfied himself/herself/themselves about the rights of the Promoters to develop the said property and construct the said new building on the said property and to sale the premises therein in the manner herein contained and the Purchaser has agreed to and shall not be entitled to and shall not raise any further requisition/query/demand upon the Promoters with regard thereto;

(XXI) The Purchaser hereby admit and confirm that he/she/they had demanded from the Promoters and the Promoters have given inspection to the Purchaser, of all the documents referred to herein above viz. of title relating to the said property, including the letters issued by the said Bank, and NOC, permissions, approvals, sanctions, plans, designs, specifications sanctioned by the M.C.G.M. and other concerned authorities as also the relevant City Survey and Revenue Records in respect of the said property and all other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (herein referred to as "the Flat Ownership Act") and the Rules framed there under and at the request made by the Purchaser the Promoters have furnished the Xerox Copies of the said documents prior to the execution of this Agreement and the Purchaser doth hereby admit and confirm the receipt thereof from the Promoters;



(XXII) In the premises aforesaid, at the request of the Purchaser the Promoters have agreed to allot/sell to the Purchaser one Flat/shop bearing No. 501 admeasuring 865 Sq. Ft. built up area as approved by the M.C.G.M; including balconies, on the 5th floor in the A/B/C Wing of the said building known as "Keval Towers" (hereinafter referred to as "the said Premises") under construction on the said property by the Promoters, on

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Ownership basis at or for the consideration and on the terms and conditions herein contained.

(2001) Under Section 4 of the Flat Ownership Act, the Promoters are required to execute a written Agreement for allotment and sell of the said premises to the Purchaser being these presents and also to admit the execution of these presents, before the concerned Sub-Registrar of Assurances, on being informed by the Purchaser in time after lodging this Agreement for registration under the provisions of the Indian Registration Act, 1908.

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

1. The building proposed to be constructed at present by the Promoters on the said property more particularly described in the Schedule hereunder written, shall be consisting of basement, ground and 12 upper floors and terrace with three Wings A, B and C and comprising of shops on the ground floor and residential flats on the upper floors, and proposed to be known as "Keval Towers" (hereinafter referred to as "the said Building") in accordance with the plans and specifications sanctioned by Municipal Corporation of Greater Mumbai, as recited herein above. After the intended amalgamation of the said property, as aforesaid, the Promoters shall either construct the additional floors on the said building or separate Wing to the said building or a separate building on the said property as per the amended plans that may be sanctioned by the Municipal Corporation of Greater Mumbai.

2. The expression "Purchaser" hereinafter shall be deemed to mean १०८५१० and include the singular and the plural thereof (male/female).

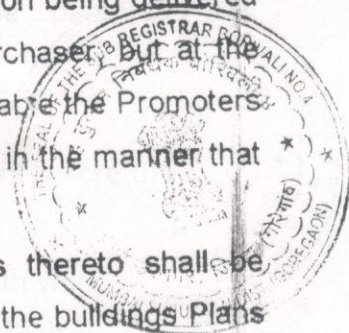
3. The Promoters shall be at liberty and entitled to in their sole and absolute discretion from time to time, vary, amend and/or alter the said building plans. As a part of such amendment and/or alteration in the building plans, the Promoters may construct additional areas by

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extending further the said building including by constructing additional Wings in the said building, as may be sanctioned by M.C.G.M. The Purchaser agree and hereby give express Irrevocable Consent and No Objection to the Promoters for carrying out from time to time whatsoever amendments, alterations, additions, modifications and variations to the layout and/or the building plan or plans for further construction of additional floors on the said building and/or for construction of additional Wings or extension or of independent additional structures on the said property in accordance with the buildings plans as may be approved by the concerned authorities, from time to time. The Purchaser hereby agrees to give all the facilities and assistance to the Promoters and cause to sign and execute and deliver all papers and writings as the Promoters may require from time to time even after possession being delivered of the premises agreed to be allotted to the Purchaser, but at the costs and expenses of the Promoters, so as to enable the Promoters to complete the development of the said property in the manner that may be determined by the Promoters.

4. The said building and additions or extensions thereto shall be constructed by the Promoters in accordance with the buildings Plans prepared by their Architect and sanctioned by the Concerned Authorities, from time to time as aforesaid. The premises in the said building shall contain amenities as per the particulars given in the ANNEXURE - "V" hereto.

5. As recited herein above, the Purchaser has demanded from the Promoters and the Promoters have given inspection to the Purchaser herein of the NOCs., sanctioned plans, specification, I.O.D. and Commencement Certificate issued by the Municipal Corporation of Greater Mumbai and has also been given inspection of the other documents required by the Purchaser, and other documents specified under the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale Management and Transfer) Act, 1963, hereinafter referred to as the Flats Ownership Act, for short, and the rules framed thereunder. The Purchaser herein hereby confirm having inspected the site of construction and



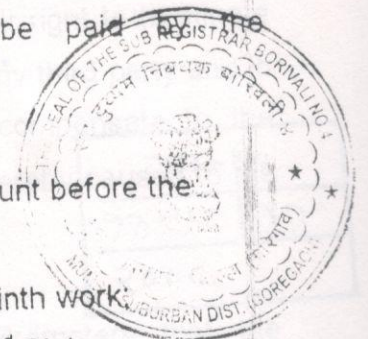
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having received the Photo Copies of the aforesaid documents and that the Purchaser is fully aware about the same and also about the Promoters' right to construct the said building and/or extension thereto and/or additional building on the said property and the Purchaser shall not be entitled to further investigate or question the title to the said property and no requisition or objection shall be raised at any time hereafter in any manner relating thereto.

6. The Promoters hereby agree to allot to the Purchaser, the Flat/shop bearing No. 501, admeasuring 865 Square Feet built up area as approved by the M.C.G.M. and inclusive of balconies, as shown in blue colour boundary line on the floor plan annexed hereto and marked as **ANNEXURE -"VI"**, on the 5th floor, in A/B/C Wing of the said building "Keval Towers" now under construction on the said property (hereinafter referred to as "the said premises") at and for the price and consideration of Rs. 3330250/- (Rupees Thirty Three Lacs Thirty Thousand and Two hundred Fifty only) which shall be paid by the Purchaser to the Promoters as follows:-

- (i) Rs. 499537.54/- being 15 as an earnest amount before the execution of this agreement;
- (ii) Rs. 333025/- being 101 on completion of plinth work;
- (iii) Rs. 3336254/- being 101 on completion of 2nd Slab;
- (iv) Rs. 333625/- being 101 on completion of 4th Slab;
- (v) Rs. 333025/- being 101 on completion of 6th Slab;
- (vi) Rs. 333625/- being 101 on completion of 8th Slab;
- (vii) Rs. 333025/- being 101 on completion of 10th Slab;
- (viii) Rs. 333025/- being 101 on completion of 12th Slab;
- (ix) Rs. 333025/- being 101 on completion of external Plaster Work;
- (x) Rs. 166512.50/- being 51 the balance consideration, upon the Promoters handing over possession of the said premises to the Purchaser.

The amount of sale price shall be payable by the Purchaser to the Promoters by Cheque/DD drawn in favour of "M/S. RUSHABH



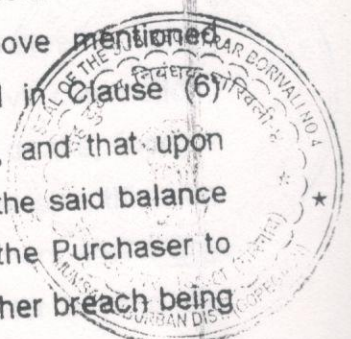
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The certificate which may be issued by the Promoters certifying that the commencement and/or completion of respective work of the plinth and/or slab or other work or that occupation certificate in respect of the said Premises has been issued by the M.C.G.M, shall be binding upon the Purchaser and that the payment of the installments or the balance purchase price and deposits in respect of meters/maintenance, etc., as the case may be, shall forthwith become due and payable by the Purchaser to the Promoters.

If the Purchaser fail, neglect or refuse to make payment of any installment or any part thereof within 7 days from the due date for payment thereof, the Promoters shall be at liberty to exercise other rights as set out in this agreement, including their right to terminate this agreement and to sell the said premises to any third party and in such event the Purchaser shall be liable to compensate to the Promoters for any loss or deficiency that may thereby caused to the Promoters.

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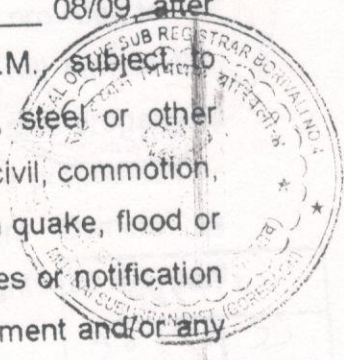
7. The Purchaser hereby covenant with the Promoters that the Purchaser shall duly and punctually pay the above mentioned balance consideration within the period stipulated in Clause (6) above, time being of the essence of the contract, and that upon delay, default or failure of payment of any part of the said balance consideration or of any other amounts payable by the Purchaser to the Promoters under this Agreement or upon any other breach being committed by the Purchaser of any term and condition of this Agreement or non-observance thereof, this Agreement shall, stand terminated and cancelled, after the Promoters giving to the Purchaser 15 days prior notice in writing of their intention to terminate this Agreement and thereupon the earnest deposit and other moneys till then paid by the Purchaser to the Promoters shall stand forfeited to the Promoters. The Purchaser also covenant that in case the Promoters suffer any loss or damage by any such default, failure or non-payment or by breach or non-observance of



this Agreement by the Purchaser as stated above, the Purchaser shall also make good such loss or damages to the Promoters. In such an event, the Promoters shall have a right to deal with, dispose of and/or to sell the said premises to any third party as they like and at the price and on the terms and conditions as they may determine, without the Purchaser being entitled to any right or claim of any nature whatsoever against the Promoters, either in respect of the said premises or for any benefit that may be obtained by the Promoters thereunder or otherwise howsoever.

Without prejudice to all other rights of the Promoters under this Agreement and/or in law, the Purchaser shall be liable to pay interest at the rate of 21 (Twenty One) percent per annum on all amounts which shall remain due and outstanding after a period of seven days from the date of the same becoming due under this Agreement.

It is agreed that the possession of the said premises will be given by the Promoters to the Purchaser on or before 08/09 after obtaining Occupation Certificate from the M.C.G.M. subject to FORCE MAJEURE, like non-availability of cement, steel or other building materials and water for construction, strike, civil, commotion, war, act of god etc. or natural calamity such as earth quake, flood or any other natural calamities or any notice, order, rules or notification being issued by any Court or Tribunal or the Government and/or any other public body or authority and/or any other factor beyond the Promoters' control. However, the Purchaser shall be entitled to take possession of the said premises, only if the Purchaser shall have duly observed and performed all the obligations and stipulations contained in this Agreement agreed to be observed and performed by the Purchaser and shall have duly paid to the Promoters all the amounts payable by the Purchaser under this Agreement.



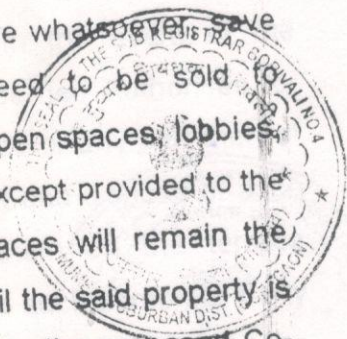
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The Purchaser hereby expressly agree that in the event of the Public Authority at any time acquiring any portion of the said property, all

the benefits of such acquisition, i.e. by way of compensation and/or F.S.I./T.D.R., shall be the exclusive property of the Promoters, and neither the Purchaser nor the society or any other organization that may be formed hereafter shall have any right therein or thereto.

11. The Purchaser is further aware that the Promoters shall be constructing additional floors or extension to the said building and for the purpose thereof the Promoters shall be entitled to put scaffoldings and the other construction materials in front of the said premises. The Purchaser agrees and undertakes not to object at any time to the Promoters at any time putting such scaffoldings and/or construction materials in any part of the open area of the said property including in front of the said premises, even after the possession of the said premises is received by the Purchaser.

12. The Purchaser shall have no claim of any nature whatsoever save and except in respect of the premises agreed to be sold to him/her/them hereunder by the Promoters. All open spaces, lobbies, terraces, other Car Parking Spaces (save and except provided to the Purchaser if any) and other premises and spaces will remain the property of the said Owners and Promoters until the said property is duly transferred together with the said building to the proposed Co-operative Society or Condominium of Apartment Owners as hereinafter mentioned, subject however to the rights of the said Owners and the Promoters as herein stated.

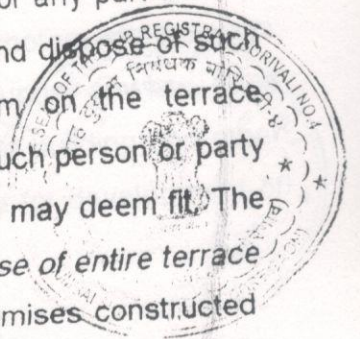


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13. Nothing contained in this Agreement shall be constructed so as to confer upon the Purchaser any right whatsoever into or upon the said Property or the said building or any part thereof or the said premises. It is hereby expressly agreed that such conferment shall take place only on execution of Deed of Conveyance of the said property and building in favour of the Co-operative Society or the Condominium of Apartment Owners by the said Owners and the Purchaser becoming a Member of the said Society or Condominium of Apartment Owners as hereinafter mentioned.

14. It is hereby expressly agreed that the Promoters shall be entitled to sell all the premises in the said building as also in the other structures that may hereafter be constructed on the said property for any user as may be permitted by the Concerned Authorities and the Purchaser thereof shall be entitled to use the said premises agreed to be purchased by him/her/them accordingly. The Purchaser shall not object to the user of the other premises in the said building or in any other structure on the said property for the aforesaid purposes by the respective purchasers thereof.

15. It is hereby expressly agreed that the terrace on the said building shall always belong to the Promoters who shall be entitled to deal with and dispose of the same in such manner as it may deem fit. The Promoters shall be entitled to put or grant permission to any premises holder in the said building to put hoarding, install Cellular Phone Tower, Cable T.V. Relay Disc etc. In the event of the Promoters obtaining permission from the Concerned Authorities for constructing any type of premises on the terrace or any part thereof then the Promoter shall be entitled to construct and dispose of such premises proposed to be constructed by them on the terrace together with the terrace appurtenant thereto to such person or party at such rate and on such terms as the Promoters may deem fit. The Promoters shall be entitled in that event to allow use of entire terrace area or part thereof to the Purchaser of such premises constructed on the terrace and the terrace or such part thereof shall then be in exclusive possession of the Purchaser of such premises constructed on the terrace. In the event of the Promoters constructing more than one premises on the terrace, the Promoters will be entitled to dispose of the concerned premises together with the portions of the terrace proportionate to and/or appurtenant thereto. The Society or Condominium of Apartment Owners that may be formed as stated hereinafter, shall admit as its member/s, the purchaser/s of such premises that may be proposed or constructed on the terrace with the exclusive right to him/her/them in the terrace, as aforesaid. In the event of water storage tank/s being constructed or any other



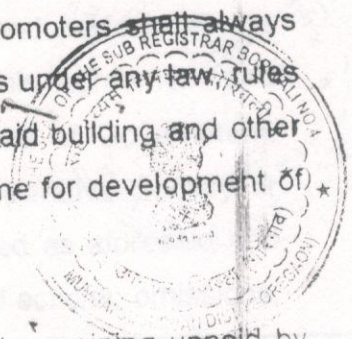
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common facility being provided on the terrace, then the Society or Condominium of Apartment Owners, as the case may be, shall be entitled to depute its representative to go to the terrace for the regular check up and upkeep and for carrying out repairs to the tank/s and/or such common facility at all reasonable times and/or during such times as may be mutually agreed upon by the purchaser/s of such premises on the terrace and the Society or the Condominium of Apartment Owners, if so formed and as the case may be.

16. It is hereby expressly agreed and provided that after obtaining permission and consent of the said Owners and so long as it does not in anyway effect or prejudice the rights of the Purchaser hereunder granted in respect of the said premises, the Promoters shall be at liberty to transfer by assignment, mortgage or otherwise deal with or dispose off their right, title or interest in the said property, and the building/s and structure/s thereon at their sole discretion. The Purchaser shall not interfere with the said rights of Promoters in any manner whatsoever. The Promoters shall always be entitled to sign undertakings and indemnities under any law, rules or regulations concerning construction of the said building and other structures or for implementation of their Scheme for development of the said property.

17. The Promoters shall in respect of any amount remaining unpaid by the Purchaser under this Agreement shall have first charge and lien on the said premises agreed to be allotted and sold to the Purchaser under this Agreement, without prejudice to any other rights and remedies available to the Promoters for recovery of outstanding dues from the Purchaser and/or against the said premises.

18. It is hereby agreed that, so long as the various premises in the said building shall not be separately assessed by the M.C.G.M. for levy property taxes and water charge, rates and other outgoing, the Purchaser shall pay the proportionate share of such taxes, rates and

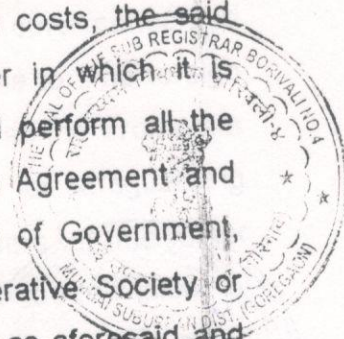


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other outgoing more particularly mentioned in ANNEXURE-"VII" hereto. The Purchaser shall pay Rs. _____/- or such other amount as may be determined by the Promoters from time to time, per month in advance to the Promoters for the same.

19. It is hereby agreed that the Promoters shall not be liable to bear or share the maintenance charges, electricity charges and water charges and any other outgoings attributed to and in respect of the unsold flats/shops/garages etc. The Promoters will be liable to bear the municipal assessment, if any, payable and that too only if the M.C.G.M. have not granted the benefit of non-occupancy in respect of such unsold flats/shops/garages etc., but nothing else, till all such unsold flats/shops/garages etc. in the said building/s are sold and disposed off by the Promoters and the purchaser thereof is/are put in possession thereof.

The Purchaser shall maintain at his/her/their own costs, the said premises in the same condition, state and order in which it is delivered to him/her/them, and shall observe and perform all the terms conditions and covenants contained in this Agreement and shall abide by all bye-laws, rule and regulations of Government, Local Bodies and Authorities, and of the Co-operative Society or Condominium of Apartment Owners when formed as aforesaid and shall attend to, answer and be responsible for all actions, omissions, breaches and violations of any of the conditions or bye-laws, rules or regulations.

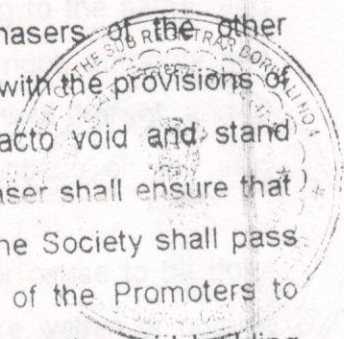


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21. The Purchaser agrees to pay all amounts payable under this Agreement as and when the same become due and payable. The Promoters are not bound to give notice requiring any such payment and the failure thereof shall not be pleaded as an excuse by the Purchaser for non payment of any amount or amounts due on the respective due events. The Purchaser hereby covenants with the Promoters to pay all amounts agreed to be paid by the Purchaser under this Agreement and to observe and perform the covenants

and conditions in this Agreement and to keep the Promoters indemnified at all times against breach or non-observance of any of the said covenants and conditions, except so far as the same ought to be observed and performed by the Promoters.

12. The Purchaser agrees and undertakes that in the event of the Promoters deciding to form a Co-operative Society/Association/Condominium of Apartment Owners as aforesaid, then and in such event the Purchaser shall as and when required by the Promoters to become a Member of such Society or Association or Condominium and from time to time to sign and execute the applications and other papers and documents necessary for the formation and registration of the Society or Association or Condominium including the bye-laws of the proposed Society within ten days of the intimation with regard thereto by the Promoters. The Purchaser shall not raise any objection to the changes in the draft Bye-laws as may be required by the Registrar of the Co-operative Societies and/or other concerned authorities. The Purchaser shall be bound from time to time to sign all the papers and documents and all other deeds as the Promoters may require him/her/them to do from time to time for safeguarding the interest of the Promoters and the purchasers of the other premises in the said building. Failure to comply with the provisions of this clause will render this Agreement ipso facto void and stand terminated, revoked and cancelled. The Purchaser shall ensure that as and when the Promoters shall so require, the Society shall pass the necessary resolution confirming the right of the Promoters to carry out additional construction works in and on the said building and other structures on the said Property and also confirming the right of the Promoters to sell other premises in the building and structures to be constructed on the said property, as stated particularly stated hereinabove in this Agreement.



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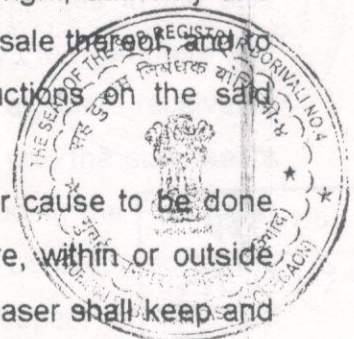
13. The Purchaser hereby agrees that in the event of any amount becoming payable at any time hereafter, by way of levy or premium or betterment charges or development levies or any other payment

of a similar nature in respect of the said property and/or the various premises to be constructed thereon as aforesaid, to the concerned Local Authority or to the State Government, the same shall be reimbursed by the Purchaser to the Promoters in the proportion in which the area of the said premises shall bear to the total area of the other premises in the said building on the said property.

24. The Purchaser shall allow the Promoters and their surveyors, agents and servants, with or without workman and others, at all reasonable times to enter upon the said premises or any part thereof for the purpose of repairing any part of the building and for laying cables, water pipes, fittings, electric wires, structures and other conveniences facilities and utilities belonging to, serving or used for the said building.

25. In the event of the Society or Condominium/Association being formed and registered before the sale and disposal by the Promoters of all the premises in the said building, as also the commencement or completion of construction of additional floors or extension to the said building, as stipulated hereinabove, the powers and authority of the Society or Condominium/ Association shall be subject to the overriding powers of the Promoters in all the matters concerning the same and all amenities pertaining to the same, and in particular the Promoters shall have absolute right, authority and control as regards any unsold premises and the sale thereof, and to commence and complete all additional constructions on the said property.

26. The Purchaser shall not at any time demolish or cause to be done any additions or alterations of whatsoever nature, within or outside the said premises or any part thereof. The Purchaser shall keep and maintain the said premises, walls, floorings, ceiling, partition walls, sewers, drains, pipes and appurtenances thereto and the fittings and fixtures therein in good and tenantable repair and condition and working order, and in particular the said building, so as to provide shelter to and protect all the parts of the said building other than his/her/their said premises. The Purchaser shall not permit the



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closing of the niches or balconies or make any alterations in the outside elevations and outside colour scheme of the said building.

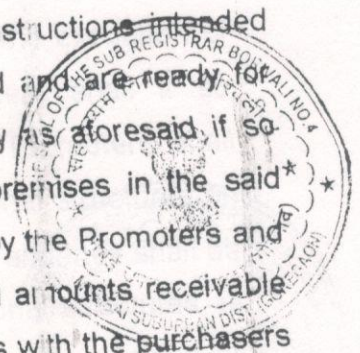
17. In spite of the possession of the said premises is handed over to the Purchaser, if any additions or alterations in or about or relating to the said building are required to be carried out by the Government, Local Authority or any other statutory Authority, the same shall be carried out by the Purchasers of various premises in the said building, including the Purchaser herein, at his/her/their own costs and the Promoters shall not be in any manner liable or responsible for the same.

18. The Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance in respect of the said building or structure/s on the said property or cause any increased premium to be payable in respect thereof or which may likely to cause nuisance or annoyance to users and occupiers of the other premises in the said building.

19. After the said building and all other structure; and premises intended to be constructed by the Promoters on the said property are duly completed, including the additional constructions intended to be carried out by the Promoters as aforesaid and are ready for occupation and after the Society or other Body is aforesaid, if so formed and registered and only after all the premises in the said building have been duly sold and disposed off by the Promoters and the Promoters shall have received all dues and amounts receivable by them in terms of their respective agreements with the purchasers

of all the said premises in the said building including the Purchaser herein, the Promoters will execute or caused to be executed by the said Owners, the Deed of Conveyance in respect of the said property together with the said building, in favour of such Society or

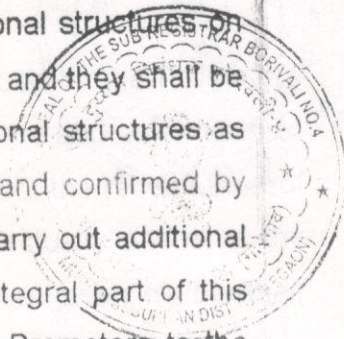
other Body. It is further agreed that at the sole discretion of the Promoters, separate Co-operative Society/Association/Condominium for each separate Wing in the said building or for each separate buildings, if more than one, will be formed and in that event, separate Deeds of Perpetual Lease will be executed in respect of each such Wings/buildings, at a nominal Annual Lease Rent of



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Re.1/- Till the execution of such deeds, the possession of the said property and the said Building and other structures/premises thereon shall be deemed to be with the Promoters. Without prejudice to what is stated herein, the Purchaser hereby unconditionally agree and confirm that the execution of the said Deeds of Conveyance or Lease shall take place only after the Promoters declare in writing to the Society, Association of Persons or Condominium as the case may be, that their project of development of the said property is completed by them.

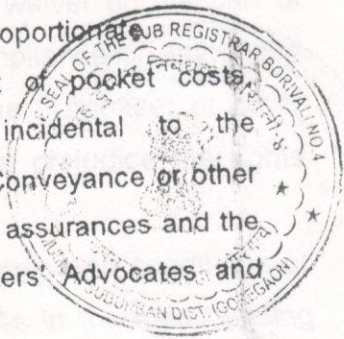
Even after the execution of the Deed/s of Conveyance or Lease in favour of the said Society, Association of persons or Condominium, as the case may be, as aforesaid, the Promoters shall have full rights, if so permitted by the Concerned Authorities, to make additions to the said Building, whether vertical or horizontal, by way of construction of additional floors and/or construction of additional wings and the same shall be the exclusive property of the Promoters who shall be entitled to deal with and dispose off the same for such consideration and on terms and conditions and in such manner as they may deem fit. Similarly, until the execution of such Deed/s of Conveyance/Lease, the Promoters shall if so permitted by the Concerned Authorities and/or if the Promoters shall so desire they shall be entitled to construct additional structures on the said property or any portion or portions thereof and they shall be entitled to dispose off the premises in such additional structures as they may deem fit. It is further expressly agreed and confirmed by the Purchaser that the right of the Promoters to carry out additional construction works on the said property is an integral part of this contract for the sale of the said premises by the Promoters to the Purchaser and the Purchaser hereby expressly agrees that he/she/they will not in any manner object to the Promoters carrying out any such additional construction works on the said property or on any portion or portions thereof. The promoters shall also be entitled to construct additional structures like Sub-station for electricity, office/s for Society/Association/Condominium, Place of



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34. The Purchaser shall at time of taking possession of the said premises, pay to the Promoters the following amounts:

- (i) Rs. 450.00/- towards share money entrance fee of the proposed Society or Body.
- (ii) Rs. 5660.00/- as a lumpsum payment towards electricity and water meters.
- (iii) Rs. 31140.00/- as a lumpsum payment of six months' Proportionate share of the Purchaser in the Municipal Property Taxes, rates, assessment, land revenue and other expenses and outgoings in respect of the said building and land appurtenant thereto as more particularly mentioned in ANNEXURE-"VII" hereto, from 01.04.2009 to 30.09.2009.
- (iv) Rs. 3000.00/- as a lumpsum payment towards proportionate share of the Purchaser in costs, charges, and expenses for the formation and registration of Society/Association/Condominium.
- (v) Rs. 10,000.00/- as a lumpsum payment towards proportionate share of the Purchaser of the Promoters' legal costs, charges and expenses of and incidental to the preparation of this Agreement.
- (vi) Rs. 2500.00/- as a lumpsum payment towards proportionate share of the Purchaser in out of pocket costs, charges, expenses of and incidental to the preparation and approval of the Conveyance or other transfer deed or deeds and other assurances and the professional fees of the Promoters' Advocates and Solicitors in respect thereof.
- (vii) Rs. 5000.00/- as a lumpsum payment towards the Gas connection and Gas Meter.
- (viii) Rs. _____/- Payment towards Service Tax calculated at the rate of 10.2% (if applicable).



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The aforesaid payments shall not carry any interest. The Promoters shall not be required to render any account in respect of amounts

therefrom to the Purchaser or the concerned Society/Association/Condominium or the Ad-hoc Committee; or any one else. The Purchaser shall also not be required to pay any further amount to the Promoters even if the payments referred to above or any of them, found to be insufficient to meet the costs and expenses incurred by the Promoters.

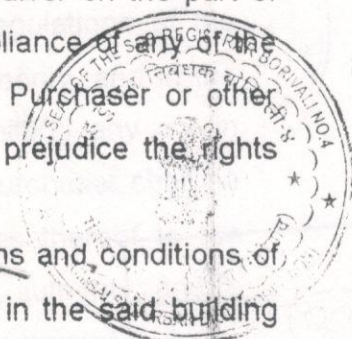
35. The Purchaser hereby agree that in the event of any amount by way of further or additional premium or security deposit or cess is required to be paid to the M.C.G.M. or to the State Government or betterment charges or development tax including for the purpose of providing water connection or any other tax or any other payment of the similar nature being payable by the Promoters, at any time hereafter, the same shall be reimbursed by the Purchaser to the Promoters in the proportion to the built up area of the said premises and in determining such amount, the decision of the Promoters shall be conclusive and binding upon the Purchaser.

36. Any delay or indulgence by the Promoters in enforcing any term or condition of this Agreement or any forbearance or granting of time to the Purchaser herein or to any other Purchasers of other premises in the said building, shall not be constructed as waiver on the part of the Promoters of any such breach or non compliance of any of the terms and conditions of this Agreement by the Purchaser or other purchasers nor shall the same in any manner prejudice the rights and remedies of the Promoters.

37. The Promoters shall be entitled to alter the terms and conditions of the agreement relating to the unsold premises in the said building and the Purchaser herein shall have no right to require the enforcement thereof, in his/her/their favour. The Purchaser herein shall exercise his/her/their rights under this Agreement only.

38. The Purchaser with an intention to bind all persons into whose hands the said premises may come, doth hereby covenant with the Promoters as follows :

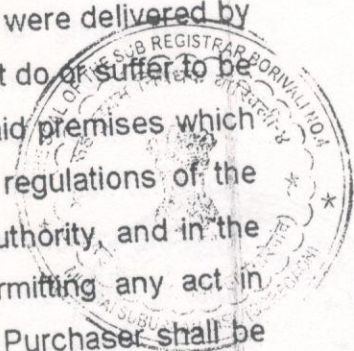
(a) To maintain the said premises at Purchaser's own costs and risk in good, tenantable repair and condition from the date of



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possession of the said premises being taken by the Purchaser and shall not do or suffer to be done anything in or to the building in which the said premises is situated or staircases or any passages, which may be against the rules, regulations or bye-laws of the concerned local or any other authority or charge/alter or make addition in or to the building and the said premises or any part thereof.

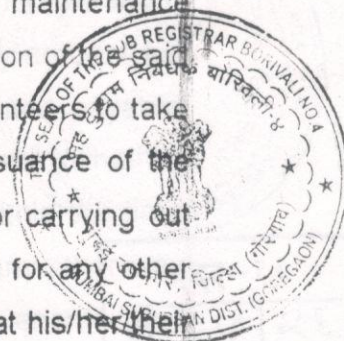
- (b) Not to store in the said premises or outside, any goods which are of hazardous, combustible or dangerous nature or which are prohibited by law to be brought upon or kept in any such premises, or are so heavy likely to or may damage to construction or structure of the building or the said premises, and the Purchaser shall be liable for the consequences of the breach on account of negligence or default of the Purchaser in this behalf and to indemnify the Promoters.
- (c) To carry at his/her/their own costs and risk all internal repairs to the said premises and maintain the said premises in the condition, state and order in which the same were delivered by the Promoters to the Purchaser and shall not do or suffer to be done anything in or to the building or the said premises which may be forbidden by the law or rules or regulations of the concerned local authority or other public authority, and in the event of the Purchaser committing or permitting any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority, and to indemnify the Promoters for all consequences thereof.
- (d) Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration in the elevation and outside colour scheme of the said building and shall keep the partitions, sewers, drainage pipes in the said premises and appurtenances thereto in good and tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the said building and shall not chisel or in



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any other manner damage the columns, beams, walls, slabs or R.C.C. parts or other structural members in the said premises without the prior written permission of the Promoters as also other concerned authorities. If on account of any additions or alterations being carried out by the Purchaser in the said premises (whether such additions and alterations are permitted by the concerned authorities or not), shall there be any damages to the adjoining premises or to the premises situated below or above the said premises (inclusive of leakage of water and damages to the drains) the Purchaser shall at his/her/their own costs, risk and expenses repair such damage (including recurrence of such damages).

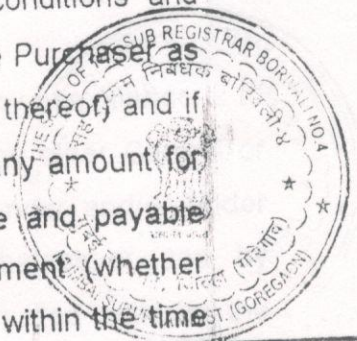
- (e) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said property and the building.
- (f) Pay to the Promoters within 7 days of demand by the Promoters, his/her/their share of security deposit demanded by the concerned authority or Government for giving water, Electricity or any other service connection to the said building.
- (g) To bear and pay the proportionate Municipal Taxes, water charges, common electricity charges and other maintenance charges, on and from the date of taking possession of the said premises by the Purchaser. If the Purchaser volunteers to take possession of the said premises before the issuance of the Occupation Certificate by the M.C.G.M. either for carrying out furniture, renovation etc. in the said premises or for any other purpose whatsoever, the Purchaser shall do so at his/her/their own risk and costs and by reason thereof any fine or penalty or additional or penal tax, water charges, electricity charges etc. are charged or levied by the M.C.G.M. or electric company, the same shall be borne and paid by the Purchaser alone and the Promoters shall not be liable to bear or pay the same.
- (h) To bear and pay increase in local taxes, water charges, insurance premium and such other levy, if any, which are



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imposed by the concerned local Authority and/or Government and/or other public Authority, on account of changes of user of the said premises by the Purchaser, and indemnify the Promoters in that behalf.

- (i) The Purchaser shall not let, sub-let, transfer assign, or part with purchaser's interest or benefit of this Agreement or the said premises or create any third party interest or right or part with the possession of the said premises or any part thereof until all the dues payable by the Purchaser to the Promoters under this Agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observances of any of the terms and conditions of this Agreement AND until the Purchaser has obtained permission in writing of the Promoters for the purpose.
- (j) The Purchaser shall permit the Promoters and their surveyors and agents and servants, with or without workman and others, at all reasonable times to enter and upon the said premises to view and examine the state and condition thereof.
- (k) To observe and perform all the terms and conditions and covenants to be observed and performed by the Purchaser as set out in this Agreement (including the recitals thereof) and if the Purchaser neglects, omits or fails to pay any amount for any reason whatsoever to the Promoters due and payable under the terms and condition of this Agreement (whether before or after the delivery of the possession) within the time hereinafter specified or if the Purchaser shall in any other way fails to perform or observe any of the covenants and stipulation herein contained, the Promoters shall be entitled to re-enter upon and resume possession of the said premises and every part thereof and in that event this Agreement shall ipso facto stand terminated. The Purchaser herein agrees that on the Promoters re-entering on any part of the said premises, as aforesaid, all the claims, contentions, demands and the right, title, and interest of the Purchaser in or to the said premises and under this Agreement shall ipso facto cease and



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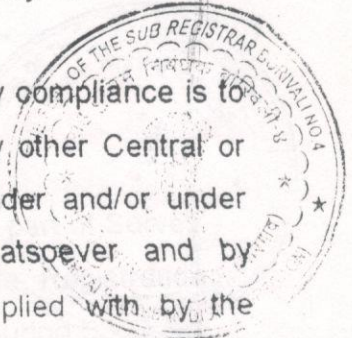
the Purchaser shall also be liable for immediate ejection as a trespasser. The Purchaser shall thereupon cease to have any right or interest in the said premises and in that event all the moneys paid to the Promoters by the Purchaser (except the earnest money and the outgoings proportionate to the said premises till the date of such termination) shall within 90 days after such termination be refunded by the Promoters to the Purchaser, without any interest.

(1) The Promoters shall not be responsible for the consequences arising out of the changes in law or changes in Municipal and other Laws, rules, regulations, etc.

39. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act and the Rules framed thereunder.

40. If by reasons of any amendment to the Constitution or enactment or amendment of any law, this transaction is held to be liable to tax as a sale or otherwise, either wholly or in part, and any inputs and materials or equipment used or supplied in execution of or in connection with this transaction are liable to tax hereinafter at any time, the same shall be payable proportionately by the Purchaser *herein and other purchasers, on demand.*

If any permission is required to be obtained or any compliance is to be effected under the ULC Act, 1976, and/or any other Central or State legislation and/or the rules framed thereunder and/or under any other order, notification or ordinance whatsoever and by whatever name called, the same shall be complied with by the Purchaser/the body of all the purchasers and/or Society or the other Body in consultation and co-operation with the Promoters and all costs and charges and expenses, if any, that may have to be incurred in connection therewith shall be borne and paid by the Purchaser and/or the Society or Body.



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42. All costs charges and expenses of and incidental to or in connection with preparation, engrossment, stamping and registering Deed/s of Conveyance/Lease, and any other documents and writings required to be executed by the said Owners and/or Promoters or by the Purchaser AND the stamp duty, registration charges and other fees,

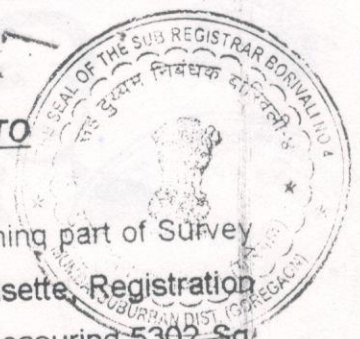
charges and penalty, etc. of this Agreement and all such other documents shall be borne and paid by the Purchaser herein and/or the Society, as the case may be. The Promoters shall not be held liable and/or responsible for the same.

- 43. This Agreement shall be presented and lodged for registration as provided by law with the Sub-Registrar of Assurances at Goregaon or at any other place in Mumbai, for registration thereof by the Purchaser who shall pay the necessary Stamp duty and Registration charges and other fees in respect thereof and the Promoters shall not be liable for payment thereof. The Purchaser shall intimate to the Promoters immediately thereafter, the lodgement number and date in case Agreement is lodged by the Purchaser, to enable the Promoters to admit the execution hereof by the Promoters. If the Purchaser fails to do so, the Promoters shall not be responsible for the non-registration thereof and/or the consequences arising therefrom.

IN WITNESS WHEREOF the Parties hereto have hereunto and to a duplicate hereof set and subscribed their respective hands and as the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land bearing Plot No.2, forming part of Survey No.23 and Plot No.1, of Village Malad, Taluka South Salsette, Registration Sub-District Borvali, District Thane (as it then was), admeasuring 5302 Sq. Yds. equivalent to 4433 Sq. Mts. or thereabouts (as per the title documents) and now as per Property Register Cards bearing corresponding C.T.S. No.591 admeasuring 245 Sq. Mts. or thereabouts of Village Valnai, and C.T.S. Nos. 730 and 730/1, of Village Malad (North), Taluka Borivali within the Registration Sub-District of Mumbai Suburban, admeasuring 3,752.5 Sq. Mts. or thereabouts, both aggregately admeasuring 3997.5 Sq. Mts. or thereabouts, situate at B. J. Patel Road, Off. Marve Road, Malad (West), Mumbai-400 064 and bounded as follows, that is to say:-



9800/20
2000

On or towards East : by B. J. Patel Road;
 On or towards West : by C.T.S. No.591 of Valnai Village;
 On or towards South : by C.T.S.Nos729 and 740 of Malad (North);
 On or towards North : by C.T.S. Nos.732, 734 and 739 of Malad (North).

SIGNED AND DELIVERED)
 by the withinnamed PROMOTERS)
M/S. RUSHABH ENTERPRISE)
 in the presence of. *Mirzanjan P. Shah*)

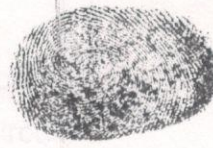


M. Shah



[Handwritten signature]

SIGNED AND DELIVERED)
 by the withinnamed PURCHASER)
SHRI/SMT./M/S. _____)
Deepak Nasottambhai Dodia) *Deepak Dodia*
Urvvi Deepak Dodia) *U.V. Dodia*
 in the presence of. ...)



[Handwritten signature]

Received of and from the withinnamed
 Purchaser, a sum of Rs. 1,08,000/-
 (Rupees One lak Eight thousand only))
 by cheque/Pay Order/DD, as earnest money)
 being by the Purchaser paid to us as)
 withinmentioned. *cheque no 488576*) **Rs. 1,08,000/-**
dated. 03/04/2007 on Union Bank of)
India)



WITNESSES

WE SAY RECEIVED

[Handwritten signature]

For M/S. RUSHABH ENTERPRISES

बदर-१०
 १११५१६
 २००८

M. Shah
 Authorized Signatory

28

ANNEXURE "V"6): RA"1) (OF THE SPECIFICATIONS AND AMENITIES)

The works will be carried out as per the Specification and with the Amenities in respect of the Unit agreed to be acquired by the Purchasers and set out herein below, subject to such modification, alteration, changes as the Promoters require or be advised or called upon to do.

1: FLOORING

3'-0" X 3'-0" Vitrified Tiles flooring with 4" Skirting of the same.

2: ELECTRICALS

1) The total Electrical work is done in good copper wiring with sufficient number of electric point & MCB switches in the man in board with circuit breaker's.

2) T.V. Antenna line in all bedrooms & drawing room.

3) Four pairs of telephone wiring provided.

4) Electric switches – ANCHOR ROMA in the entire flat.

3): DOORS

1) Designer Flush Door provided with Brass fitting & fixtures of good make.

4: WINDOWS

1) Anodized Aluminium 4 track sliding window with 6'-6" height. Bathrooms are provided with adjustable Aluminium framed glazed covers.

5: PLASTER OF PARIS

1) All bedrooms & drawing room is provided with designer plaster of Paris Cornice.

2) Plaster of Paris finish on all walls in entire flat.



बदर-१०
१४९० ३०
२००८

6): RAILING

- 1) In all bedrooms, drawing room, & kitchen are provided with m.s .railing in Good design.

7): COLOUR

- 1) In entire flat/ wall colour provided will be luster or plastic paint.

8): KITCHEN

- 1) Moulded Granite Kitchen platform with stainless steel sink.
- 2) Screen printed tiles on kitchen & glazed tile below platform.
- 3) Water tap line washing machine in kitchen.

9): BATHROOMS

- 1) Designer Bathroom with good quality plumbing fitting & fixtures of plumber or Equivalent make.
- 2) All Bathrooms walls are fixed with screen printed tiles up to 7'-0" height.
- 3) Sanitary fitting are of CERA or HINDWARE make.

COMMON AMENITIES

- 01) Residence with 10'-0" floors to floor height and shops with 14'-0" floor height
- 02) External side will be double wall to avoid dampness.
- 03) External paint will be elestromatic.
- 04) Eell designed elevation with special water proof compound coating and Special colour treatment.
- 05) Decorative entrance lobby with false ceiling and special lighting effects
- 06) Security video camera.
- 07) Intercom connection.
- 08) Elevators of OTIS or equivalent make.
- 09) Terrace flooring of good China mosaic designed tiles.



बदर-१०
१०००/११
२००८

6): RAILING

- 1) In all bedrooms, drawing room, & kitchen are provided with m.s railing in Good design.

7): COLOUR

- 1) In entire flat/ wall colour provided will be luster or plastic paint.

8): KITCHEN

- 1) Moulded Granite Kitchen platform with stainless steel sink.
- 2) Screen printed tiles on kitchen & glazed tile below platform.
- 3) Water tap line washing machine in kitchen.

9): BATHROOMS

- 1) Designer Bathroom with good quality plumbing fitting & fixtures of plumber or Equivalent make.
- 2) All Bathrooms walls are fixed with screen printed tiles up to 7'-0" height.
- 3) Sanitary fitting are of CERA or HINDWARE make.

COMMON AMENITIES

- 01) Residence with 10'-0" floors to floor height and shops with 14'-0" floor height
- 02) External side will be double wall to avoid dampness.
- 03) External paint will be elastomeric.
- 04) Well designed elevation with special water proof compound coating and Special colour treatment.
- 05) Decorative entrance lobby with false ceiling and special lighting effects
- 06) Security video camera.
- 07) Intercom connection.
- 08) Elevators of OTIS or equivalent make.
- 09) Terrace flooring of good China mosaic designed tiles.



बदर-१०	
१४८०	३२
२००८	

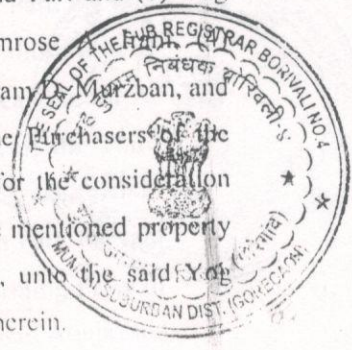
Ref.No.:H/1489/04-07

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Sub.: ALL THAT piece or parcel of land bearing Plot No.2, forming part of Survey No.23 and Plot No.1, of Village Malad, admeasuring 5302 Sq. Yds. equivalent to 4433 Sq. Mts. or thereabouts and now as per Property Register Cards bearing corresponding C.T.S. No.591 admeasuring 245 Sq. Mts. or thereabouts of Village Valnai, and C.T.S. Nos.730 and 730/1, of Village Malad (North), Taluka Borivali within the Registration Sub-District of Mumbai Suburban, admeasuring 3,752.5 Sq. Mts. or thereabouts, both aggregate admeasuring 3997.5 Sq. Mts. or thereabouts, situate at B. J. Patel Road, Off. Marve Road, Malad (West), Mumbai-400 064 and bounded as follows, that is to say:- On or towards East : by B. J. Patel Road; On or towards West : by C.T.S. No.591 of Valnai Viilage; On or towards South : by C.T.S.Nos729 and 740 of Malad (North); and On or towards North : by C.T.S. Nos.732, 734 and 739 of Malad (North).

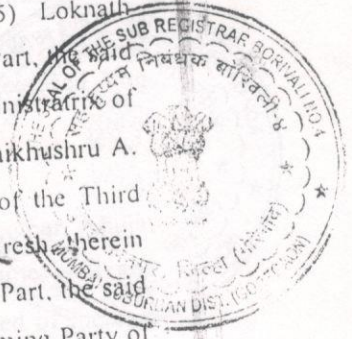
- By and under the Deed of Conveyance dated 28th September 1950, registered with the Sub-Registrar of Assurances at Bombay under No.229 of Book No.I on 26th February 1951, and made between Bhailalbai Jhaverbhai Patel, therein referred to as the Vendor, of the First Part. Yog Dhiyan Ahuja and Khudaram Dinyar Murzban, therein referred to as the Confirming Parties of the Second Part and (1) Yog Dhiyan Ahuja, (2) Rohinton R. Aresh, (3) Framrose Kaikhushru A. Irani, (5) Sheriar F. Irani, (6) Khudaram D. Murzban, and (7) Loknath Manchanda, therein referred to as the Purchasers of the Third Part, the said Bhailalbai Jhaverbhai Patel for the consideration therein mentioned granted and conveyed the above mentioned property and hereinafter referred to as "the said property", unto the said Yog Dhiyan Ahuja and 6 others, the Purchasers named therein.



वदर-१०
१४८०/३३
२००८



2. In pursuance of the said Deed of Conveyance, the said Yog Dhiyan Ahuja became entitled to 3 (three) Anna Share in the said property and his other co-owners Viz. the said Rohinton P. Aresh and 5 others became entitled to 13 (thirteen) Anna share therein and thereto.
3. The said Rohinton R. Aresh died intestate at Tehran in Iran on or about 8th January 1964, leaving him surviving as his only heirs and next-of-kin according to the law by which he was governed, his mother Perinbanu Hormazd Aresh and father Hormazd Tirandaz Aresh.
4. The Letters of Administration was granted to the said Perinbanu Hormazd Aresh by the High Court of Judicature at Bombay on 11th February 1965, of the property and estate of the said Rohinton Hormazd Aresh.
5. By and under the Deed of Conveyance dated 18th November 1957, registered with the Sub-Registrar of Assurances at Bombay under No.BOM/8129/1957 of Book No. 1 on 19th May 1961, and made between the said (1) Farmroz A. Irani, (2) Kaikhushru A. Irani, (3) Sheriar F. Irani, (4) Khodaram D. Murzban, and (5) Loknath Manchanda, therein referred to as the Vendors of the First Part, the said Perinbanu Hormazd Aresh, therein referred to as the Administratrix of the Second Part, the said Hormazd Tirandaz Aresh and Kaikhushru A. Irani, therein referred to as the First Confirming Parties of the Third Part, the said Khodaram D. Murzban and Perinbanu H. Aresh therein referred to as the Second Confirming Parties of the Fourth Part, the said Yog Dhiyan Ahuja, therein referred to as the Third Confirming Party of the Fifth Part and Avinash Kumar Ahuja, Ravish Kumar Ahuja and

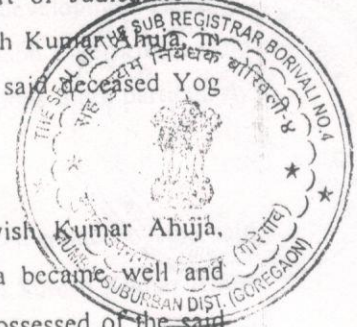


बदर-१०
१४५/५४
२००८

Suresh Kumar Ahuja, therein referred to as the Purchasers of the Sixth Part, the said Vendors and Administratrix therein, for the consideration mentioned therein granted and conveyed their said 13 (Thirteen) Anna Share in the said property unto the said Avinash Kumar Ahuja, Ravish Kumar Ahuja and Suresh Kumar Ahuja, the Purchasers named therein, as Tenants-In-Common.

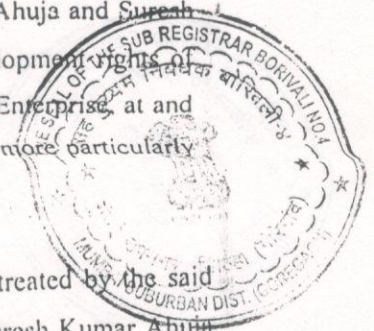
6. By virtue of the said Deed of Conveyance dated 18th November 1957, the said Yog Dhiyan Ahuja became entitled to 3 (Three) Anna Share in the said property and his 3 sons, the said Avinash Kumar Ahuja, Ravish Kumar Ahuja and Suresh Kumar Ahuja became entitled to the remaining 13 (Thirteen) Anna Share in the said property.
7. The said Yog Dhiyan Ahuja died at Bombay on 14th September 1982, leaving his last Will and Testament dated 4th May 1982, inter alia, bequeathing his 3 (Three) Anna Share in the said property to his said 3 sons, the said Avinash Kumar Ahuja, Ravish Kumar Ahuja and Suresh Kumar Ahuja, equally.
8. The Probate has been granted by the High Court of Judicature at Bombay on 17th December 1997, to the said Ravish Kumar Ahuja, in respect of the said last Will and Testament of the said deceased Yog Dhiyan Ahuja.

9. In the events that have happened, the said Ravish Kumar Ahuja, Avinash Kumar Ahuja, and Suresh Kumar Ahuja became well and sufficiently entitled to and absolutely seized and possessed of the said property, each having 1/3rd (one-third) undivided share, right, title and interest therein and thereto.



बदर-१०
१४९६ / ३१
२००८

10. By and under the Memorandum of Equitable Mortgage dated 22nd May 1995, the said Avinash Kumar Ahuja, Ravish Kumar Ahuja and Suresh Kumar Ahuja had deposited original title deeds and documents in respect of the said Property with the Cosmos Co-operative Bank Ltd., Dadar Branch, Mumbai (hereinafter referred to as "the said Bank"), and thereby offered the said property as a continuing security for various loans and advances granted by the said Bank to the said the said Avinash Kumar Ahuja, Ravish Kumar Ahuja and Suresh Kumar Ahuja and to the Companies and Firms, of which the said the said Avinash Kumar Ahuja, Ravish Kumar Ahuja and Suresh Kumar Ahuja were and are in control and management from time to time:
11. The said Avinash Kumar Ahuja, Ravish Kumar Ahuja and Suresh Kumar Ahuja and their said Companies & Firms have duly repaid to the said Bank the said loans and interest in pursuance thereof, the said Bank has by their letter dated 19th April 2007 recorded the receipt of all their dues and released the said property from their charge.
12. By and under the Memorandum of Understanding dated 19th October 2005, the said Avinash Kumar Ahuja, Ravish Kumar Ahuja and Suresh Kumar Ahuja have agreed to grant the absolute development rights of the said property unto and in favour of M/s. Rushabh Enterprise, at and for the consideration and on the terms and conditions more particularly recorded therein.
13. The said Memorandum of Understanding has been treated by the said Avinash Kumar Ahuja, Ravish Kumar Ahuja and Suresh Kumar Ahuja and the said M/s. Rushabh Enterprise as the development agreement



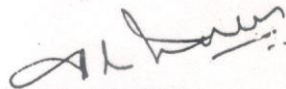
बदर-१०
१४९० / ३६
२००८

between them and has been adjudicated for payment of Stamp duty thereon accordingly and Registered with the Sub-Registrar of Assurances at Bandra, Mumbai, under Sr. No. BDR-11/5842/2005 on 31st October 2005.

14. We are informed that as on date the agreement recorded in the said Memorandum of Understanding dated 19th October 2005 is valid, subsisting and binding agreement between the parties thereto and the same has not been terminated or revoked by any party thereto.
15. We have caused to investigate the title to the said property by taking searches in the offices of the Sub-Registrars of Assurances at Mumbai and Bandra and by inviting claims, if any, by issuing Public Notices in Newspapers and also by perusing the revenue records and other title documents.
16. Accordingly, in our opinion the title of Avinash Kumar Ahuja, Ravish Kumar Ahuja and Suresh Kumar Ahuja to the above referred property, is clear, marketable and free from all encumbrances and M/s. Rushabh Enterprise have a right to develop the same.

DATED THIS 22ND DAY OF MAY 2007

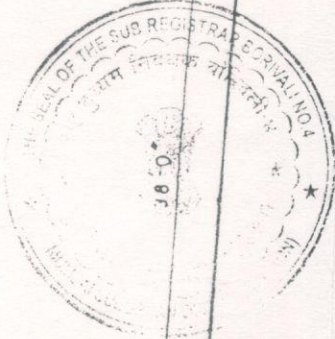
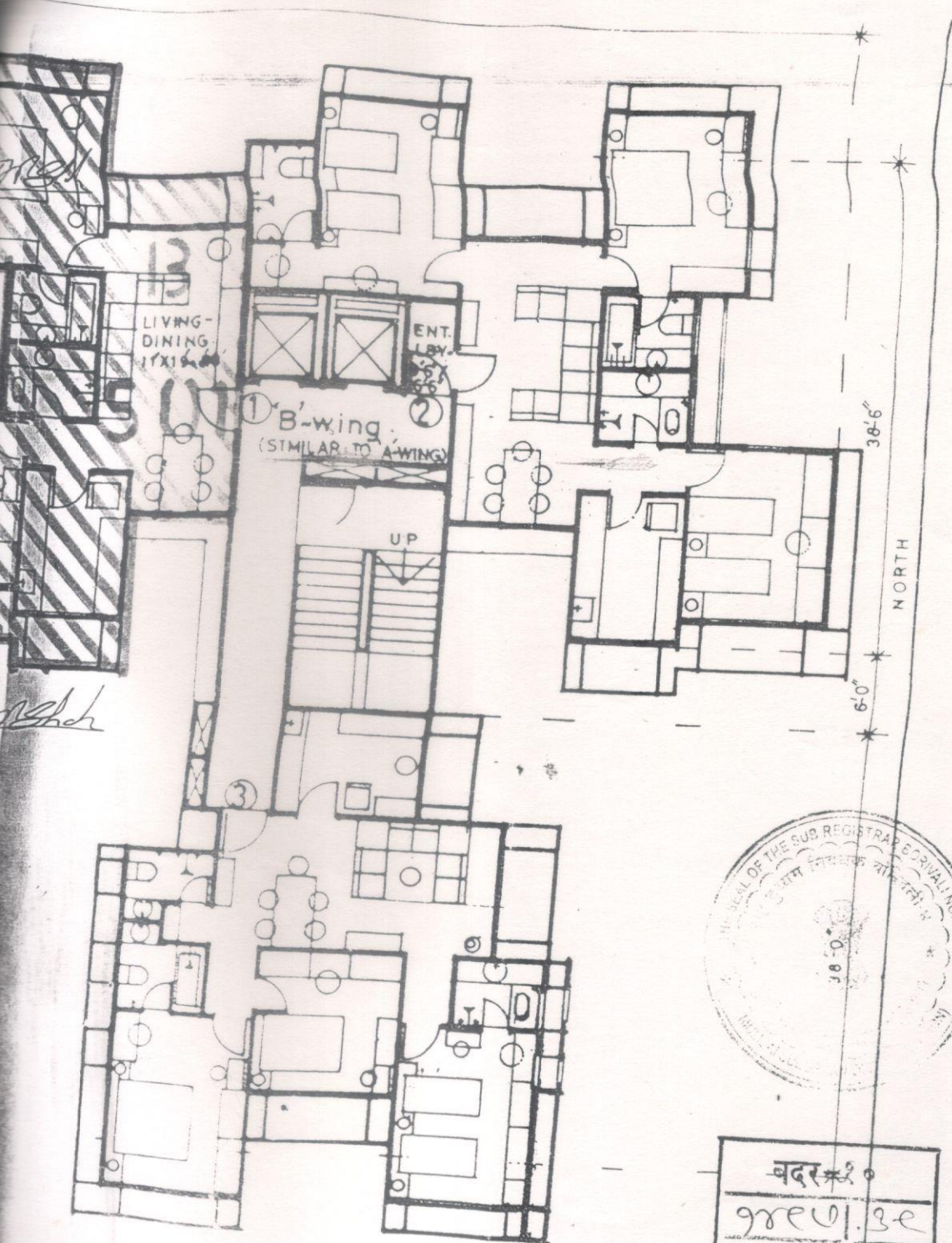
For M/s. Mehta & Co.
Advocates, Solicitors & Notary



(H.C. MEHTA)
Proprietor



बदर-२००७
१४२०/३५
२००८



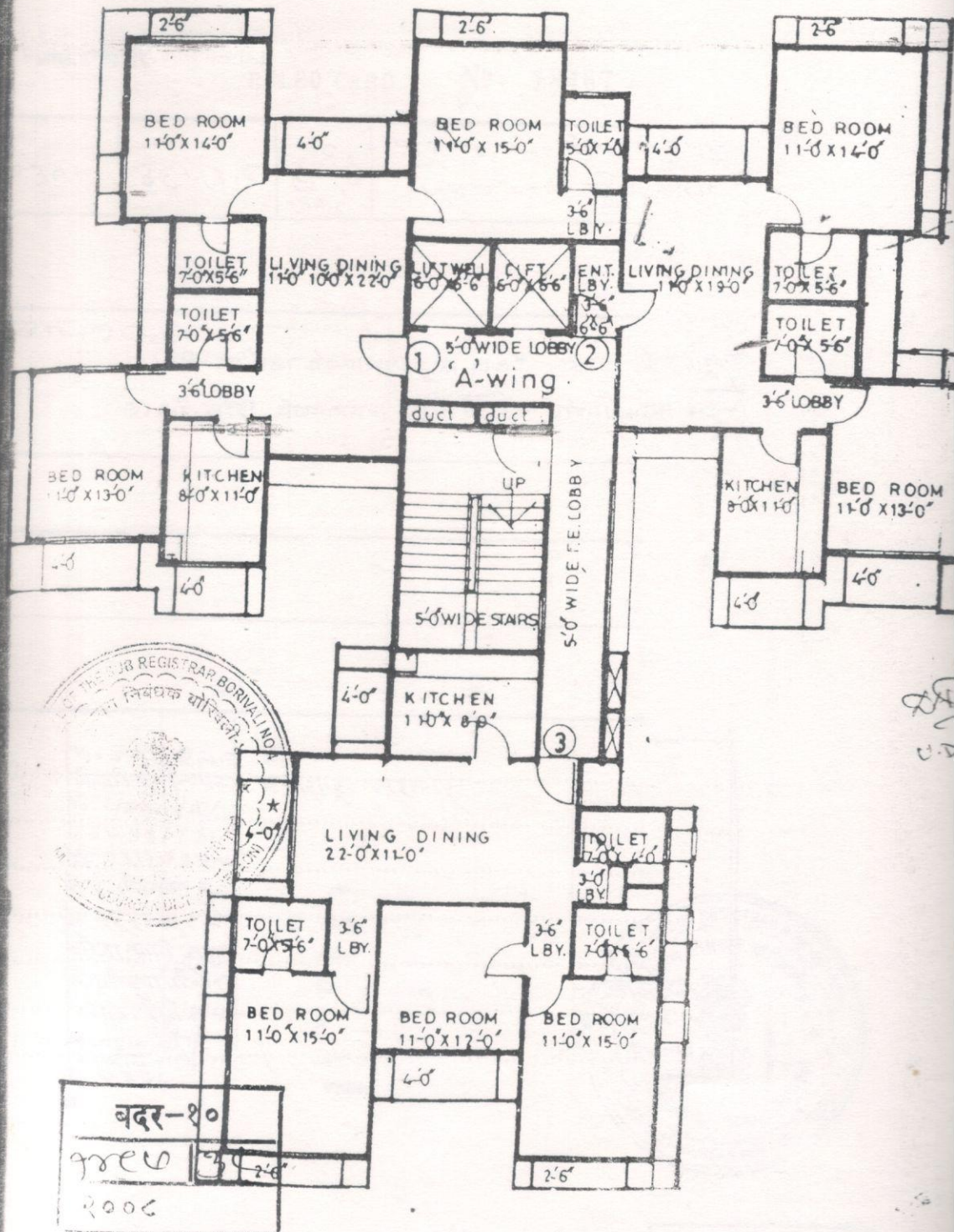
बदर २०
१४९७.३९
२००६

proposed 'KEVAL TOWER'
on plot cts.no. 730, malad, (west).

typical floor plan (I - XIII)

RUSHABH ENTERPRISE.

7/10/06
Rushabh Enterprises



area statement

A-WING			B-WING		
FLAT NO.	TYPE	AREA (SQ. FT.)	FLAT NO.	TYPE	AREA (SQ. FT.)
1	3BHK	1137	1	2BHK	865
2	2BHK	865	2	3BHK	1162
3	3BHK	1150	3	3BHK	1150

EAST

between them and has been adjudicated for payment of Stamp duty thereon accordingly and Registered with the Sub-Registrar of Assurances at Bandra, Mumbai, under Sr. No. BDR-11/5842/2005 on 31st October 2005.

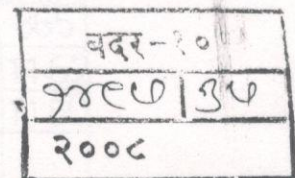
14. We are informed that as on date the agreement recorded in the said Memorandum of Understanding dated 19th October 2005 is valid, subsisting and binding agreement between the parties thereto and the same has not been terminated or revoked by any party thereto.
15. We have caused to investigate the title to the said property by taking searches in the offices of the Sub-Registrars of Assurances at Mumbai and Bandra and by inviting claims, if any, by issuing Public Notices in Newspapers and also by perusing the revenue records and other title documents.
16. Accordingly, in our opinion the title of Avinash Kumar Ahuja, Ravish Kumar Ahuja and Suresh Kumar Ahuja to the above referred property, is clear, marketable and free from all encumbrances and M/s. Rushabh Enterprise have a right to develop the same.

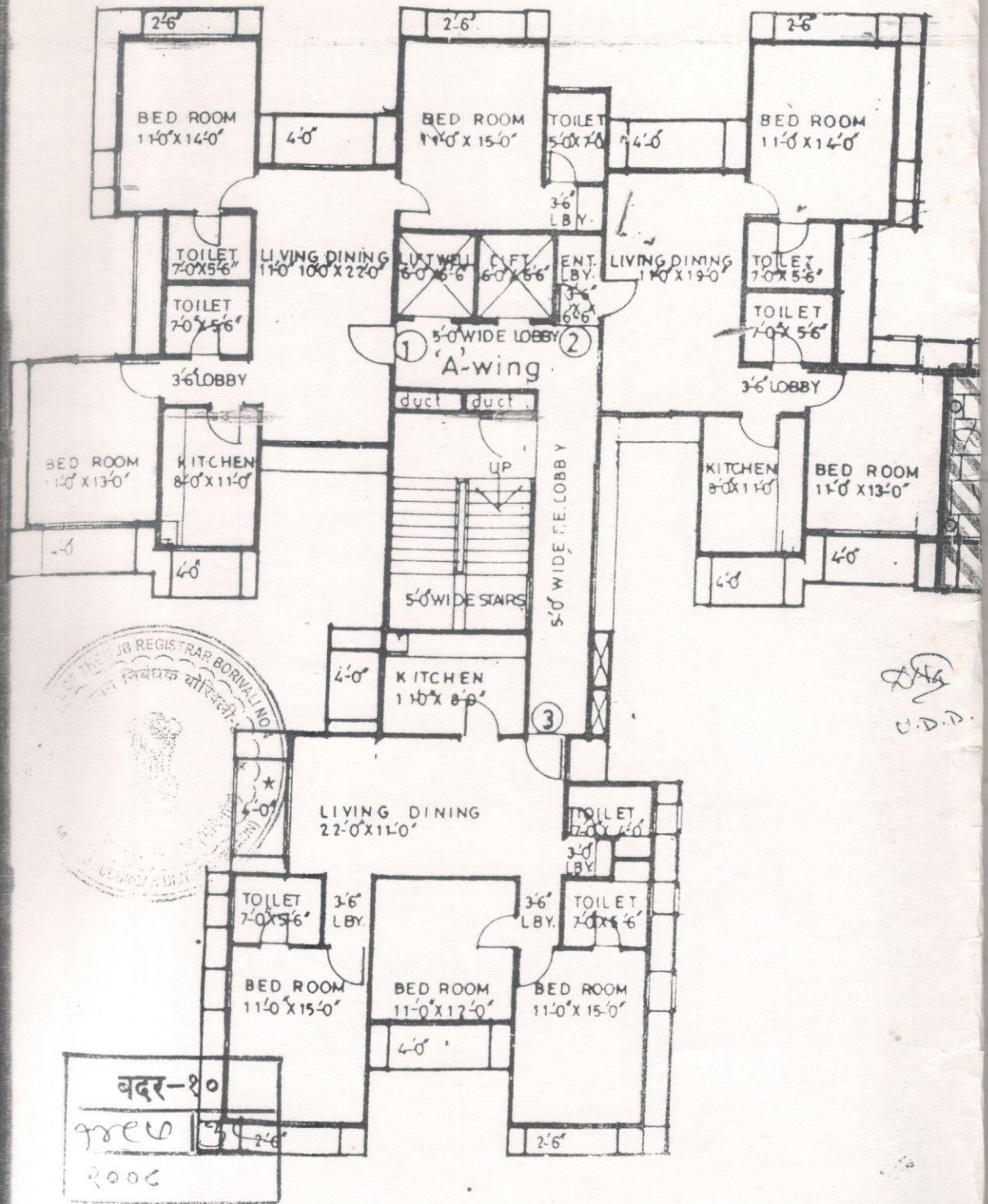
DATED THIS 22ND DAY OF MAY 2007

For M/s. Mehta & Co.
Advocates, Solicitors & Notary



(H.C. MEHTA)
Proprietor

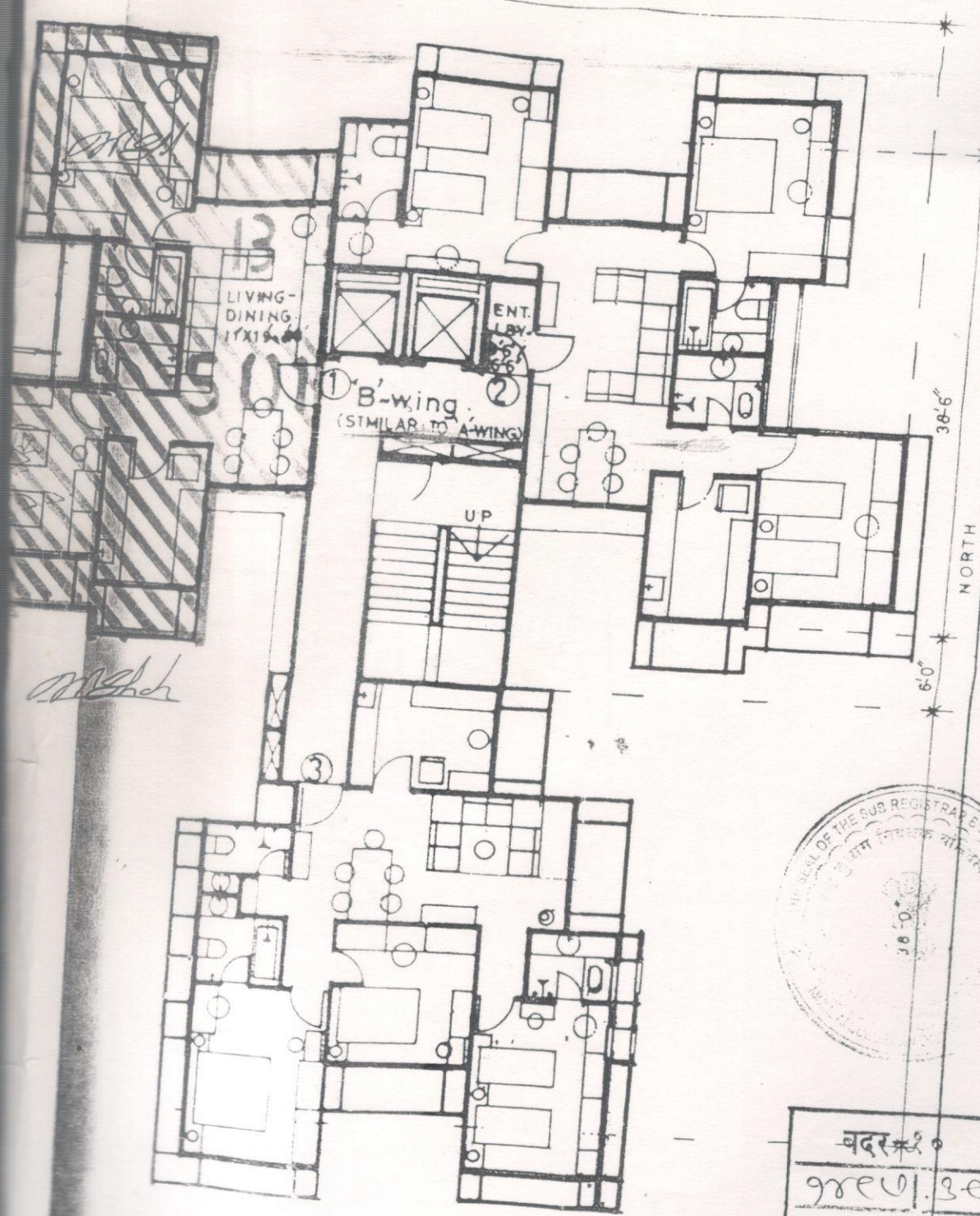




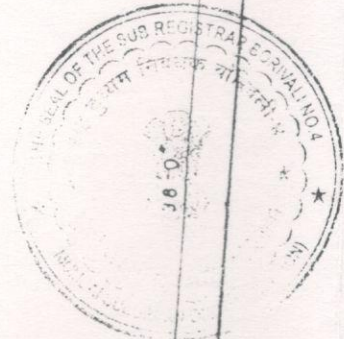
EAST

area statement

A-WING			B-WING		
FLAT NO.	TYPE	AREA	FLAT NO.	TYPE	AREA
1	3BHK	1137	1	2BHK	865
2	2BHK	865	2	3BHK	1162
3	3BHK	1150	3	3BHK	1150



Mech



बदर # १०
१४१०१.३२
२००५

proposed 'KEVAL TOWER' on plot cts.no. 730, malad, (west).		
typical floor plan (I ~ XIII)		३११०१०६
RUSHABH ENTERPRISE.		<i>[Signature]</i> २०/१०/०५

RULED CARD

No 18468

03019	ए. ए.	C	न. २-१ ७३० ५
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मस १९६६

- (१) श्री. जतिना (२) योगादेवना - अहमदाबाद (३) श्री. रजि. अ. अहमदाबाद
 (४) श्री. सुरेश योगादेवना अहमदाबाद (५) श्री. योगादेवना अहमदाबाद

२० १३१९	मा. अ. प. र. जि. का	E
	धिकाशी मु. न. ३४३/८१	महाराष्ट्र सरकार
	REY/383/81	
	दि. १३.११.८१	
	स. र. र. र. र.	
	०. २६. २६. १०	
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बदर-१०
 १३९७/१२
 २००८

जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कार्यालय

प्रशासकीय इमारत, १० वा मजला, सरकारी वसाहत, बांद्रा (पू) मुंबई-५१

Ph.6556799, 6550111

Fax : 6556805

email address:- collrmsd@yahoo.com

क्र. :- सी/कार्या-२क/सिटीएस/प्र.सि. ५३२/२९

दिनांक :- २८/१०/२००५

नगर भूमापन अधिकारी,
मालाड

विषय:- जमिन मुंबई उपनगर जिल्हा

नगर भूमापन क्र. ७३०, ७९०/१.

नॉजे मालाड (उ.) ता. बोरिवली या मिळकतीचा

बोजाची नोंद कमी करणेबाबत

संदर्भ:- १) आपलेकडील पत्र क्र. न.भू.अ.मालाड/न.भू.मालाड(उ.)

न.भू.क्र. ७३०, ७३०/१/२००० दि. २८/११/२०००

२) तहसिलदार बोरिवली यांनी अर्जदार यांना

दिलेले क्र. तह/बोरी/जमिन/कावि-१३२/२००० दि. ११/०३/२००० चे पत्र

श्री. रविशकुमार योगध्यान आहुजायांनी दि. ८/४/१९९९ चे पत्राने न.भू.क्र. ७३०, ७९०/१ या मिळकतीचा मिळकत पत्रिकेवर इतर हक्कात महाराष्ट्र शासन न्हणून घेण्यात आलेली बोजाची नोंद कमी करणे बाबत विनंती करण्यात आली आहे. याबाबत आपणाकडून चौकशी अहवाल मागविणेत आला असता आपण दि. २८/११/२००० चे पत्राने बोजाची नोंद कमी करणेबाबत आदेश पारित करणेत याबत असे कळविले आहे. तसेच तहसिलदार बोरिवली यांनी त्यांचेकडील दि. ११/०३/२००० चे पत्राने अर्जदार यांना असे कळविलेले आहे की, अर्जदार यांनी विनंतीचा नावा भरणेच अमुन त्यांचेकडे विनंती आकार धरवाची नाही.

प्रकरणांत रेकॉर्ड किपर यांचेकडून C/Desk-III/Rev./३८३/८१, दि. १३/३/८१ चे आदेशा लागतच नूळ संचिका मागणी केली असता त्यांनी सदरची संचिका आढळ होत नसल्याचे कळविले आहे. तसेच याबाबत अर्जदार ही सदरची नोंद कोणत्या कारणास्तव घेण्यात आली आहे यांचे कागदपत्र उपलब्ध नसल्याचे सांगत आहेत.

सदर अर्जदार यांचेकडून सन २००५-२००६ अखेर विनंती आकाराची यत्नली केली जाऊन सवलत असलेली रक्कम रुपये २६२९.०० वसूल केली आहे. तसेच अर्जदार यांनी याबाबत आपणाकडे (Bound) दिलेला आहे. सवय न.भू.क्र. ७३०, ७९०/१, नॉजे मालाड (उमर) ता. बोरिवली या मिळकतीचा पत्रिकेवरील दि. २०/३/८१ चे नोंदीने घेण्यात आलेली महाराष्ट्र शासनाचे नावाची नोंद नाही.

सवय अधिकार अभिलेखाचे नियमानुसार सदरची नोंद कमी करण्याबाबत कायदाही करावा

स्यळ प्रतीवर जिल्हाधिकार
पांची सही असे

जिल्हाधिकारी,
मुंबई उपनगर जिल्हाकारना



बदर--१०
१४९५/१०
२००८



Office of The Additional Collector & C.A.,
U.L.C., Brihanmumbai.

Administrative Building 5th floor, Government Colony, Bandra (E), Mumbai-51

No.C/ULC/D-XV/6(i)/SR-XXV-523

Date :- 31/10/2005

Shri Ravish Kumar Yogdhiyan Ahuja & others,
C/O Adarsh Ice-Cream & Frozen Foods Pvt. Ltd.
Plot No.2, Opp. SNTD College,
B.J. Patel Road,
Malad (West), Mumbai-64.

Sub :- The Urban Land (Ceiling & Regulations) Act, 1976.

Issue of N.O.C. to the property bearing CTS No. 730
& 730/1 of Village Malad (North), Taluka Borivali
in M.S.D.

Ref :- 1) U/s 6(1) statement

2) Your application dt. 19/10/2005

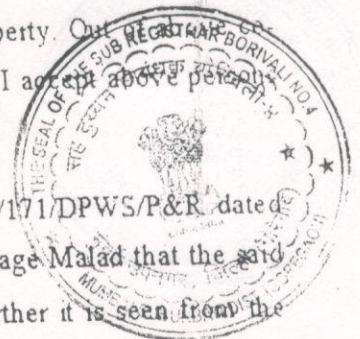
Please refer to your application dated 19/10/2005 along with the statement as required u/s 6(i) of the Urban Land (Ceiling & Regulation Act, 1976 relating to the land bearing C.T.S. No. 730 & 730/1 of Village Malad (North), Taluka Borivali in Mumbai Suburban District.

You have furnished following documents in support of your application

- 1) Extract of P.R. Cards & CTS Plan
- 2) Copy of D.P. Remarks offered of Asst. Engineer (D.P.) B.M.C.
- 3) Copy of Power of Attorney
- 4) Copy of Affidavit

It is seen from the extract of P.R. Cards in respect of property bearing C.T.S. No. 730 & 730/1 of Village Malad (North), Taluka Borivali in Mumbai Suburban District that the name of 1) Shri Avinash K. Yogdhiyan Ahuja, 2) Shri Ravish K. Yogdhiyan Ahuja, 3) Shri Suresh K. Yogdhiyan Ahuja and 4) Shri Yogdhiyan Ahuja has been recorded as holder of the above said property. One owner Shri Yogdhiyan Ahuja was expired on 30/6/1998. I accept above persons are holder of the above land.

It is seen from the D.P. Remarks bearing No. CHE/171/DPWS/P&R dated 30/5/2002 in respect bearing CTS No. 730, 730/1 of Village Malad that the said land is situated in a 'Special Industries Zone (I-3)'. Further it is seen from the BMC's letter bearing No. CHE/457/DPWS/R&K dt 1/06/2002 has allowed to use the said land for commercial purpose. This office staff worked out area under



बदर-३०
१११०/१४
२००८

segregating distance. Considering area under segregating distance and 20% R.G. are non-vacant by virtue of sec-2(q)(i) of U.L. (C&R) Act, 1976.

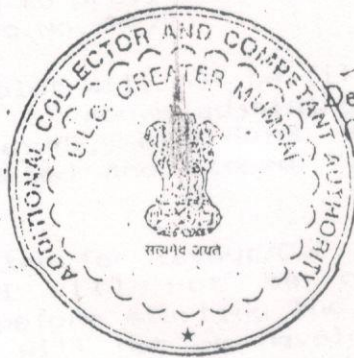
Village	CTS No.	Area	Reservation		Balance	20% R.G.	Segregating distance	WCL	SVL
			DPR	NDZ					
Malad	730, 730/1	3752.7	--	--	3752.7	750.54	1243.75	1758.41	Nil

As provided u/s 4(i) (a) of the Urban Land (Ceiling & Regulation) Act, 1976 the above 4 persons are entitled to hold area adm. 500.0 sq.mtrs. each towards lands within ceiling limit aggregating 2000.0 sq.mtrs. The total balance area is 1758.41 sq.mtrs., which is much less than the prescribed ceiling limit under the Urban Land (Ceiling & Regulation) Act, 1976. It is stated by you in the affidavit that you or your family is not holding any other vacant land.

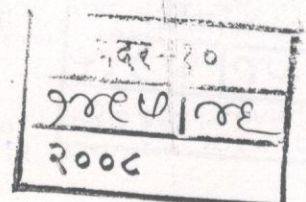
In the circumstances, the statement filed by you u/s 6(i) of the Act, is closed. Therefore provision of chapter-III of ULC Act is not applicable to the land held by you and land under reference is within ceiling limit.

However this letter is issued at your risk in respect of any dispute, regarding title over these lands and subject to following conditions.

- 1) that the information / documents furnished by you are correct and genuine.
- 2) that if it is found herein after that the information documents supplied by you are incorrect, you will be liable for consequences as per law.
- 3) that you or any member of your company is not holding any other vacant land / land with building in any place where the ULC & R Act, 1976 are applicable



S. M. D.
Deputy Collector and C.A.
(ULC) Greater Mumbai



segregating distance. Considering area under segregating distance and 20% R.G. are non-vacant by virtue of sec-2(q)(i) of U.L. (C&R) Act, 1976.

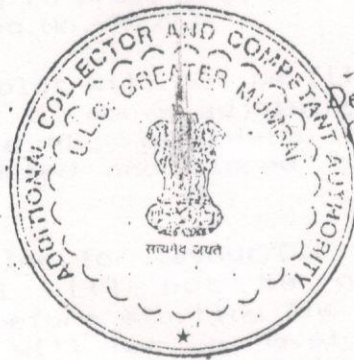
Village	CTS No.	Area	Reservation		Balance	20% R.G.	Segregating distance	WCL	SVL
			DPR	NDZ					
Malad	730, 730/1	3752.7	--	--	3752.7	750.54	1243.75	1758.41	Nil

As provided u/s 4(i) (a) of the Urban Land (Ceiling & Regulation) Act, 1976 the above 4 persons are entitled to hold area adm. 5000 sq.mtrs. each towards lands within ceiling limit aggregating 20000 sq.mtrs. The total balance area is 1758.41 sq.mtrs., which is much less than the prescribed ceiling limit under the Urban Land (Ceiling & Regulation) Act, 1976. It is stated by you in the affidavit that you or your family is not holding any other vacant land.

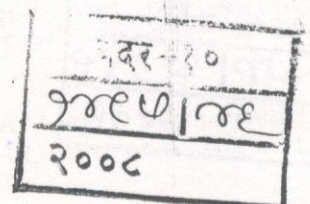
In the circumstances, the statement filed by you u/s 6(i) of the Act, is closed. Therefore provision of chapter-III of ULC Act is not applicable to the land held by you and land under reference is within ceiling limit.

However this letter is issued at your risk in respect of any dispute, regarding title over these lands and subject to following conditions.

- 1) that the information / documents furnished by you are correct and genuine.
- 2) that if it is found hereinafter that the information documents supplied by you are incorrect, you will be liable for consequences as per law.
- 3) that you or any member of your company is not holding any other vacant land / land with building in any place where the ULC & R Act, 1976 are applicable



S. M. D.
Deputy Collector and C.A.
(ULC) Greater Mumbai



BM/PP-7611-96-5

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Form

88

OFFICE OF THE
MUNICIPAL ENGINEER
Dr. K. S. ...

in replying please quote No. and date of this letter

THIS T.O.D./C.C. IS ISSUED SUBJECT TO THE ...

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

No. E. B. C. T. 8506(BP(W3))BAP

of 199 -199

Municipal Office,

Mumbai

29 MAR 2003

MEMORANDUM

Shri Ravish Kumar Ahuja.

With reference to your Notice, letter No. 357 dated 2/07/99 and delivered on 199 and the plans, Sections Specifications and Description and further particulars and detail of your building at Proposed bldg. on plot brg. C.T.S. No. 730, 730/1 and 591 of Village Malad and Valnai at Adarsh Colony Road, Malad (Mumbai) furnished to me under your letter, dated 199. I have to inform you that I cannot approve the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :

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

That the C.C. under Sec. 47(69)(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.

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 to the adjoining holding to prove possession of holding before starting the work as per D.C.Reg.No.38(27)

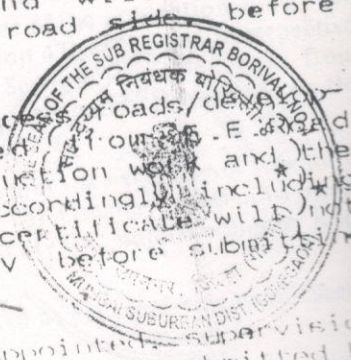
That the low lying plot will not be filled up to a reduced level at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.

That the specification for layout/D.P.road/access roads/drainage and construction(W.S.) Z-IV before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. the completion certificate will not be obtained from E.E.(R.C.)/E.E.(S.W.D) of W.S.Z-IV before submitting C.C.

That the Structural Engineer will not be appointed, supervision as per Appendix XI (Regulation 53)(ix) will not be submitted before C.C.

That the structural design including provision of and or calculations and for the proposed work including showing adequacy thereof to take up additional load shall be submitted before C.C.

That the sanitary arrangement for workers shall be provided and drainage layout will be submitted before C.C.



of scheme/w/ and 1st exist load shall n
2003 proved not be submit

- () That proper gutters and down pipes are not intended to be put to prevent water dripping 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 27/7/1991 day of July 1991, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

Executive Engineer. Building Proposals.
Zone. 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 Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under 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 16 of the Act, from the earliest possible date in the current year in which the completion or occupation is ascertained by the Assessor and Collector's Department.

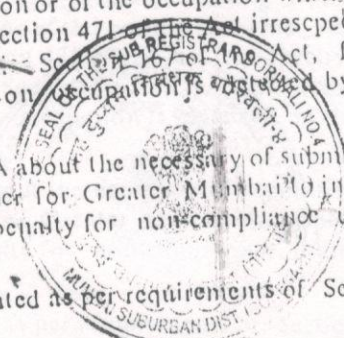
(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance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

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

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

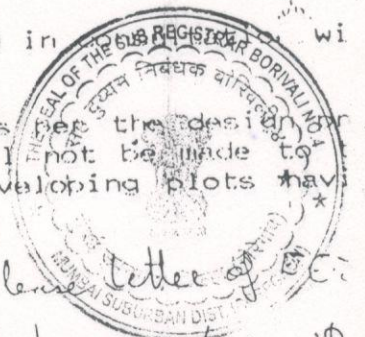
(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval

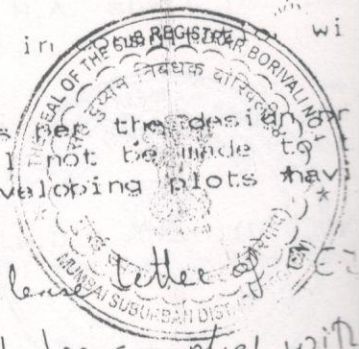


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21. That the P.C.O. Charges shall not be paid to Insecticide Of. before requesting for C.C.
22. That separate P.C.O. for setback in the name of M.C.A.M. shall not be submitted before requesting balance F.S.I.
23. That the proportionate sewerage line charges as worked out by Dy. Chief Engr. (Sew. Plg.) will not be paid in that office before C.C.
24. That the Janata Insurance Policy shall not be submitted before C.C.
25. That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
26. That the Regd. U/t. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
27. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.
28. That the soil investigation will not be done and report thereon will not be submitted with structural design before requesting for C.C.
29. That the N.O.C. from Free Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.
30. That alternate arrangement for drinking water shall not be made for the existing tenants before demolishing the existing overhead water storage tank before C.C.
31. That the requirement of clause 40 and 41 of D.C.R. 1991 shall not be incorporated in proposed plan and requirements shall not be complied with before submitting B.C.C.
32. That the structural repairs shall not be carried out to the existing building and the certificate from the concerned Asstt. Commissioner of the Ward shall not be submitted before C.C.
- 33.* That the bore well shall not be constructed in the area before requesting for C.C.
34. That provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 sq.mtrs.
35. That the conditions mentioned in the release letter of the Municipal Commissioner under no. CHE/457(DPWS)/P&L shall not be complied with before C.C.



21. That the P.C.O. Charges shall not be paid to Insecticide Of. before requesting for C.C.
22. That separate P.C.O. for setback in the name of M.C.G.M. shall not be submitted before requesting balance F.S.I.
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28. That the soil investigation will not be done and report thereon will not be submitted with structural design before requesting for C.C.
29. That the N.O.C. from Fire Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.
30. That alternate arrangement for drinking water shall not be made for the existing tenants before demolishing the existing overhead water storage tank before C.C.
31. That the requirement of clause 40 and 41 of D.C.R.1991 shall not be incorporated in proposed plan and requirements shall not be complied with before submitting B.C.C.
32. That the structural repairs shall not be carried out to the existing building and the certificate from the concerned Asstt. Commissioner of the Ward shall not be submitted before C.C.
33. That the bore well shall not be constructed in the field before requesting for C.C.
34. That provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 sq.mtrs.
35. That the conditions mentioned in the release letter of the Government under no. CHE/457(DPWS)/P&R shall not be complied with before C.C.



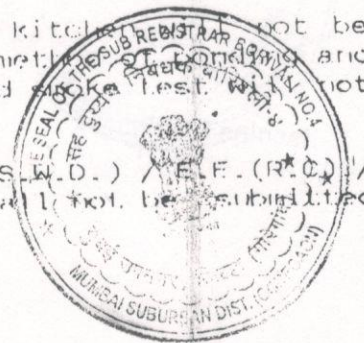
बदर-३०
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CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the plinth/still height shall not be got checked by this office staff.
2. That the water connection for construction purposes will not be taken before C.C.
3. That the plan for Architectural elevation and projection beyond proposed building line will not be submitted and got approved before C.C.
4. That the permission for constructing temporary structure of any nature shall not be obtained.
5. 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.

GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C.

1. That the dust bin will not be provided as per C.E. s Circular No. CE/9297/II of 26.6.1978.
2. That 10 -0" wide paved pathway upto staircase will not be provided.
3. That the surrounding open spaces, parking spaces and terrace will not be kept open.
4. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C./B.C.C.
5. That carriage entrance shall not be provided before starting the work.
6. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
7. That the non-agricultural permission/ revised N.A. shall not be submitted before occupation.
8. That terraces, sanitary blocks, naharis in kitchen etc. shall not be made water proof and same will not be provided by municipality and all sanitary connections will not be leak proof and smoke test shall not be done in presence of municipal staff.
9. That final N.O.C. from H.E. (Deptt.) / E.E. (S.W.D.) / E.E. (R.C.) / E.E. (T.&C.) / E.E. (sew) / C.F.O. / Dir. of Industry shall not be submitted before occupation.



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१०९७/५१
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10. That final N.O.C. from A.A. & C. P/South shall not be submitted before occupation.
11. That Structural Engineers Stability Certificate along with R.C.C. design canvas plan shall not be submitted.
12. That the conditions mentioned in the clearance under no. C/U/C/D-111/22/ dated _____ obtained from Competent Authority under U.L.C. & R. Act 1976 shall not be complied with.
13. That Structural Engineer's stability certificate along with R.C.C. design canvas plan shall not be submitted.
14. That the debris shall not be removed before submitting B.C.C.
15. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
16. That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
17. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
18. That some of the drains shall not be laid internally with C.I. Pipes.

Q - CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

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



Executive Engineer,
Municipal Corporation, Borivali, Mumbai

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NOTES

The work should not be started unless objections are complied with

A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.

Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.

Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.

Water connection for constructional purposes will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.

The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for the construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal water has been consumed on the construction works and bills preferred against them accordingly.

The hoarding or screen wall for supporting the deposits of building materials shall be constructed before starting any work even though no material may be expected to be stored in front of the property. The scaffoldings, brack, wood and jacks etc. should not be deposited over footpaths or public street by the contractor, their construction, etc. without obtaining permission from the Ward Officer of the area.

The work should not be started unless the matter in claiming all the objection is approved by this department.

The work should be started unless the structural design is approved.

The work above plinth should not be started before the same is shown to this Office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open space and dimension.

The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.

The terms and conditions of the approved layout/sub-division under No. should be adhered to and complied with.

The Building/Drainage Completion Certificate will be accepted (non water connection granted except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.

Open ground or amenity open space should be developed before submission of Building Completion Certificate.

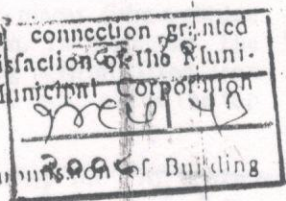
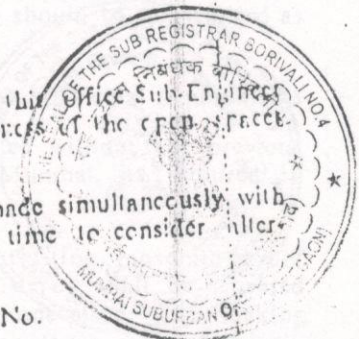
The access road to the full width shall be constructed in water bound macadam before commencement of work and should be complete to the satisfaction of Municipal Commissioner including necessary lighting and drainage before submission of the Building Completion Certificate.

The flow of water through adjoining holding or culvert, if any should be maintained unobstructed.

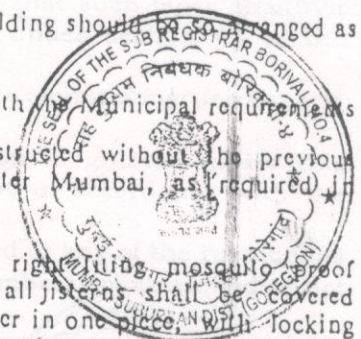
The surrounding open spaces around the building should be consolidated in Concrete having glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.

The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water to adjoining holding before starting the work to prove the owner's holding.

The work should be started unless the existing structures proposed to be demolished are demolished.



- (2) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h) (II) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- 21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-
- (i) Specific plans in respect of evicting or removing the existing tenants on your stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this 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 of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving 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 or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the overhead storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the 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 nahans and other appurtenances in the building should be arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm. in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
 (b) Lintels or Arches should be provided over Door and Window opening.
 (c) The drains should be laid as require under Section 234-1 (a).
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.



वदर-१०	
२००६	४०
२००८	

29 MAR 2003

Executive Engineer, Building Proposals
 Executive Engineer,
 P. & K/W Ward
 P. & K/W Ward

COPY TO LICENSED SURVEYOR/OWNER

BRIHANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

NO. CHE/ 8506 / P(WS)/AP/XXX 26 MAR 2007

COMMENCEMENT CERTIFICATE

To
M/s. RVshabh Enterprise
Owner

OFFICE OF THE
EX. ENGR BLDG. PROPL. (W.S.) R & P. WARD
DR. BABASAHEB AMBEDKAR MARKET BLDG
KANDIVALI/WEST, MUMBAI-400 067.

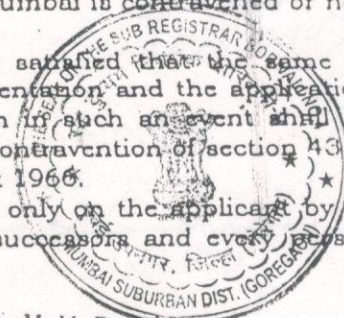
Sir,

With reference to your application No. 1683 dated. 07.10.2005 for Development Permission and grant of Commencement Certificate under Sector 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 34 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed building C.T.S. No. 730, 730/1 & 591

at premises at Street _____
Village: Malad & Valnai Plot No. _____
situated at Adarsh Colony Rd., Malad/W Ward P/North

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

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

This C.C. is restricted for work up to Plinth level i.e. top of basement.

CERTIFIED TRUE COPY
Radhika
BHUPENDRA PATHAWALA,
Room No. _____ 1st Floor.

For and on behalf of Local Authority
Brihanmumbai Mahanagar ~~Patil~~ 20
9820144
2006

Ex. ~~XXXX~~ Engineer, Building Proposal (West Sub)
K/W & P/XXX Wards

8506 /B.P. (W.S.) /P/

OFFICE OF THE
EX. ENGR BLDG. PROPL. (W.S.) R & P. WARD
Dr. BABASAHEB AMBEDKAR MARKET BLDG
KANDIVALI/WEST, MUMBAI-400 567.

→ This c.c. is now re-endorsed for the work up to
plinth level only as per approved plans dt-30/10/07

- 6 NOV 2007

[Signature]
EEBP (W.S.) P & K/W.

→ This c.c. is now further extended for entire
work i.e. Basement (P+T) + Ground (P+T) + Stilt (P+T)
+ 1 upper floor as per approved plan dt 30.10.2007

20 NOV 2007

[Signature]
Executive Engineer,
Bldg. Proposal (W.S.) P & K/W Ward

→ This c.c. is now valid and extended for the work upto
Basement (P+T) + Gr. (P+T) + Stilt (P+T) + 1st + 2nd upper floors
as per approved amended plans dated 08/02/2008

16 FEB 2008

[Signature]
EEBP (P & A/W)



CERTIFIED
TRUE COPY
[Signature]
SHUPENDRA PATRAWALA
Room No. 30
3, Bldg. Prop. (W.S.) P & K/W Ward
Borivli

बदर-१०
9860148
2006

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

J C GADKARI
C D GADKARI
03/03/1988

Permanent Account Number
AIMPG04 9R

Signature



ವರ-೨೦
೨೫/೦೩/೧೮
೨೦೦೮

श्रद्धा



Specimen Signature/Thumb Impression of the Holder of the licence.

Name to be written across the photograph

Vinod Kumar Shiradhe

FORM 6
[See Rule 16(1)]

Driving Licence

MH-02-2005

Driving Licence No. C.50172

Date of issue 14/11/2005

Name of the Licence Holder

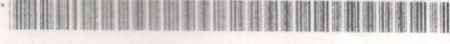
Prashant Shiradhe

Son/wife/daughter of

Balkishan



वदर-१०
१४१०/१०
२००६



25/02/2008

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर10

दस्त क्र 1497/2008







12:06:37 pm

सह दु.नि.का-बोरीवली 4

६९

दस्त क्रमांक : 1497/2008

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: दिपक नरोत्तमदास डोडीया - -</p> <p>पत्ता: घर/फ्लॅट नं: ए-504</p> <p>गल्ली/रस्ता: मावें रोड</p> <p>ईमारतीचे नाव: लोक तिर्थ अपा.</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: मालाड प.</p> <p>पिन: 64</p> <p>पॅन नम्बर: AAIPD255</p>	<p>लिहून घेणार</p> <p>वय 41</p> <p>सही</p> <p><i>Di Dodiya</i></p>	 <p>43 - 82832</p>	
2	<p>नाव: डॉ. शिवाय डोडीया - -</p> <p>पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: AFLPD4623A</p>	<p>लिहून घेणार</p> <p>वय 36</p> <p>सही</p> <p><i>V.D. Dodiya</i></p>	 <p>43 - 82833</p>	
3	<p>नाव: ऋषभ इटरप्रायझेस चे भागीदार निरजन पी शाह -</p> <p>पत्ता: घर/फ्लॅट नं: 201/ए, वरटेक्स विकास, सर एम व्ही रोड, अंधेरी पू.</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव: -</p> <p>त</p>	<p>लिहून घेणार</p> <p>वय 55</p> <p>सही</p> <p><i>R. P. Shah</i></p>	 <p>43 - 82832</p>	





दस्त गोषवारा भाग - 2

वदर10

दस्त क्रमांक (1497/2008)

६२२

दस्त क्र. [वदर10-1497-2008] चा गोषवारा
वाजार मुल्य :3114710 मोबदला 3330250 भरलेले मुद्रांक शुल्क : 149120

पावली क्र.:1544 दिनांक: 25
पापतीय वर्गन
नाम: दिपक नंदीसगवारा उषवारा

दस्त हजर केल्याचा दिनांक :25/02/2008 12:00 PM
निष्पादनाचा दिनांक : 31/12/2007
दस्त हजर करणा-याची सही :

Diwadi

30000 रु. (मोठणी फी)
1260 रु. (तकसल (अ. 11) व
नसतल (अ. 11(2))
रु. 127 व जायतल
एकत्रित फी
5 रु. (आतिरीकत मुद्रांक शुल्क)

3114710 रु. कुण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 25/02/2008 12:00 PM
शिकका क्र. 2 ची वेळ : (फी) 25/02/2008 12:05 PM
शिकका क्र. 3 ची वेळ : (कबुली) 25/02/2008 12:06 PM
शिकका क्र. 4 ची वेळ : (ओळख) 25/02/2008 12:06 PM

दस्त नोंद केल्याचा दिनांक : 25/02/2008 12:06 PM

दु. निबंधकाची सही सह दु. नि. का. बोरीवली 4

ओळख :

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

1) जगदीश गडकरी - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: 33/ए, रुक्मणी निवास, कांदीवली प., मु. 67

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) प्रशांत उघडे - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: 175/रूम 2, प्रथमेश बोरीवली प., मु. 92

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



Handwritten signature

Handwritten signature

दु. निबंधकाची सही
सह दु. नि. का. बोरीवली 4

प्रमाणित करणेत येने की, या
दस्ता-ध्व. कुण ... ६२२ ... पाने आहेत

सह दुय्यम निबंधक बोरीवली-क्र. ४
मुंबई उपनगर जिल्हा.

वदर-१०/१४९७/२००८

पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला. २५/०२/०८

दिनांक: *Handwritten date*

सह दुय्यम निबंधक, बोरीवली क्र. ४,
मुंबई उपनगर जिल्हा.



दुय्यम निबंधक: सह दु.नि.का-पोरीवली 4

दस्तक्रमांक व वर्ष: 1497/2008

Monday, February 25, 2008

12:06:49 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मालाड

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,330,250.00
बा.भा. रु. 3,114,710.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 730 वर्णन:फ्लॅट नं. 501, 5 वा मजला, धी दिग, कॅम्प, टोंक
- (3) क्षेत्रफळ (1) 80.39 चौ मी बिल्टअप
- (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) ऋषभ इंटरप्रायझेस चे भागीदार निरंजन पी शाह : घर/फ्लॅट नं. 201, 3, वरील विकास, सर एम व्ही रोड, अंधेरी पूर्व, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAIFR2943K.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) दिपक नरोत्तमदास डोडीया -; घर/फ्लॅट नं: ए-204; गल्ली/रस्ता: मादेंगवाड; ईमारतीचे नाव: लोक तिर्थ अपा.; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: मादेंगवाड; पिन नम्बर: AAIPD2554J.
(2) उर्वी दिपक डोडीया -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; इमारतीचे नाव: ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 31/12/2007
- (8) नोंदणीचा 25/02/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 1497 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 149125.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

.....
DATED THIS ___ DAY OF _____ 2007/08
.....

M/s. RUSHABH ENTERPRISE

.. PROMOTERS

TO

SHRI / ~~SMT.~~ Deepak Harottambhai
Dadia

Sant Jari Deepak Dadia

.. PURCHASER

AGREEMENT FOR SALE

of Flat / Shop No. 501, 5th Floor
in A / B / C Wing of "KEVAE TOWERS"
Liberty Garden Road, Malad (West),

Mumbai-400 064

M/s. Mehta & Co.,
Advocates & Solicitors,
S.P. Centre, 2nd Floor,
70, Nagindas Master Road,
Fort, Mumbai-400 023.