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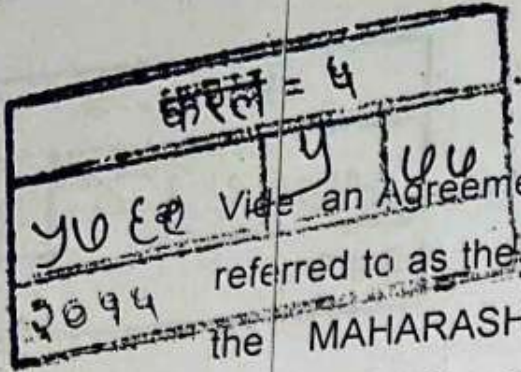


AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai this 21st day of Sep 2015 between M/s P & P Associates a proprietary concern of SMT. DIMPLE NILESH GALA having office at 41, Arenja Corner, Plot No. 71, Sector 17, Vashi, Navi Mumbai 400703, hereinafter referred as "Developers" (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the First Part; AND Mr/Mrs/M/S Manoj V. Naik (Age 38 Yr.), residing/having office at 603, Crystal, Kem Powai Vihar CHS Ltd., Powai, Mumbai-400076 hereinafter referred to as "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) of the second part;

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an Agreement of Lease dated 28th October, 2002 (hereinafter referred to as the 'said indenture') entered in to at Mumbai between the MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY having its office at Gruha Nirman Bhavan, Kalannagar, Bandra (E), Mumbai - 400051 (hereinafter referred to as the 'said MHADA') and SMT. DIMPLE NILESH GALA the Developers herein the said MHADA demised on lease all that piece or parcel of vacant land measuring 9,156.60 Sq.mtr. or there above being the plot of land bearing CTS No. 7/3 situated at Village Kopari, Powai, Andheri West, Mumbai in the registration Sub-District of Bandra and more particularly described in schedule one hereto (hereinafter referred to as the 'said plot of land') and registered with Sub-Registrar of Assurances at Kurla, Mumbai, Suburban District (Bandra) at Serial No. 7896/2002 on 31.10.2002 on terms and condition and for consideration premium and rent specified in the said agreement to lease for a period of 30 years with a right of renewal for two terms of 30 years each.



- (b) That subsequently the said MHADA handed over the possession of the said plot of land to the Developers on compliance of the required terms and conditions for grant of possession.
- (c) The Developers are accordingly entitled to develop the said property more particularly described in the Schedule One hereunder written and delineated with red colour boundary line on the plan attached hereto and marked as Annexure A.
- (d) As per the terms of the said indenture the Developers are entitled to develop the said property described in the schedule one hereunder written with an unfettered right to sell the said property so developed and any part thereof including the shops/offices/units/flats constructed by the Developers on the said property subject to the terms and conditions contained in the said Indenture and enter in to flats sale agreements execute and register such agreements.
- (e) The Developers herein in engaged in the business of the development of land and building and is carrying on the business as

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a sole proprietress of M/s P & P Associates and is within the meaning as the said term under the Maharashtra Ownership Flats Act and is entitled to develop the said plot of land and to deal with and dispose of the shops/offices/units and other units constructed by her in the building to be constructed on the said plot of land

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- (f) The Developers, are developing the said plot of land as per approved plans of the said plot of land and as per the said plans the Developers are entitled to construct commercial building comprising of a shopping center and a residential building having two number of wings respectively thereof (hereinafter collectively referred to as 'Shopping Complex')
- (g) On an application made by the Developers, Municipal Corporation of greater Mumbai (hereinafter referred to as 'MCGM'), have issued an Intimation of Disapprovals ('said IOD') dated 24th March 2003 bearing number E.B./CE/869/BPES/As for construction of a commercial building and a Commencement Certificate ('Said C.C.') dated 7th November 2003 bearing number CE/869/BPES/AS for commercial building respectively, to be constructed by the Developers, on the said plot of land.
- (h) Advocate Mr. Navdeep Vora has certified title of the said plot of land and has issued the Title Certificate Dated 31/10/2007.
- (i) Copies of Said IOD, Said CC and the said Title Certificate are annexed hereto and marked as Annexures.
- (j) The Developers while constructing the shopping center on the said plot of land shall comply with various terms and conditions put up by the said MCGM and the relevant Rules and Regulations applicable thereto.
- (k) The Developers have appointed M/s JCV structural Engineers, for the purpose of preparation of structural designs and drawings of the shopping center to be constructed on the said plot of land more particularly described in the schedule one hereunder written and declare that they shall accept the professional services and/or supervision of the structural engineers appointed or engaged by them from time to time till completion of the development of the said



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Inspection of the original title deeds. Said title certificate and documents referred to therein, the said I.O.D. and C.C., Property card and other revenue records and also plans and specifications, approvals, and permissions and sanctions given by various authorities and have accepted the same.

Purchaser has on or before the execution of this agreement, of the said title certificate satisfied himself about the marketability and title to the said plot of land and the authority of the Developers herein, to develop the said plot of land and to sell, and/or dispose of the shops/offices/units/flats/parking space/terraces/basement/display space in the shopping center to be constructed on the said plot of land on what is commonly known as "Ownership basis" and the Purchaser has agreed not to make any requisitions and to call for any further documents pertaining to the title of the said plot of land and for the authority of the Developers to develop the said plot of land and the Shopping Centre thereon.

- (n) The Developers have commenced construction of the shopping center to be known as "Ppicasso" as per plans and specifications sanctioned by the said MCGM. The Developers have commenced selling various units in the shopping center to the intending Purchaser by entering into separate agreements for sale, on what is commonly known as "Ownership Bases" in the form of these presents prescribed under the provisions of Maharashtra Ownership Flats Act, 1963 and Rules 3 & 4 of Maharashtra Ownership Flats Rules, 1964 (hereinafter for brevity's sake referred to as "the said Act" and "the said Rules").
- (o) The Developers have prior to the execution hereof, furnished and made available to the Purchaser such of the information and documents mentioned in section 3 of Maharashtra Ownership Flats Act 1963 and Rules 3 & 4 of the Maharashtra Ownership Flats Act 1963 as have been demanded by the Purchaser.
- (p) Under section 4 of the Maharashtra Ownership Flats Act, the Developers are required to execute an agreement for sale in writing

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- in favour of the Purchaser being these presents and also to join in the registration of this agreement under the Registration Act.
- (q) The Purchaser has approached the Developers for the allotment of the unit as hereinafter appearing in "B" wing, in the Shopping center to be known as "PPICCASSO" which the Developers have agreed for the price and up on the terms and conditions mentioned herein.
- (r) The parties are desirous of recording the terms and conditions arrived at between them.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO
FOLLOWS:



- The Developers shall construct the shopping center "PPICCASSO" consisting of shops, offices, theatre, restaurants, health club, display spaces, (it is indicative only & can be changed altered or deleted as per developer's choice) etc. being constructed on the said plot of land more particularly described in the schedule one hereunder written by utilizing maximum permissible FSI, as well as the permissible benefit of Transferable Development Right (TDR) in accordance with the plans, designs and specifications sanctioned and / or approved by the said MCGM as may be modified and/or amended from time to time subject to the Developers rights to make such variations and modifications therein as the Developers may consider necessary of as may be required to be done and/or considered proper by the said MCGM or any other local body or authority. The Developers shall be entitled to amend, modify and/ or vary Building plans, and/ or and also specifications in respect thereof.
- The Purchaser hereby agrees to Purchase from the Developers, and the Developers hereby agree to sell to the Purchaser a Shop/Office/Unit/~~Terrace/Flat~~ No. 109 admeasuring about 112 Sq.Ft. built up area equivalent to carpet area 93 Sq.Ft. on the 6th Floor, in Wing No. B shown in red colour, on the floor wise plan, marked Annexure - (hereinafter referred to as the 'said unit') together with the amenities and specifications as per the list hereto annexed and marked Annexure - at or for the price of Rs. 22,00,000/- (Rupees Twenty Two Lacs only - X -) including, proportionate part of common areas and services pertaining to the said

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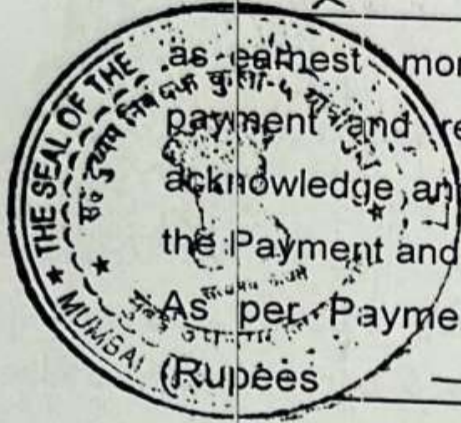
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unit. The nature, extent and description of common and/or limited common areas and exclusive areas are mentioned in schedule Two and further terms and conditions, mentioned herein. The Purchaser hereby agree to pay to the Developers, the consideration amount or purchase price of Rs. 22,00,000/- as follows:-

- (a) A sum of Rs. 22,00,000/- Rupees Twenty Two Lacs



as earnest money or deposit on the execution of these presents and receipt whereof the Developers do hereby admit and acknowledge, and acquit, release and discharge and the Purchaser the Payment and receipt whereof and every part thereof).

As per Payment Schedule of allotment letter Rs. NIL (Rupees) NIL

(NIL) being the balance amount of the purchase price to be paid by the Purchaser to the Developers on or before the Developers offering Possession to the Purchaser of the said unit hereby agreed to be allotted to the Purchaser. Each of the aforesaid installments of the purchase price shall be paid duly and punctually without any claim or deduction time being essence of the contract, in respect of each such installment of payments. The Purchaser confirms that no interest on the said unit is intended to pass or shall be deemed to have passed in favour of the Purchaser, until the full payment of the purchase price and all other amounts due under this agreement, shall have been fully paid up by the Purchaser.

3.(a) On or before the receipt of the Occupation Certificate, in respect of the said building and in any event, before possession of the said unit is offered to him, the Purchaser agree to pay, the following additional amounts, to the Developers.

- i. Rs. _____/- for the entrance fee as well as share application money.
- ii. Rs. _____/- for professional charges for preparation of this agreement;
- iii. Rs. _____/- for security deposit towards

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- maintenance charges and other outgoing.
- iv. Rs. _____/- for water, electric charges/ deposit.
- v. Rs. _____/- for Development charges.
- vi. Rs. _____/- consultancy fee for finalization of rateable value and assessment to municipal taxes for the said premises.
- vii. Such amount as may be determined by the Developers towards contribution to the Building Fund (not exceeding Rs. _____/- per Sq. Ft. equivalent).
- viii. Rs. _____/- per Sq. Ft. as additional contribution to the Building Fund. The Developers shall be liable to take care of the expenses for period not exceeding 24 months, from the date of intimation for possession. No request for refund if any will be entertained and no accounts will be demanded for the same.
- ix. Society / Ass./ Formation charges.



- (b) After the expiry of two years of intimation of possession to the Purchaser the period for which the Developers have agreed to maintain the said unit at their own cost from the additional contribution as mentioned hereinabove if any society or company or association is not formed by the expiry of such time and the Developers are required to further maintain the said building, the Purchaser shall be liable to pay the maintenance charges for the period thereafter in advance and other charges of the said unit as specified in the agreement and the Purchaser from time to time. Shall be liable, to bear and pay all outgoings in respect of the said plot of land and the said building thereon (hereinafter referred to as the 'said property') in proportion to the area of the said unit.
- (c) Until the said property is transferred and/or cause to be transferred by the Developers to the society in a manner mentioned herein and intimation of the same is received by the Purchaser from the Developers, the Purchaser shall be bound and liable to pay the Developers regularly and punctually all contribution and other outgoing and amounts as demanded by the Developers under this Agreement. However if the Developers in their absolute discretion so desire shall be entitled to entrust the management of the said property or any part thereof to a committee of persons of his

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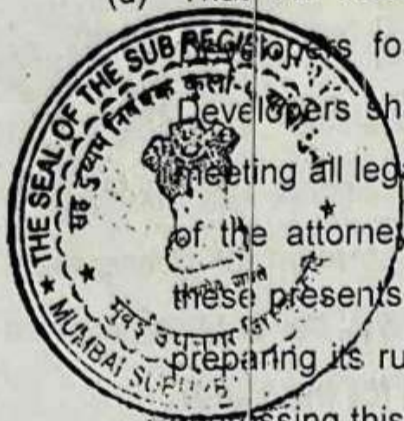
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amongst the Purchaser for maintenance and day to day management of the said Building/s and all responsibilities in that behalf, shall be that of the said committee of the purchaser. The formation of such committee shall not however, affect, the rights of the Developers provided under this agreement, nor shall such act, on part of the Developers, be deemed or construed to be a waiver of rights, reserved into or in favour of the developers, under this agreement.

(d) That no interest will be payable on the amounts collected by the Developers for the purposes of maintenance as specified herein. The Developers shall firstly utilize the sum paid by the Purchaser to them for meeting all legal costs, charges and expenses including professional costs of the attorneys of the Developers in connection with the execution of these presents and for formation of a society or any such association and preparing its rules, regulation and bye-laws and the cost of preparing and engrossing this agreement and the conveyance or assignment of lease.



(e) The Developers shall secondly utilize the said amounts so collected towards provisional outgoings of taxes, charges, Duties, fees, etc. and maintenance and various other expenses and for the expenses in the formation of the society or association and legal expenses etc. and the balance if any remaining after deduction there from will be transferred by the Developers to the society or to the company or to an association as the case may be (hereinafter for brevity's sake referred to as the 'said society') as and when such society is formed of the purchasers of units and after the said property is finally transferred to such society. Till such time the said amounts so collected will be retained and utilized by the Developers for meeting the said payments and expenses and the same will not be refunded to the Purchaser.

(f) Notwithstanding anything contained in this agreement, the Purchaser hereby agrees to contribute and pay his proportionate share towards the costs, charges, expenses, municipal taxes and all other outgoings etc. which share will be determined by the Developers having regard to the area of each unit. The Purchaser will not be entitled to ask for adjustment of the amount mentioned herein against other expenses and outgoings.

(g) The Purchaser hereby agrees that in the event of an amount by way of premium or security deposit is payable to the said MCGM or to the State Government for development/betterment charges, tax or security deposit for the purpose of giving water connection, drainage connection and/or electricity connection or any other tax or payment of a similar nature

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becoming payable, the same shall be paid by the purchaser to the Developers in proportion to the area of the said unit and in determining the amount payable the decision of the Developers shall be conclusive and binding upon the Purchaser. It is agreed that the development/ betterment charges referred hereinabove shall include payments which the Purchaser may be called upon to pay by the Developers in respect of installation of waterline, water mains, sewerage lines, sewerage mains, electric cables, electric sub- station (if any) making and maintaining of internal roads, and access to the said property, drainage, lay out and all other facilities from time to time, till, transfer of the said property, to the said society.

- (h) The Purchaser shall pay the amount @ Rs. _____ sq. ft.(built-up area) to meet the future maintenance of recreation area and other specified facilities which the Developers may provide specifically for the purchasers of units in the said property for the purpose of use thereof by such purchaser. It is clarified that the said amount is not by way of consideration for acquiring the said unit by the purchaser of future maintenance in respect of the aforesaid recreation area. It is further agreed that the Developers will have full right, absolute authority and good power to deal with the said amount or amounts in the manner deemed fit by the Developers and the Purchaser shall have no right to the said amount and the Purchaser shall not claim either refund thereof or hold the Developers liable in that behalf in any manner whatsoever.
- (i) It is agreed that the Developers will be entitled to appoint a committee of the persons of his choice from amongst the purchasers so as to maintain the said recreation area and facilities whereupon the purchaser to the Developers in proportion to the area of the said unit and in determining the amount payable the decision of the Developers shall be conclusive and binding upon the Purchaser. It is agreed that the development/betterment charges referred hereinabove shall include payments which the Purchaser may be called upon to pay by the Developers in respect of installation of waterline, water mains, sewerage lines, sewerage mains, electric cables, electric sub station (if any) making and maintaining of internal roads, and access to the said property, drainage, layout and all other facilities from time to time, till, transfer of the said property. to the said society.
- (j) It is agreed that the Developers will be entitled to appoint a committee of the persons of his choice from amongst the purchasers so as to maintain the said recreation area facilities whereupon the Developers shall be absolved of all their liabilities in respect of the said amount and application

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utilization thereof. The Purchaser declares and confirms that the payment of the said sum as stated hereinabove is over and above the purchase price and also the various deposits and charges agreed to be paid by the Purchaser and the same shall not be set-off or adjusted against any other amount or amounts in any manner whatsoever.

- (k) In the event of discontinuation of any essential supply for default of the purchasers of units in payment of their dues it shall be the collective responsibility of the said purchasers who shall be deemed to be "Manager" under the provisions of the Maharashtra Ownership Flats Act in respect of the flats purchased by them the possession whereof has been offered by the Developers to the respective Purchaser. If on account of failure on part of the Purchaser herein and/or the purchasers of other units, to pay such proportionate share, the authorities concerned take any action for recovery of the same, the Developers shall not be liable or responsible for any loss or damages, which may be suffered by the Purchaser or the said society, on account of the said action.

- (l) The abovementioned payment does not include any payment towards maintenance and other charges for the services that may be rendered like Swimming Pool and Health Club. Such services where provided will have to be paid for separately.
- 4 (a). The Purchaser shall pay the amounts mentioned in clauses 2 and 3 and hereinbefore including various installments mentioned above on the due dates without any delay or default as time in respect of the said payments is the essence of the agreement.
- (b) The Developers will forward to the Purchaser an intimation of having carried out the agreed work at the address given by the Purchaser under this agreement and the Purchaser shall be bound to pay the amount demanded within eight days of the Developers dispatching the intimation under certificate of posting at the address of the Purchaser as given in these presents.
- (c) The Purchaser shall take possession of the said unit within SEVEN DAYS of the Developers giving written notice to the Purchaser intimating that the said unit is ready for use and occupation. Irrespective of whether the Purchaser takes possession of the said unit within seven days from the date of notice occupancy certificate received by the Developers, the Purchaser shall be liable to bear and pay the proportionate share of outgoing including local taxes, betterment charges, Development Charges (by whatever name it is called) or such other levies by the

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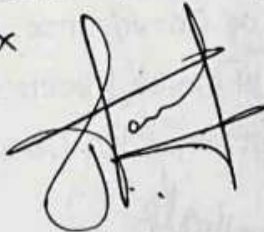
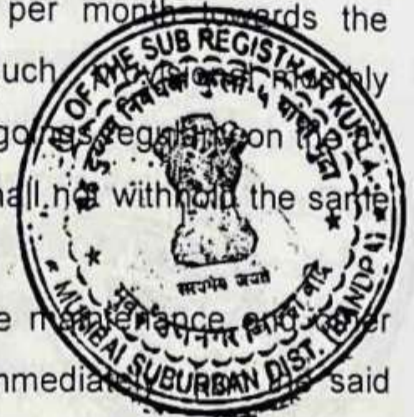
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concerned local authority and/or Government. water charges, insurance, common lights, repairs, and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property. The purchaser shall pay to the Developers their proportionate share of outgoings as may be determined by the Developers. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Developers "provisional" monthly contribution per month towards the outgoings. The Purchaser undertakes to pay such contribution and such proportionate share of outgoings on the 15th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

- (d) It is further clarified, that the liability to pay the maintenance charges as aforesaid shall become effective immediately on the said unit, becoming habitable whether or not the necessary Occupancy Certificate or Building Completion
- (e) Certificate may have been obtained. If the Purchaser makes delay or default in making payment of installments or any other amount, mentioned herein the Developers shall be entitled to charge interest at the rate 24% per annum, amount and installments from the date of default till payment.
- (f) If the Purchaser neglects, omits, or fails for any reason whatsoever to pay the Developers any of the amounts due and payable by the Purchaser under the terms and condition of this agreement (whether before or after the delivery of possession) within the time herein specified or if the Purchaser shall in any other way fail to perform or observe any of the covenants and stipulations on his part herein contained or referred to then without prejudice to the right to receive interest as specified hereinabove this agreement shall cease and stand terminated and the earnest and/or deposit money and all other amounts already paid by the Purchaser to the Developers shall absolutely stand forfeited. The Purchaser hereby agrees to the forfeiture of all his right, title and interest in the said unit to the Developers and it shall be without prejudice to any other rights remedies and claims whatsoever at law or under this agreement of the Developers against the Purchaser.
- (g) Irrespective of disputes if any which may arise between the Developers and the Purchaser and/or the said society, all amounts contributions and deposits, including amounts payable by the Purchaser to the Developers, under this agreement, shall always be paid punctually by the Purchaser, to

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the Developers and shall not be withheld, by the Purchaser for any reason whatsoever. The Developers shall in respect of any amount remaining unpaid by the Purchaser under the terms and conditions of this agreement shall have first lien and charge on the said unit, agreed to be purchased by the Purchaser.

- (i) Any delay or indulgence shown by Developers in enforcing the terms of this agreement or any forbearance or relaxing the payment schedule or waiver thereof by the Developers shall not be construed as a



The Developers have informed the Purchaser and the Purchaser is aware of and has agreed to the following power of Developers relating F.S.I. and/or TDR. The Developers for all times in future, shall be entitled, to use and/or consume F.S.I. and/or Transfer or Development Rights (T.D.R.) or other benefits and/or advantages, of any nature whatsoever on the said plot of the land or any other plots, on the said property and similarly, shall be entitled to use and consume F.S.I. and/or T.D.R. or other benefits and/or advantage of any nature whatsoever. of the said property, or any other properties, in such manner, and in such duration, as the Developers, in their absolute discretion shall think fit and proper. The Purchaser shall not take any objection, for the aforesaid and/or has given, their irrevocable consent, in writing to the Developers.

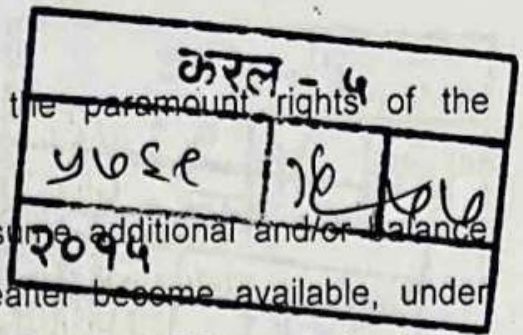
- (b) The Developers shall be entitled to consume such F.S.I. as may be available in respect of the said property or any part thereof at present and for all times, in future including TDR generated from outside and also including on account of change in the D.P. Plan, Rules, Regulations and bye-laws governing the F.S.I. as also the T.D.R./ F.S.I. or On any account or due to any reason whatsoever, including on account of handing over to the Government or the Municipality any set back area, and/or due to any change in law, rules or regulations, which F.S.I. and/or T.D.R. shall absolutely and exclusively belong to and be available to the Developers, free of all costs, charges and payments and the Developers shall always be entitled, to utilize, construct and dispose of in their own right, any balance F.S.I. or any additional or increased F.S.I. even after a deed of Lease or Conveyance, is cause to be executed, by the Developers, in favour of the said society which may be formed by the purchasers of units and that any such Deed of Lease or Conveyance or final document, as

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aforesaid, shall always be subject to the paramount rights of the Developers mentioned herein

- (c) The Developers shall be entitled to consume additional and/or balance F.S.I. now available or which may hereafter become available, under Development Control Rules or by reasons of any special concession being granted by the said MCGM or any other authorities (including F.S.I. available in lieu of the D.P. Road, Setback Reservations Slum, Heritage, etc.,)
- (d) In the event that any additional F.S.I. or T.D.R. or floating right (whatever be its nomenclature) shall become available in respect of the said property at any point of time in the future, the same shall continue to belong absolutely to the Developers, who shall be entitled to take advantage and/or benefit of such F.S.I. or T.D.R. and use or apply and consume the same on or in respect of any other property and neither the Purchaser herein, nor the said society shall have any claim, rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or for inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity.
- (e) The Purchaser by himself and/or as a member of the said society shall not to raise any claim, demand, objection or hindrance to the use and consumption and disposal of the said F.S.I. and/or T.D.R. or any such building/s constructed by utilizing such F.S.I. and/or
- (f) T.D.R. at any time hereafter in any manner whatsoever. The said F.S.I. and/or T.D.R. shall be utilized by the Developers without any consent of the Purchaser or the society.
- (g) The Developers shall be entitled to make the said F.S.I. and/or T.D.R. available to any person or persons for such use as the Developers, may in their absolute discretion, deem fit and proper.
- (h) The Developers shall be entitled to transfer and/or assign the benefit or such F.S.I. and/or T.D.R. or any other rights of the said property to any person or persons of their choice and to use and/or consume the same on the said property and shall be entitled to all the rights mentioned hereinabove.
- (i) For the purpose of consuming the said F.S.I. and/or T.D.R. and/or additional rights therein the Developers shall be entitled to construct building/s vertically and horizontally and also put up any vertical or horizontal extension to such buildings by constructing additional floors,

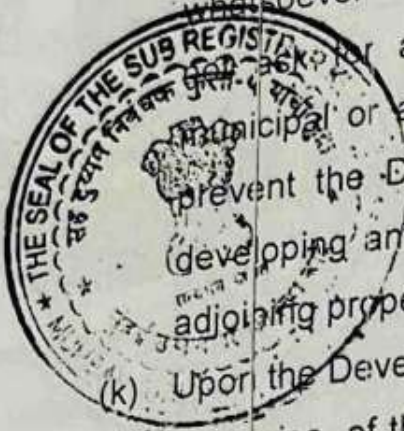


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and/or additional structure as the Developers may think fit and proper and to do all such things as may be necessary for this purpose.
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- The Purchaser shall not take any objection, on the ground of nuisance, annoyance, and/or claiming any rights, or easement, and/or any rights in nature of an easement and/or obstruction of light, air, ventilation, open space and/or open area, and/or on any other grounds, of any nature whatsoever and/or open area, and/or on any other grounds, of any nature whatsoever and/or shall not directly or indirectly do anything and/or shall prevent the Developers, or any of their nominees or transferees, from developing and/or to carry out construction on the said property and/or adjoining properties.
- (k) Upon the Developers, having consumed and/or utilized, the entire F.S.I. or otherwise of the said property, including full potential of the T.D.R. of any other properties and of the said property, as permitted and available presently under the D.C. Regulation in force for the time being in force and upon the receipt of the entire purchase price towards sale of Units to be constructed on the said property from the various purchasers of such units and on receipt of the other amounts mentioned herein, the Developers shall execute, and/or caused to be executed, a final Deed of the said property, either conveyance or lease in favour of the said society which may be formed amongst various purchasers of the said building to be constructed on the said property SO HOWEVER any such final conveyance or lease shall always be subject to the rights of the Developers to use and/or consume additional F.S.I. and/or T.D.R available at any time thereafter and shall be further subjected to exclusive ownership and possession rights of the Developers to the ground area.
- (l) The Purchaser hereby gives his irrevocable consent to such construction by the Developers and for that matter to make such alterations or changes in the plans shown to the Purchaser.
- (m) In the event of any portion of the said property being required by the BEST for putting a electric sub-station the Developers shall be entitled to give such part to the BEST or any other body for such purpose on such terms and conditions as the Developers shall think fit.
- (n) Various terms and conditions of this agreement shall always be read subject to the terms and conditions mentioned in the aforesaid paragraphs.
- (o) It is expressly clarified, agreed and understood between the parties hereto

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that if the said property is affected by any reservation, acquisition and/or requisition proceedings whether presently or at any time hereafter, including after the conveyance/transfer of the said building and the said property in favour of the said society, then the Developers shall have the

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sole, absolute and unconditional right and authority, and it alone shall be entitled to receive all the benefits which may be granted by the concerned Government bodies and authorities in respect thereof, including Purchasers in property monetary benefits, and compensation, the T.D.R. and/or additional F.S.I. and neither the Purchaser nor the said society shall raise any objection, dispute or claim in respect thereof.



6 (a) Consequent to the MHADA granting its NOC for utilization of TDR FSI and the NOC/Consent of MHADA dated 23rd May, 2006 for development of the said plot of land as aforesaid, by a Development Agreement dated 2nd November, 2006 registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR-13/00858 of 2007 on 2nd February, 2007 and made between the Developers, therein also referred to as "the Lessee" of the One Part and the Vinita Estates Pvt. Ltd., (hereinafter referred to as the Sub-Developers"), therein referred to "the Developer" of the Other Part, the Developers has granted development rights to the Sub-Developers for construction of the said residential-cum-commercial building on the said balance portion by utilizing and consuming the TDR FSI admeasuring 9150 sq.mtrs., available in respect of the said plot of land at or for the consideration and on the terms and conditions therein contained. The Developers have also agreed to ultimately cause MHADA to demise the said balance portion unto the common organization to be formed of the prospective purchasers of the said residential-cum-commercial building being constructed by the Sub-Developers;

(b) As per the terms and conditions of the aforesaid Development Agreement, the Sub-Developers are entitled to and enjoined upon to construct the residential-cum-commercial building on the said balance portion and sell, transfer, lease, mortgage and/or otherwise deal with the proposed new building to be constructed by them on the said balance portion in their own name and on their account in and appropriate to themselves the sale proceeds in respect thereof without having to render any account to any person;

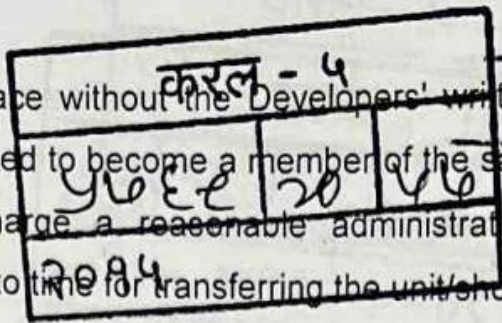
7 The Purchaser/s have represented to the Developers as under:

(a) They have read and fully understood the terms and conditions of the aforesaid Development Agreement dated 2nd November, 2006 and are

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the event any such transfer takes place without the Developers' written consent the transferee will not be entitled to become a member of the said society. Developer is entitled to charge a reasonable administrative charges as he may deem fit from time to time for transferring the unit/shop.



- (g) If within a period of two years from the date of the Occupation Certificate whichever is earlier, the Purchaser brings to the notice of the Developers any structural defect in the said unit then wherever possible, such defects shall be rectified by the Developers at their own costs and in case it is not possible to rectify such defects then the Purchaser shall be entitled to receive from the Developers reasonable compensation for such defect. PROVIDED further that if the Purchaser carries out any additions or alterations to the said unit agreed to be purchased by him, without obtaining prior consent of the Developers in writing, the Developers shall be relieved from their obligation as stated herein above.
- (h) Irrespective of the license being given to the purchaser in respect of the respective units purchased by them and the management of the said property being entrusted to them the rights of the Purchaser is subjected to the Developers rights of exploiting the commercial potential of the said property Common area including buildings thereon, in the manner aforesaid and the rights of the Developers howsoever shall be subsisting and shall continue to vest in the Developers.
- (i) The Purchaser shall at no time demand partition of his interest in the said property and it is being hereby agreed and declared 'by the Purchaser that his such interest in the said property is impartible and it is agreed that the Developers shall not be liable to execute any document in respect of the said property in favour of the Purchaser.
9. (a) The Purchaser hereby agrees that save and accept the common areas and facilities described in the Second Schedule hereunder written and the fixtures, fittings and amenities set out in Annexure -, the Purchaser shall not have any right, title or interest in any other common areas and facilities, fixtures, fittings and amenities.
- (b) The Purchaser undertakes not to cause any impediment or obstruction to the Developers to commercially exploit either by themselves or through any third party, any of such common areas and facilities, fixtures, fittings and amenities. which are not specified in the Second Schedule or are set out in Annexure -.
- (c) It is expressly agreed that the Purchaser shall be entitled to the common areas and facilities appurtenant with the. said premises and the nature,



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extent and description of such common areas and facilities and percentage of undivided interest which the Purchaser shall enjoy in common areas and facilities appurtenant to the said premises agreed to be sold is set out in the Second Schedule hereunder written.

- (d) Notwithstanding what is contained herein to the contrary, it is expressly agreed between the Developers and the Purchaser that the Developers shall be entitled to utilize and enjoy either personally or through any nominee/s all area or areas forming part of the -said property as may be available from time to time including areas reserved for public utility, recreation, etc. by utilizing the same as the Developers may deem fit and the Developers inter-alia will be entitled to construct recreation center, Health Club, or Club House, Library, Cinema Theatre, Video Theatre or Hotel terraces, compound walls, display or advertisements or hoarding etc. or carry on such other activity or activities as the Developers may desire on professional and/or commercial basis and the ownership of such spaces, services, display places, construction and structures including right to own, manage run and conduct such area or areas or structure or structures with right to transfer or assign benefit thereof and to recover and appropriate consideration received there from including from the day to day business thereof shall be that of the Developers alone exclusively and the Purchaser shall have no right thereto either in his individual capacity or through the said society. The Purchaser doth hereby declares and confirms for the sake of clarity that the ownership of all such area or areas and construction by way of recreation center, Health Club, Library or Club House or Hotel terraces, compound walls, display or advertisements or hoarding etc. shall belong to the Developers alone exclusively and the Purchaser shall have no right to the same in any manner whatsoever.
- (e) The Society shall not be entitled to charge the Developers, their nominee or transferee any amount by way of rent or compensation or premium or monthly maintenance charges or any other charges or outgoings for use of recreation center, Health Club or Club House, Library, Cinema Theatre, Video Theatre or Hotel, terraces, compound walls, display or advertisements or hoarding etc. for the purpose mentioned hereinabove.
- (f) All open spaces, lobbies, staircases, etc. will remain the property of the Developers and will be subject to the continuous use and occupation by the Developers even after the conveyance or lease of the same to the said society.
- (g) The Purchaser is aware that car parking belong to the Developers only



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and the same can be used by the Purchaser only by obtaining a separate allotment letter from the Developers. The Developers shall have the right to remove any vehicle parked by Purchaser without obtaining the aforesaid letter.

- (h) The car parking shall not be numbered and the cars will be parked on first come first served basis, and the Purchaser shall not claim specific parking space from Developers or claim damages for want of parking space.
- (i) The Purchaser shall have no claim save and except in respect of the said unit, common areas and limited common areas hereinafter agreed, which are acquired and all other areas including the said terraces, pocket terraces, display space, flower beds, swimming pool (if any), health club, play garden, etc., will remain the property of Developers.
- (j) The Purchaser is aware of the following:



(i) Under the present agreement, the Developers have agreed to sell the said unit for the price and upon the terms mentioned herein.

(ii) the said unit does not include, any other areas of the said property, except the limited common areas and the common areas as mentioned in Schedule Two.

(iii) the Purchaser shall not use and/or occupy car parking space or other facilities like health club, swimming pool (if any) etc. unless, the Purchaser under writing, is provided, the right to use such facility by the Developers.

(iv) upon the failure of the Purchaser to comply with the aforesaid.

the present agreement ipso facto, shall come to an end and the Developers shall be entitled to take proceedings, against the Purchaser to take vacant and peaceful possession, of the said unit.

(v) without prejudice to the aforesaid, the Purchaser shall not be deemed, to have acquired the right of exclusive use of any such car parking space, swimming pool (if any), health club, etc.. The Developers shall take action in law to either prevent the Purchaser from unauthorized use of such facilities and / or evict him from using the said facilities and /or charge such price, as the Developers may communicate in writing, to the Purchaser, who shall be bound and liable to pay the said amount. together with interest thereon, at the rate of 24% per annum. from the date of this agreement, till payment and such amount shall be deemed to be an "Admitted liability" as per order 37, rule II under the provisions of the Civil Procedure Code.

(vi) without prejudice to the aforesaid. it will be the responsibility of the said

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society to see that their members do not use, the aforesaid facilities without written authority from the Developers failing which they will be jointly and severally responsible for costs and consequences as mentioned hereinabove.

10. Without prejudice to the aforesaid, on the Purchaser committing any default, in payment of any installment/s on their due dates, to the Developers, under this agreement (including his proportionate share of taxes levied by the concerned local authorities and other outgoings) or on the Purchaser committing breach of any of the terms and conditions herein contained the Developers on giving fourteen days prior notice in writing shall be entitled to terminate this agreement, provided during the said period, the Purchaser fails to remedy the breach committed by him. (a) On termination the purchaser will not have rights or any nature whatsoever, either in the said unit and/or under this agreement, and/or against the Developers or otherwise default shall have been made by the Purchaser in remedying such breach or breaches within notice period.



- (b) Provided further that in such an event, the Developers at their discretion may refund to the Purchaser, all the amounts, received by them, from the Purchaser, without interest, after deducting there from the earnest money paid on or before execution of this agreement together with 50% of the said sums paid till then by the Purchaser, to be treated as a liquidated damages, which the Developers are entitled to receive, on account of the failure of the Purchaser, to comply with terms of this Agreement.
- (c) The Purchaser shall accept the said refund, if any, without raising disputes of any nature whatsoever. Provided further that such refund if any shall be paid only out of sale proceeds, which may be available out of subsequent sale and transfer of the said unit, to any other Purchaser thereof.
- (d) On the expiry period of fourteen days, from the issue of the notice mentioned herein, the Developers shall have an absolute right to sell and transfer the said unit, to any third party, without any reference and/or recourse to the Purchaser, which the Purchaser hereby agrees and confirms.
- (e) The power of termination herein before contained shall not be exercised by the Developers unless and until the Developers shall have given to the Purchaser fifteen days prior notice in writing of their

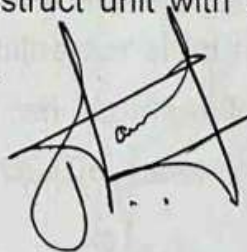
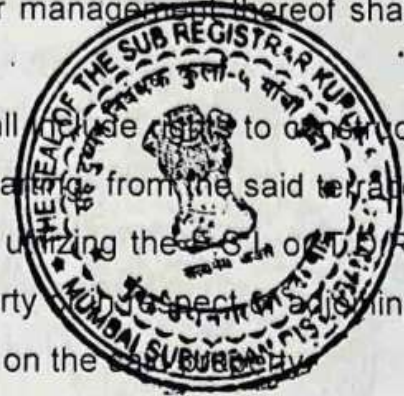
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intention to terminate this agreement and default shall have been made by the Purchaser in remedying such breach or breaches within notice period.

- 11 (a) It is further clarified that the terraces on and above the top floor, common areas and terraces and open areas of the building and the flower beds in the compound not specifically allotted to the Purchaser shall be the property of the Developers and possession or management thereof shall not vest in the Purchaser or the said society.
- (b) The Developers rights to the said terraces shall include rights to construct additional floor or floors on the said building starting from the said terrace as the base level at any time, in the future by utilizing the S.S. or T.D.R. or any other rights in respect of the said property or in respect of any other properties on the said property.
- (c) The Developers rights to the said common areas and the flower beds shall include rights to erect and install such structures as will enable the installation of hoardings and objects for display and advertisement of any product or services and to deal with such facilities so created in any manner as is deemed fit by the Developers without any recourse to the purchaser or the society and without payment of any charges or fees for the use of the same by himself or by any person or persons of his choice.
- (d) The Purchaser do hereby give his irrevocable consent and no objection to the Developers, for carrying out any such additional construction on the said terraces or otherwise to construct new building/s or structures in or upon any part of the said property and for erection and installation of the said display facilities in the said common areas.
- (e) It is further agreed that neither the Purchaser nor any member of the said society or their employees, contractors or agents, shall be entitled to enter upon or have access to the said terraces or any part thereof, save and except for the limited purpose of attending to the water tank for the purpose or cleaning or carrying out repairs thereto. The 'Purchaser hereby further gives irrevocable consent to the demolition, removal and relocation of the water tank or any other articles for the time being, to carry out such additional constructions.
- (f) The lift room and water tank shall be located on the terraces on and/or above the top floor of the said building; the said terraces shall be left open to the sky for further and additional construction thereon by the Developers in future at any stage and/or time.
- (g) The Developers shall be entitled to construct unit with or without pocket

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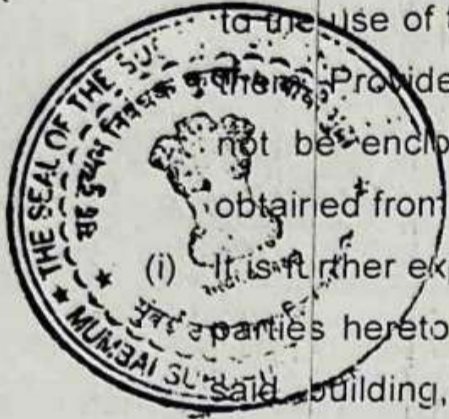
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entitled to raise any objection of whatsoever kind or nature and shall not have any claim, right, title or interest therein.

- (h) Such units when sold and/or allotted and/or earmarked by the Developer to the purchasers of such units the purchasers shall be exclusively entitled to the use of the terraces or garden or open spaces sold and/or allotted. Provided however that the said terrace and/or garden space shall not be enclosed by such purchasers till the permission in writing obtained from the concerned local authority.



(i) It is further expressly clarified, agreed and understood by and between the parties hereto that the said terraces on and/or above the top floor of the said building, shall always absolutely and exclusively belong to the Developers and the Developers have full right absolute authority, an unfettered discretion to use the same in any lawful manner, including putting up and displaying hoarding/advertisements thereon, or putting up AC Plant, Meter Rooms, any overhead water tank/so etc. and/or to install Dish Antenna/s, Relay Station/s for Cellular and Satellite Communications etc.

- (j) The Developers shall not be liable to pay any compensation, amount or charges whatsoever in respect of such additional construction or for putting up the hoardings/advertisements thereon, or putting up AC Plant, Meter Rooms, any overhead water tank/s, etc. and/or to install Dish Antenna/s, Relay Station/s for Cellular and Satellite Communications. etc. to the Purchaser or the said society and neither of them jointly or severally shall at any time raise any dispute or objection in this regard.

- (k) The said terraces of the building including the parapet walls shall always be the property of the Developers who shall be entitled to use the parapet walls for any purpose including the display of advertisements and sign boards and the Purchaser shall not be entitled to raise any objection or ask for any payment or concession of whatsoever nature on the ground of inconvenience or any other ground whatsoever.

- 12 (a) The Purchaser has been informed that the purchasers of units on the _____ floors have been granted the exclusive usages of the pocket terraces attached thereto and the Purchaser hereby agrees and confirms that he is not entitled to use the said pocket terraces in the building and confirms that he has no objection to such usage by the respective purchasers of such, units and covenants that the same shall be for the

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exclusive use and benefit of the purchasers of the said units and the Purchaser hereby consents to the grant of exclusive usage of the said pocket terraces to the respective purchasers of the said units and hereby states, declares and covenants that neither the Purchaser nor the said society will have any right to use or have any claim right, title or interest of whatsoever nature in the said pocket terraces.

- (b) It is agreed that the aforesaid right in favour of the purchaser of the said units with the pocket terraces shall represent a covenant running with the land and shall form part of the conveyance of the said property and the said building in favour of the said society.
- (c) It is also understood and agreed by and between the parties hereto that the said pocket terraces shall belong exclusively to the respective purchaser of the units adjoining to them and such terraces are reserved for their exclusive use. The said terraces shall never be enclosed by the such purchasers till the permission in writing is obtained from the concerned local authority.
- (d) The Purchaser agrees and confirms that the allottees of the open car parking space who have been allotted are entitled to use such car parking spaces so allotted and the Purchaser shall have no claim and / or right, title and interest in respect of the said car parking spaces.



13. (a) The Developers have informed the Purchaser about their display spaces hoardings_intention to own, retain and use and/or to sell, lease or give on and installations license or otherwise deal with or dispose of the rights of use, enjoyment and commercial exploitation of the terraces and above the top floor, parapet walls of such terraces, the side walls of the buildings, the foyer, lounge and lobbies inside the building and the flower beds in the compound (hereinafter collectively referred to as the 'said display space')
- (b) The Developers have also informed that the said display space may be put to any use by him or his nominee or the persons acquiring the rights therein from the Developers for the purposes of installation of such devices as will enable the transmission and/or reception of electric electronic signals and data including cellular or telecommunications, relay stations etc, and/or for any other purpose including for erecting and installing and/or allowing installation of antennas, boosters and other equipment by laying cables from ground level of the terrace on and/or above the top floor for facilitating relay of cellular communications, radio pager services and satellite and other communications. Provide cable network services for television and other communications by any and all means and devices

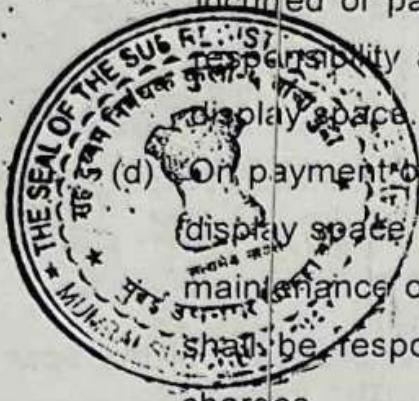
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and/or advertisement which includes hoarding and display by way of painted boards, sign boards as well as including electric, laser and/or neon signs, etc. and neon lights and allied purposes.

(c) The buyer or licensee of said display space where possible shall install a separate electric meter for neon lights and shall alone bear and pay taxes and electric charges pertaining to the said display space and the Purchaser shall not take any objection for the same. The actual outgoing incurred or payable in respect of the said display space will be the sole responsibility and/or liability of the buyer or licensee or user of the said display space.



(d) On payment of such charges the buyer or licensee or the user of the said display space shall not be liable to contribute any amount, whatsoever for maintenance or otherwise of building/s it being clearly understood that he shall be responsible solely for his own municipal taxes and electricity charges.

(e) The Developers have informed the Purchaser and the Purchaser hereby confirms that the Developers and or his nominee or licensee are entitled to put up the said display and to exploit the same commercially.

(f) The Developers for the above stated objectives may enter into suitable arrangements or agreements with any persons and allot to such persons for commercially exploiting the said display space on such terms and conditions as the Developers may deem fit and to receive/collect for themselves such consideration including sale price, rent, compensation fees, etc. there or from such persons who will be permitted at all times to bring in and install equipment, ancillaries, facilities and also to install separate electric and other meters and to lay cables, carry out fabrication work, civil work and other things necessary for such installation but entirely at their own cost, risk and expenses.

(g) The Purchaser undertakes not to cause any impediment or obstruction to the Developers to commercially exploit either by himself or through any third party, any of such display space common areas and facilities, fixtures, fittings and amenities, which are not specified in the Second Schedule or are set out in Annexure.

(h) The Purchaser further undertakes to indemnify the Developers or any third party claiming through them for any loss or damage including opportunity cost and loss of business suffered during the period such impediment or obstruction caused by the Purchaser continues. If the Developers or any third party claiming through them fails to commercially exploit the same

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due to any suit or proceeding instituted by the Purchaser and such suit or proceedings are decided against the Purchaser the duration of such suit or proceeding, unless otherwise directed by the Court or other authority before whom such suit or proceedings are instituted would be construed as impediment or obstruction to the commercial exploitation of the said display space and common areas and facilities, fixtures, fittings and amenities not specified in the Second Schedule respectively.

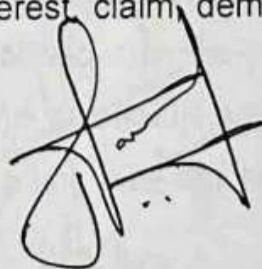
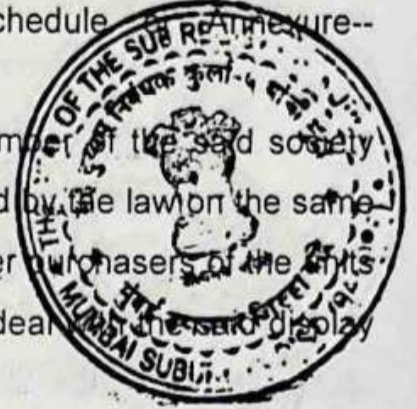
- (i) The Developers shall have the right to be a member of the said society and acquire shares of such society where required by the law on the same terms and conditions as are applicable to the other purchasers of the flats in order to enable the Developers to own and/or deal with the said display space.
- (j) The Purchaser shall not have any right to vote on any Issues concerning the said display space

14 (a) The Developers propose to offer the possession of the said unit to the Purchaser by _____ subject to the availability of cement, steel and other building materials, grant of necessary electric and water connection and also subject to the act of God such as earthquake, flood or other natural calamities and also subject to the Government restrictions, notice, order, rule, Notification of the Government and/or any other Public Body and/or Competent Authority on the building and/or enemy action, wars, strikes or any other cause beyond the control of the Developers, or on account of delay in issue of Occupation certificate. and in such event the time for completion of the Building/s and offer of possession of the said unit, shall be automatically extended for such further period of time, as the Architects of the Developers may determine. In any case the Purchaser shall not be entitled to claim any damages whatsoever or otherwise an account of delay or default, in giving possession of the said unit.

- (b) If the Developers fail or neglect to offer possession of the said unit to the Purchaser save and except as stated hereinabove on account of any reasons beyond their control or as provided in section 8 of Maharashtra Ownership Flats Act, then the Developers shall be liable on demand to refund to the Purchaser amount already received by them in respect of the said Premises along with interest at the rate of 9 % per annum from the date of the receipt of such amount till payment. It is agreed that upon refund of the said amount together with interest as stated hereinabove, the Purchaser shall have no right, title, interest, claim, demand or dispute

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of any nature whatsoever either against the said premises or against the said property in any manner whatsoever and the Developers shall be entitled to deal with or dispose of the said premises to any person or party as the Developers may desire at their absolute discretion.

- (c) Under no circumstances the Purchaser shall be entitled to the possession of the premises unless and until all payments required to be made under the terms and conditions agreed by the Purchaser and mentioned in this agreement are carried out fully by the Purchaser. (stamp duty Registration & Payments of all misc. charges also). The Developers shall not be liable for any loss caused by fire, riot, strikes, earthquakes or due to any other cause whatsoever after offering the possession of the unit to the Purchaser.



- (e) The Developers shall be entitled to offer possession of the said unit upon the Developers obtaining part occupation certificate in respect of the said building and as soon as the building is notified as ready for occupation each of the purchasers of the said building (including the Purchaser) shall pay their respective arrears of price payable by them within seven days of such notice served individually or put at same prominent place in the building. If the Purchaser fails to pay the arrears as aforesaid the Developers will be entitled to forfeit the amounts previously paid by the Purchaser who shall cease to have all rights in the said unit. The Developers shall be entitled to proceed with the construction work of the remaining building.

15. The shops nos. may change due to compulsion on planning part requirement of MCGM or due to compulsion from any Govt. or statutory authorities. Developers is hereby reserves the rights with valid reasons to act as he may deem fit to shift of the shops or change the shop nos. required.

16(a) The Purchaser before taking possession of the said unit, shall completely satisfy himself regarding the quality of construction, facilities and amenities and hereby agree not to raise any dispute on such account thereafter either individually and or by joining as member in society and or otherwise in any capacity.

(b) If within a period of one year from the date of the Occupation Certificate the Purchaser brings to the notice of the Developers any structural defect in the said unit or the wing in which the said unit situated or the material

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used therein, then wherever possible, such defects shall be rectified by the Developers at their own costs and in case it is not possible to rectify such defects which is not on account of unauthorized changes, then the Purchaser shall be entitled to receive from the Developers reasonable compensation for such defect PROVIDED further that if the Purchaser carry out any additions or alterations to the said unit without obtaining prior consent of the Developers in writing, the Developers shall be relieved from their obligation as stated hereinabove.

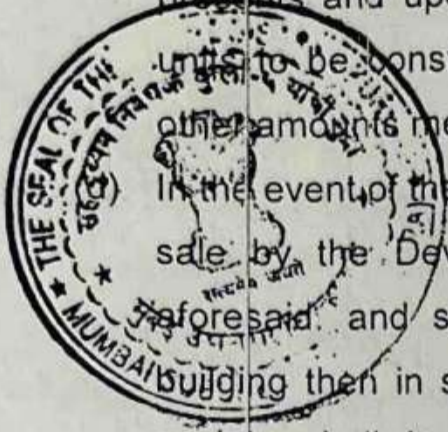
- (c) At their sole discretion, the Developers, may start construction of one or more buildings, including wings thereof: and may postpone construction of remaining buildings and/or wings thereof, on the said property. The Purchaser under any circumstances shall not stop or hinder any steps to stop construction of the said buildings, on the ground of nuisance, disturbances, or for other reasons of any nature whatsoever.
- 17 The Purchaser have been informed specifically that the Developers intend to permit the use of or sell certain flats, floors, and or building/s for being used as Guest House, Dispensary, Nursing Homes, Coaching classes, Health club, School Bank or in any other manner, and the Purchaser has given his consent for the same and the Purchaser hereby further agrees with the Developers not to raise any objection when the said society is formed or prior to that or otherwise.
- 18 (a) Upon completion of entire development of the said property in the manner stated in these presents and upon the receipt of entire consideration payable by the purchasers of units to the Developers, the Developers shall form the said society being a co-operative society or a company or an association of the purchasers of the units.
- (b) The Purchaser along with other purchasers of the units in the building shall join with the Developers in forming and registering the said society and for that purpose from time to time, sign and execute application for registration and/or membership and other papers and documents necessary for the formation and registration of such society and for becoming a member, duly fill in, sign and return to the Developers within four days of the same being forwarded by the Developers to the Purchaser so as to enable the Developers to register the said society as required under section 10 of the said Act. No objection shall be taken by Purchaser if any changes or modifications are made in the draft bye-laws or the Memorandum and Articles of Association as may be required by the Registrar of Cooperative Societies or the Registrar of Companies as the case may be or any other



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- such society before the completion of the entire project including the Developers to the development of the said property, and the Developers having consumed and/or utilized the entire F.S.I. or otherwise of the said property, including T.D.R., of any other property, on the said property, mentioned under the presents and upon the receipts of the entire sale price towards sale of units to be constructed on the said property including the receipt of other amounts mentioned herein
- In the event of the said society being formed and registered before the sale by the Developers of all the premises in the said property aforesaid, and such society assumed the power to manage the said society and such society assumed the power and authority of the said society shall be subject to the overall authority and control of the Developers over all and any of the matters concerning the said property and in particular the Developers shall have absolute authority and control as regards the unsold premises and the disposal thereof.
- (e) The name of the building constructed on the said plot shall always be "PPICASSO" and subject to the approval of the Registrar of Co-operative Societies or Companies, the name of the said society to be formed shall bear the said name or shall be preceded by the words or to that effect and the same shall not be changed without the written consent of the Developers.
- (f) The Purchaser is aware that the Developers are entitled to construct more than one building each having number of wings of the said property. The Purchaser shall not ask for any sub-division of the said property and shall not put any boundary and demarcation or otherwise on the said property or any part thereof at any time. The Purchaser shall not prevent the Developers from exploiting the commercial potential of the said property by putting any boundary and or demanding any sub-division or otherwise of any nature whatsoever, so as to prevent the Developers, from development of the said property.
- (g) The Purchaser is informed and agrees that there shall be common infrastructure, on the said property, to be utilized, by all the purchasers units in the said buildings constructed on the said property and shall at point of time demand bifurcation of such infrastructure or facilities.
- 19 (a) Upon the Developers, having developed the said property by consuming and utilizing the entire F.S.I. or otherwise, of the said property, including

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full potential of the T.D.R. of any other properties, on the said property, as permitted by the D.C. Regulation in force mentioned under these presents and upon the receipt of the entire purchaser price, towards sale of units to be constructed on the said property and on receipt of the other amounts, mentioned herein, the Developers shall execute, and/or caused to be executed, a deed of conveyance or lease in favour of the said society which may be formed by the unit purchasers of the said buildings subject always to rights of the Developers to use and/or consume and additional F.S.I. and/or T.D.R. or otherwise, mentioned herein, including exclusive ownership and possession rights, of the Developers, to the said display space and the ground area, occupied and/or to be occupied by the Developers to provide the said services namely that of the health club and swimming pool (if any) and the play ground (if any).



- (b) Such conveyance shall be in such form and contain such terms and conditions as the Developers may in their absolute discretion determine.
- 20 (a) The buyers of the units and other facilities after the formation of the said society shall be admitted by such society as members and shareholders with the same rights and the same benefits and subject to the same obligations as those of the other Purchaser who may already be the member of such society without any reservation or conditions or any other payments save and except normal entrance fees, share money or otherwise, paid by all the purchasers towards formation of such organization not being more than Rs. 350/- per person.
- (b) The Developers have informed the Purchaser which the Purchaser hereby agrees and confirms that the Developers shall not be liable to pay maintenance and all other charges of any nature whatsoever of the said unsold flats/units so however they shall be liable to pay their share of Municipal Taxes only relating to the unsold units. The Purchaser and/or the said society which may be formed by unit purchasers shall not call upon the Developers, to pay maintenance and/or any other charges of the said unsold units. It is further agreed that the Developers shall pay directly, municipal Taxes if any, of the said unsold units, to the said MCGM or in the case of the said corporation issuing a joint bill then the Purchaser or the said society shall intimate the Developers on receipt of such bill for Municipal Taxes in writing requesting them, to pay Municipal Taxes of the said unsold units which shall be paid by the Developers.
- (c) It is expressly and specifically clarified agreed, understood and confirmed by and between the parties hereto that the unsold units and car parking

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spaces and display spaces, etc. shall at all times, including after the formation and registration of the society and/or after the conveyance of the said building and the said property be and remain the absolute property of the Developers and the Developers at their sole discretion and become member/s of the said society in respect thereof.

(d) The Developers shall have full right, absolute power and authority to shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the said unsold units in any manner and at any point of time, with such consideration, and on such terms and conditions as they may in their sole and absolute discretion deem fit and proper; to any person or party of their choice, and neither the Purchaser herein, nor the said society shall object or dispute the same.

(e) On the Developers intimating to the said society of the name or names of the buyers of such units, car parking spaces, display spaces, premises, etc., the said organization shall forthwith accept and admit such buyers as their members and/or shareholders, and shall forthwith issue share certificates and other necessary documents in their favour, without raising any dispute or objection to the same, and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof.

21 The Purchaser with the intention to bind all into covenants whatsoever hands the said unit may come, including any successor-in-interest of the Purchaser do hereby covenant with the Developers as follows :

(a) To maintain the unit (at Purchaser's own cost) in good tenable repair and condition from the date of taking possession of the said unit and not to do or suffer to be done anything, in or to the building, in which the said unit, is situated which is against the rules, regulations or bye/laws of the concerned local authority and/or co-operative society nor shall he/she change/alter or make addition in or to the unit or part thereof, without the written consent of the Developers.

(b) Not to store in the said unit, any goods which are of hazardous or combustible nature or are so heavy as to damage the construction or structure of the Building/s, in which the unit, is situated or storing of which goods, is objected to by the concerned local or other. Authorities, and shall not carry or caused to be carried heavy packages or furniture along the staircase, which may damage or are likely to damage, the staircase or common passage or any other Structure in the said Building/s including the entrance of the said Building/s and in case any damages, caused to the


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Building/s and in case any damages, caused to the Building/s or the said Unit, on account of indulgence/s or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

- (c) To carry out at his own cost all internal repairs to the said unit and to maintain the said unit, in the same good condition state and order in which it was delivered by the developers. The Purchaser shall not do or suffer to be done, anything in or to the said unit, which may be in contravention of the Rules and Regulations and Bye-Laws of the concerned Local Authority or other Public Authorities.
- (d) Not to demolish or cause to be demolished the said unit or part thereof nor at any time make or cause to be made, any additions or alterations of whatsoever nature in or to the said unit or any part thereof, or any alternations in the elevation/arcade and outside colour scheme of the said building/s and shall keep the sewers, drains and pipes in the unit and appurtenances thereto, in good tenantable repair and conditions and in particular so as to support shelter and protect the other part of the said Building/s and shall not chisel or in any other manner damage the columns beams walls stalls or RCC Partis or other Structural alterations in the said unit.
- (e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the said Building/s or any part thereof~ or whereby any -increased premium, shall become payable, in respect of the Insurance.
- (f) Not to throw dirt, rubbish, rags garbage or other refuse or permit the same to be thrown from the said unit in compound or any portion of the said property and the said Building/s.
- (g) To pay to the Developers on demand, by the Developers, his share of Security Deposit, demanded by concerned Local Authorities or Government for giving Water, Electricity or any other Service Connection to the said Building/s and/or the said unit.
- (h) To bear and pay all increases in local Taxes, Water Charges, Insurance and such other levies, if any which are imposed by the Concerned Local Authorities and/or Government and/or other Public Authorities, if the said property and/or the said unit.
- (i) To observe and perform all the Rules and Regulations, which the society or limited company, may adopt at its inception and the additions, alterations or amendments thereof that may be made from lime to time for protection and maintenance of the said Building/s and the units therein and

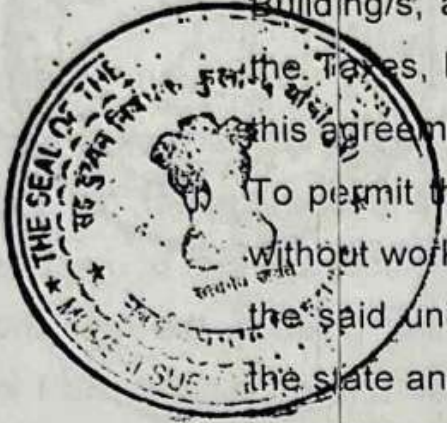
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for the due observance and performance of the Rules, Regulations and Bye-Laws for the time being of the concerned Local Authorities and Government and other Public Bodies. The purchaser shall also observe and perform all the stipulations and conditions laid down by the society or limited company regarding the occupation and use of the units in the Building/s, and shall pay and contribute regularly and punctually towards the Taxes, Expenses or other Outgoings, in accordance with the terms of this agreement.



To permit the Developers and their servants and agents, whether with or without workmen and others at all reasonable times, to enter into and upon the said unit and/or Building/s or any part thereof, to view and examine the state and condition thereof.

- (k) To not to sell and transfer the said unit or the benefit of this agreement and/or shall not create third party rights unless with prior written consent of the Developers.
- (l) To not to let, sub-let, transfer assign or part with the said unit interest or benefit under this agreement or part with the possession of the said unit until all the dues payable by the Purchaser to the Developer under this agreement, are fully paid up and only if the purchaser had not been guilty of breach of non-observance of any of the terms and conditions of this agreement and until the Purchaser has first obtained consent prior in writing from the Developer in that behalf.
- (m) To not to ask for any partition, towards his right in the said unit and/or the said building/s. in which the said unit is situated and/or in the said property and/or shall not ask for independent rights in the said building/s and/or in the said property and/or any independent agreement or any other agreements of the said unit.
- (n) To permit the Developers or their surveyors or agents, to with or without workmen. and others. at all reasonable times. to enter into and upon the said property and the said buildings or any part thereof.
- (o) To permit the Developers to keep and/or store any construction materials on any portion of the said property. and to have additional electricity supply and/or additional water supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary and not to take any objection or otherwise, on the ground of any nuisance, noise and/or shall not claim any easement rights and/or any other rights in the nature of easement or any prospective or other rights of any nature whatsoever and the Purchaser directly and/or indirectly, shall not do any

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act, deed, matter or a thing, whereby the Developers may be prevented from putting any such additional and/or new construction.

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(p) The Purchaser shall not put any loft and carry out any alterations and/or additions in the said unit, which may prevent the Developers to use additional F.S.I. or otherwise mentioned herein of the said property, failing which, the Developers shall have a right to enter upon the said unit and to remove or demolish such additions or otherwise entirely at the costs of the Purchaser which shall be, without prejudice to the rights of the Developers to terminate this agreement and in addition thereto the Purchaser shall be liable, for Civil as well as Criminal action. If any such alterations and additions of -changes are carried out by the Purchaser herein or his heirs or Purchaser from them Of other Purchaser of any unit in the Building/s then in such case, the Developers shall ipso fact. be released and/or discharged from an obligations, to rectify or repair or reimburse the Purchaser in respect of any structure defect. Provided further that in the event of the Purchaser, carrying out any such unauthorized addition or alteration. he shall be exclusively responsible and answerable to the Municipal Authorities including Purchaser of units in the said Building/s and the Developers shall not be responsible for any liability and/or responsibility, in respect thereof and the Developers shall not be responsible to bring occupation certificate or otherwise.

(q) The Purchaser shall not decorate the exterior of the said unit otherwise than in a manner agreed to with the Developers and will not change the exterior, outside elevation or the color scheme' of the. building. The Purchaser further agrees not to put up the grills outside the window of the said unit agreed to be purchased by them without obtaining the permission of the Developers in writing. This condition is of the essence of the contract and only upon the Purchaser agreeing to the said condition, the Developers have agreed to sell the said unit. It has been further agreed that in the event of Purchaser committing default in observing the condition herein, the Developers shall be entitled to terminate the agreement. Without Prejudice to the right of the Developers to terminate the agreement, the Developers and/or the said society shall be entitled to rectify the unauthorized change carried out by the Purchaser and restore the exterior to its original conditions at the cost of the Purchaser. The Developers and/or the said society shall not be liable or responsible for any loss or damages that may be suffered by the Purchaser while restoring the exterior of the building to its original conditions.

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(1) The Purchaser will not at any time demolish or cause to be demolished the said unit or the said building or any part thereof. The Purchaser shall not permit the closing of verandah or lounge or balconies or make any alterations in the elevation and outside colour scheme of the said unit to be acquired by him without the prior written consent of the Developers and also after obtaining the permission of the said MCGM or any other public body in this behalf.



The above conditions are of essence of contract and upon the Purchaser committing default in observing the condition herein, the Developers shall be entitled to terminate the agreement. The Developers shall not be liable or responsible for any loss or damages that may be suffered by the Purchaser while restoring the exterior of the building to its original condition.

- (t) The Purchaser has prior to the execution of this agreement satisfied himself about the title of the Developers to the said property and has accepted the same and hereafter shall not make any requisitions for the same.
- (u) The Purchaser shall use the said unit agreed to be sold by the Developers to the Purchaser for commercial purpose.
- 22(a) Subject to the right of the Purchaser in respect of the said unit the Developers shall be at liberty to sell, assign, transfer or otherwise deal with their right and interest in the said property, or in buildings to be constructed thereon. Provided that in such event, the Purchaser herein and such assignee of the Developers, shall continue to be bound in all respects by the terms and conditions set out in this agreement.
- (b) The Purchaser hereby agrees, undertakes and covenants that neither he nor the said association shall at any time thereafter limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interest, privileges or authorities reserved by, or granted to the Developers under this agreement, or any other deed, documents or writing that may be entered into and executed between the parties hereto, and Purchaser and the said society shall be bound and liable to render to the Developers all necessary assistance and co-operation, to enable them to exercise and avail of the same.
- 23 (a) The Developers shall have a right to make additional or new construction on the said property including on the said buildings being constructed and to put up additional structures as may be permitted by the authorities as per the relevant applicable laws at any point of time including after the

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time the property is conveyed - to the society or company. Such additional or new structures will be the property of the Developers alone who will be entitled to deal with the same in any manner they desire and the Purchaser hereby consents to the same and agrees not to raise any objection.

- (b) The buyers of such new and/or additional structures whenever constructed shall be made the members of the said society on the same terms and conditions and for the same fees or subscription as applicable to the other members of such society.
- (c) Such new and/or additional structures shall absolutely and exclusively belong to the Developers or their nominees or persons through them and neither the Purchaser herein, nor the said society shall have or claim any rights, title, benefits or interests whatsoever in respect thereof.
- (d) The Developers shall be entitled to deal with sell, let or otherwise dispose off and transfer such new and/or additional constructions and structures or part thereof in any manner, to any person/party of their choice, for such consideration, and on such terms and conditions as they may in their sole and absolute discretion deem fit and proper. and neither the Purchaser nor the said society shall raise any dispute or objection thereto and the Purchaser nor the said organization shall raise any dispute or objection thereto and the Purchaser hereby grants his irrevocable consent to the same;
- (e) The Purchaser shall not at any time hereafter raise any objection or dispute on any ground whatsoever to the provisions of this clause, or to the Developers exercising their respective rights as mentioned herein, nor shall he claim any abatement or reduction in the purchase price due to the same nor shall he claim any compensation or damages from the Developers due to the same on any ground whatsoever, including on the ground of any inconvenience or nuisance which may be caused while putting up and effecting such and/or additional construction mentioned new as hereinabove.
- (f) The power and authority of the said society shall always be subject to the overall authority and control of the Developers over any of the matters concerning the said property and in particular the Developers shall have absolute authority and control as regards the unsold units/parking space/terraces, display spaces, flower beds and the rights to develop the said property at any point of time by consuming the F.S.I. or T.D.R. or any other



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rights as may be available at any point of time and the disposal thereof and the said society shall be liable to admit the buyers of such developed area as it's member/s without asking any transfer fees or charges or amounts save and except entrance fees, share application money and security deposit if any for maintenance charge as are paid by any other members.



The Purchaser hereby gives his irrevocable consent under the provisions of Section 7 of the Maharashtra Ownership Flats Act, 1963 to such additional structure or structures being constructed under such alternations additions or modifications being carried out by the Developers on the said property.

It is agreed and understood that at any time before the execution of conveyance of the said property in favour of the said society the Developers shall be entitled to amalgamate the said property with any other adjacent property and to apply for and obtain the necessary sanctions, permissions, orders, N.O.C.'s, approvals, etc. for such amalgamation and to develop the said property in accordance therewith. The Purchaser shall not raise any objection or dispute to such amalgamation of the said property by the Developers.

(b) It is hereby agreed between the Developers and the Purchaser that the Developers are entitled to amalgamate the said property with any of the adjoining properties at any time and utilize the F.S.I. in respect thereof either by constructing additional stories and/or by constructing new buildings/s on the said property and the Purchaser hereby grants their irrevocable consent to the same.

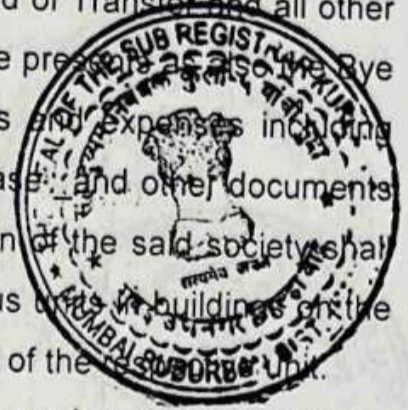
25. It is expressly clarified, agreed and understood between the parties hereto that the said property if affected by any reservation, acquisition and/or requisition proceedings whether presently or at any time hereafter including after the conveyance/transfer of the said building and the said property then the Developers alone shall have the absolute and unconditional right and authority and they alone shall be entitled to receive all the benefits which may be granted by the Government or any authorities in respect thereof including monetary benefits and compensation, and the TDR and/or additional FSI and neither the Purchaser herein, nor the said society shall raise any objection, dispute or claim in respect thereof.

26(a) The Purchaser shall at his own costs and expenses including the payment of stamp duty and registration charges, lodge this agreement for

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- registration with the Registrar within the time limit prescribed by law and forthwith inform the Developers, the serial number under which the same is lodged to enable them. to admit execution of the same and thereafter the Developers shall within the time limit prescribed by the Registration Act attend such office and admit the execution thereof.
- (b) The Developers shall prepare the Lease or Deed of Transfer and all other documents to be executed in pursuance of these provisions as also the Byelaws of the said society and all costs, charges and expenses including stamp duty registration and executive of the Lease and other documents and the formation or registration or incorporation of the said society shall be borne and paid by all the Purchaser of various units in buildings on the said property in proportion to the respective area of the said property.
- (c) At the time of execution of Deed of Conveyance or Lease the Purchaser shall pay to the Developers his share of stamp duty and registration charges payable, if any, by the said society on the such documents or any other document or instrument of transfer in respect of the building/s being constructed on the said property.
- 27 This agreement is subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963 and Maharashtra Ownership Flats Rules, 1964 or any amendments or re-enactment thereof for the time being in force or any other provisions of law applicable thereto.
- 28 Unless the context otherwise suggests or warrants, all obligations, conditions and liabilities herein imposed upon the Purchaser whether expressly or impliedly shall be deemed to be a covenant running with the said unit and shall be binding upon the said society and upon any further purchaser or assigns of the said unit from the Purchaser herein including any person acquiring any interest in the said unit by way of a sale, lease or of inheritance. of by reason of law and such society shall not be entitled to and shall be stopped from withdrawing various obligation and liabilities herein contained and the convenient, obligations and liabilities on the part of the Purchaser shall remain in full force and effect even after the formation of the said society.
29. The Purchaser agree that the Developers shall not be liable to render account of any of the deposits and/or amounts required to be paid by the Purchaser to be Developers to the Developers and/or any other authority and that the Developers shall be entitled to spend such of the amount and/or amounts as may be required from the said deposits and/or payment for the purposes for which such deposits and/or amount are required to be



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paid by the Purchasers to be Developers.

Any delay tolerated or indulgence shown by the Developers in enforcement of terms of this Agreement or any forbearance of giving of time to the Purchaser by the Developers shall not be constructed as a waiver on the part of the Developers of any breach or noncompliance of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Developers.

The said building shall be known as Ppicasso and the name thereof shall not be changed without the written permission of the Developers.

The said Allotment letter Dated 26/04/2002 & Lease Agreement dated 28/10/2002 Deed of Lease to be executed as herein provided in the Commencement Certificate and all other documents, paper etc. shall be read as part and parcel of this Agreement and shall be so read and construed if the same have been incorporated herein and the Purchaser shall observe and perform the covenants, conditions Contained in the aforesaid referred documents.

33. All notice to be served on the unit Purchaser as shall be deemed to have been duly served if sent to the Purchaser by Registered Post A.D. Under Certificate of Posting at his address specified below :-

MR/MRS/MISS/M/S. Manoj V. Naik

603, Crystal, Gem Powai Vihar CHS Ltd.

Powai, Mumbai - 400076

(PAN NO: AFCPN7866A)

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

THE SCHEDULE ONE ABOVE REFERENCED TO :

All that piece or parcel of vacant land admeasuring 9156.60 square meter or thereabouts C.T.S.No.7/3situated at Village Kopari, Powai, Andheri (East), Mumbai in the registration Sub-district of Baroda, Mumbai Suburban District and bounded as follows that is to say:-

On or towards the North by : 45.70 mtr. Adi Shankaracharya Ma

On or towards the south by : 48.30 mtr. Wide D.P. road

On or towards the East by : CTS No. 7/23 & 7/2

On or towards the West by : 18.30 mtr. Wide D.P. road

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x [Signature]

SCHEDULE TWO

Common Areas and services : Proportionate equal to the immediate area abutting the main entrance door after the landing on the said floor of the said unit with property right along with all purchasers in the said property.

Pro rata right along with all purchasers of premises in the said property in limited common area and facilities i.e. to say :

- 1) Staircase
- 2) Entrance Hall to the building (Lobby)



(The aforesaid provision is not applicable in case of car parking spaces, terraces, pocket terraces, display spaces, appurtenant land in the compound adjacent to building/s).

SCHEDULE THREEA. Restriction to various shopping uses :-

It is specifically agreed that no purchaser is allowed for using shopping for following uses.

- (1) Garage/workshop/service station
- (2) Automobile material/ part shop.
- (3) Non-veg / Meat Shop.
- (4) Tea- Coffee- Small Hotel – Restaurant *
- (5) Various Grinding Mill / Masala Shop.
- (6) Fruit & Vegetable Vendors.
- (7) Wine / Liquor Shop.
- (8) Any Amusement Games, Casino or Play games. *
- (9) Any Food / Beverages Selling shops. *
- (10) Any shops Hazardous or Dangerous for structural stability or public health.

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Restricted for Ground & First floor only.

Restriction towards giving possession. It is specifically agreed that possession will not be given if

- (1) Total consideration along with interest on delayed payment is not paid.
- (2) Deposit towards maintenance & misc. charges is not paid.
- (3) Any amount is due towards the shop account as per Developer records.
- (4) An undertaking as per format Given by the Developer along with Declaration is not executed & duly notarized in favour of Developers before taking possession.
- (5) Specific use of shop is not mentioned in the Declaration.
- (6) Advance maintenance for 24 Months as deposit is not paid along with other charges.



C Allotment letter will be part & partial of this agreement.

SIGNED SEALED & DELIVERED)
 By the within named DEVELOPERS)
 M/s. P & P Associates)
 through it's Proprietor)
 Mrs. Dimple Nilesh Gala)

x DNGala



In the presence of)
 1. MR. VASUDEVAN NAIK)
 2.)

SIGNED SEALED & DELIVERED)
 By the within named PURCHASER)
MR. MEMOJ V. NAIK)
)



x [Signature]



In the presence of)
 1. MR. VASUDEVAN NAIK)
 2.)

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Received from the Purchaser Mr/Mrs. Mamaj V. Naik

a sum of Rs. 22,00,000/- (Twenty Two

Lacs only - X -)

till date towards booking / reservation of Shop no. 109 on Ground floor in the " B " wing (Commercial) at Ppicasso commercial complex, Mhada Layout, Powai by us.

x
[Signature]

I SAY RECEIVED
FOR P & P Associates



x [Signature]

Proprietor



GENERAL SPECIFICATIONS AND AMENITIES

1. The building will be of R.C.C. framed structures with brick masonry as external walls and internal walls with partition board.
2. FLOORING : Good quality VITRIFIED tiles in all Shops.
3. Provision for Telephone cable.
4. PAINT : Multi- coloured water proof cement paint for good elevation treatment, oil paint to wood work and white.
5. Concealed wiring and plumbing.
6. Good quality Lift & escalators.

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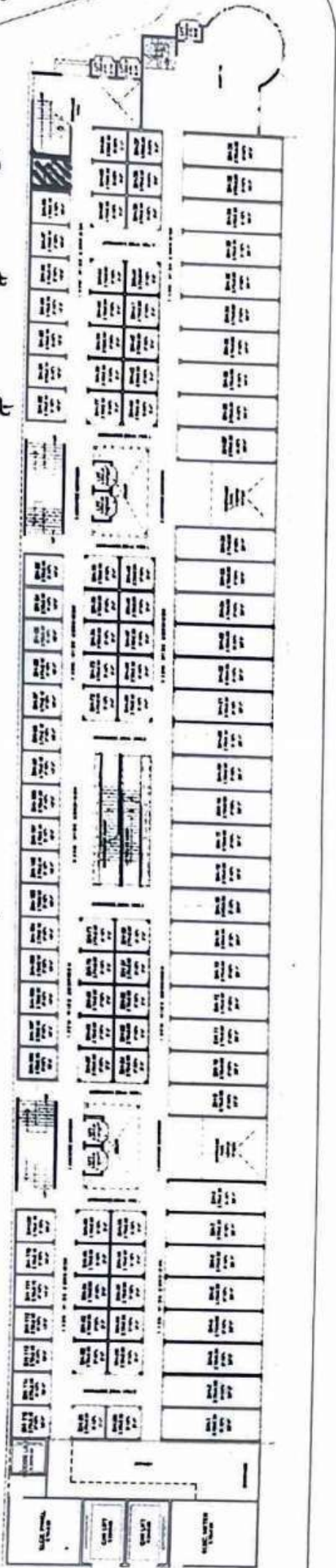
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30 M. WIDE ROAD

Shop. 103
Builtup
Area
112 Sq. Ft
Carpet
Area
93 Sq. Ft



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GROUND FLOOR PLAN



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CHONNA KROON 670X

NAVDEEP VORA & ASSOCIATES
Advocates & Solicitors

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Blg. No. 105, Office No. 32, 2nd Flr,
Mumbai Samachar Marg,
Fort, Mumbai - 400 001.
Tel.: 022-2264 1717 / 18
Fax : 022-2264 1919
email : admin@nvasso.com

TITLE CERTIFICATE

We have investigated the title of Shopping Complex No. 2 having area of 9156.60 sq. mtrs. lying within the limits of taluka admeasuring about 9156.60 sq. mtrs. lying within the limits of Mumbai Suburban District and the sphere of jurisdiction of the registrar of Kurla.



It is seen from the records that Mumbai Housing and Area Development Board, a regional unit of Maharashtra Housing and Area Development Authority having office at Gruha Nirman Bhavan, Kalannagar, Bandra, Mumbai - 400051 by an Agreement of lease dated 28th October, 2002 registered with Sub - Registrar of Kurla at Chembur, Mumbai under Serial No. 7896/2002 on 31/10/2002 granted to Smt. Dimple Nilesh Gala ("Developer") on lease all the piece or parcel of vacant land admeasuring 9156.60 sq.mtrs. or thereabout being the plot of land bearing CTS No. 7/3 situated at Village Kopri, Powai within taluka admeasuring about 9156.60 sq. mtrs. lying within the limits of Mumbai Suburban District and the sphere of jurisdiction with the Sub-registrar of Kurla more particularly described in schedule ("Plot") on terms and condition and for consideration premium and rent specified therein for a Period of 30 years with a right of renewal for two terms of 30 years each.

- a. That subsequently the said MHADA handed over the possession of the said Plot of land to the Developer on compliance of the required terms and conditions for grant of possession.
- b. The Developer is accordingly entitled to develop the said Plot.
- c. As per the terms of the said Agreement, the Developer is entitled to develop the said Plot with an unfettered right to sell the various Units so developed and every part thereof including the shops/offices/units/flats as per approved plans subject to the terms and conditions contained therein and enter into flats sale agreements execute and register such agreements.
- d. On an application made by the Developer, Municipal Corporation of Greater Mumbai (hereinafter referred to as the 'said MCGM'), have issued an Intimation of Disapproval (I.O.D.) dated 24th March 2003 bearing number E.B./CE/869/BPES/As for construction of a commercial building and a Commencement Certificate ('C.C.') dated 7th November 2003 bearing number CE/869/BPES/AS for commercial building respectively, to be constructed by the Developer, on the said Plot.

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Navdeep Vora & Associates
Advocates & Solicitors

Continuation Sheet

e. With prior written permission from MHADB, the Developer given Restricted Development Rights for utilizing only TDR F.S.I. to Vinita Estate Pvt. Ltd. having office at 415, Vasukamal, 14th road, Bandra. The Development Agreement was duly registered on 2nd February 2007 with Sub - Registrar of Kurla under serial No BDR-13-00858-2007.



In the events that have happened as above, we are of the opinion that the title of the said Plot of Mrs Dimple Nilesh Gala having Survey No. 7/3, Kopri Village, Adi Shankarachary Road, MHADA Lauout Powai, appears to be clear and marketable and is free from encumbrances of whatsoever nature subject to compliances of lease Agreement dated 28/10/2002.

SCHEDULE OF PLOT

All that piece or parcel of vacant land admeasuring 9156.60 square meter or thereabouts, C.T.S. No. 7/3, situated at Powai, Andheri (East), Mumbai in the registration Sub - district of Bandra, Mumbai Suburban District and bounded as follows that is to say:-

On or towards the North by : 45.70 mtrs. Adi Shankaracharya Marg


On or towards the south by : 48.30 mtrs. Wide D.P. road

On or towards the East by : C. T. S. No. 7/23 & 7/2

On or towards the West by : 18.30 mtrs. Wide D.P. road

Dated this 31st day of October, 2007.

FOR NAVDEEP VORA AND ASSOCIATES



NAVDEEP VORA

Advocate & Solicitor

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT
No. CE/ 869 /BPES/AS



COMMENCEMENT CERTIFICATE

To, Smt Dimple N. Gala

Sir,
With reference to your application No. 260 dated 5/12/2002

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional & Town Planning Act, 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. _____ on plot No. _____ C.T.S. No. 7/3 MHADA layout Divn/Village/Town Planning Scheme No. Kipani Toraji situated at Road/Street _____ Ward 5

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

1. The land vacated in consequence of the endorsement of the set back 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 occupation 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
 - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with

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PP-2079-2003-10

This I.O.D. is issued subject to compliance of the provisions of U.L. (C&R) Act, 1974.

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Form 346
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in replying please quote No. and date of this letter.

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



No. E.B./CE/CE/869/BPES/AS
BS/A

24 MAR 2003
of 200 - 200

MEMORANDUM

Municipal Office,
Mumbai200

Smt. Dimple N. Gala.

With reference to your Notice, letter No. 260 dated 5-12-2002 200 and delivered on 200 and the plans, Sections Specifications and Description, and further particulars and detail of your building at Proposed commercial building on C.T.S. No. 7/3 MHADA layout of village Kopari, Powai, furnished to me under your letter, dated 200..... I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended upto-date; my disapproval by thereof reasons :-

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

1. That the commencement certificate under Sec.44/69(1)(a) of the M.R.& T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
3. That the low lying plot will not be filled upto reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specifications for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) 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 Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed and his supervision memo as per appendix XI Regulation 5(3)(ix) will not be submitted by him.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos.1893 & 4326 and for existing building showing adequacy thereof to take up additional load will not be submitted by him.
7. That the regular/sanctioned/proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/E.E.(D.P.)/D.I.L.R.before applying for C.C.
8. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.

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

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

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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 date of the day of 23/3/04, 2004, 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.

24.03.2003
Executive Engineer, Building Proposals,
Zone, ES Words,

SPECIAL INSTRUCTIONS



(2) Under Section 68 of the Mumbai Municipal Corporation Act, as amended, the Municipal Commissioner of 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 bye-law, 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. (28.03 meters) above Town Hall Datum, that set needed for the purpose of the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year, in which the completion on occupation is detected by the Assessor and Collector's Department.

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year, in which the completion on occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 333-A about the necessary 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) (aa) of the Mumbai Municipal 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 site 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.

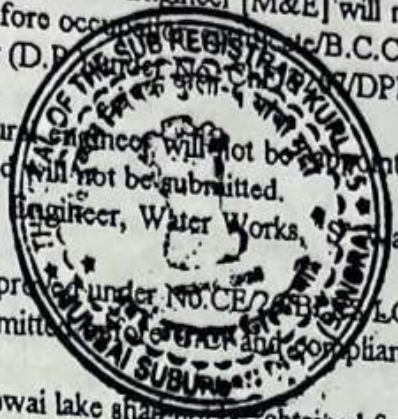
MUNICIPAL CORPORATION OF GREAT MUMBAI
No: CE/869/BPES/AS

9. That the Indemnity Bond indemnifying the Corporation for damages and an undertaking regarding no nuisance will not be submitted.
10. That the existing structure proposed to be demolished will not be demolished with agreement will not be submitted and got approved before C.C.
11. That the requirements of N.O.C. of Chief Fire Officer / B.S.E.S. be obtained and the requisitions, if any, will not be complied with.
12. That the conditions mentioned in release letter of Executive Engineer dated 10.3.2003 will not be complied with.
13. That the qualified/registered site supervisor through architect/struc before applying for C.C. & his name and licence No. duly revalide
14. That the extra water and sewerage charges will not be paid to A before C.C.
15. That the true copy of sanctioned layout/sub-division/amalgamation dated 23.4.2002 alongwith the terms & conditions will not be s thereof will not be done before submission of B.C.C.
16. That the demarcation of lake boundary and 100 mts distance from H.E.'s department and shall not be submitted before requesting t
17. That adequate care in planning, designing and carrying out constr building to provide for the consequence of settlement of floors an
18. That adequate care will not be taken to safeguard the trees ex construction work & NOC from Tree Authority will not be obtain
19. That the notice under Sec.347(1)(a) of the Mumbai Municipal intimating the date of commencement of the work.
20. That this office will not be intimated in prescribed proforma fo dimensions as soon as the work upto plinth is completed.
21. That the clearance certificate from Assessment Department regardin etc. will not be submitted.
22. That the requirement of bye law 4(c) will not be complied with bef Municipal sewer is not laid, the drainage work will not be carried c Engineer (Sewerage Project). Planning & completion certificate f
23. That the copy of Intimation of Disapproval conditions & other lay by the Corporation in connection with the development at site shall and also displayed at site,
24. That the N.A. permission from the Collector of Bombay shall not
25. That a Janata Insurance Policy or policy to cover the compensa Compensation Act, 1923 will not be taken out before starting the w construction of work.
26. That the development charges as per M.R.T.P. (Amendment) Act
27. That the carriage entrance shall not be provided before starting the
28. That the adequate & decent temporary sanitary accommodation workers on site before starting the work.
29. That the documentary evidence regarding ownership, area & bounda of extracts from the District Inspector of Land Records, extracts fro deed etc.
30. That separate P.R. Cards for each sub-divided plots, road, etc. ex not be submitted.
31. That the debris will not be removed before submitting the buildin deposit will not be paid before starting the work towards faithful c
32. That the No Objection Certificate from Hydraulic Engineer for th obtained and his requirements will not be complied with.

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MUNICIPAL CORPORATION OF GREATER MUMBAI
 No: CE/869/BPES/AS

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9. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. to the occupier and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
10. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
11. That the requirements of N.O.C. of Chief Fire Officer / B.S.E.S. Ltd. / Chief Engineer [M&E] will not be obtained and the requisitions, if any, will not be complied with before occupancy certificate/B.C.C.
12. That the conditions mentioned in release letter of Executive Engineer (D.P.) dated 10.3.2003 will not be complied with.
13. That the qualified/registered site supervisor through architect/structure engineer will not be appointed before applying for C.C. & his name and licence No. duly revalidated will not be submitted.
14. That the extra water and sewerage charges will not be paid to Asst. Engineer, Water Works, Suburban Division dated 23.4.2002 alongwith the terms & conditions will not be submitted under NO.CE/869/BPES/AS.
15. That the true copy of sanctioned layout/sub-division/amalgamation approved and compliance thereof will not be done before submission of B.C.C.
16. That the demarcation of lake boundary and 100 mts distance from Powai lake shall not be obtained from H.E.'s department and shall not be submitted before requesting for plinth C.C.
17. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
18. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & NOC from Tree Authority will not be obtained.
19. That the notice under Sec.347(1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
20. That this office will not be intimated in prescribed proforma for checking the open spaces & building dimensions as soon as the work upto plinth is completed.
21. That the clearance certificate from Assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
22. That the requirement of bye law 4(c) will not be complied with before starting the drainage work & in case Municipal sewer is not laid, the drainage work will not be carried out as per the requirement of Executive Engineer (Sewerage Project). Planning & completion certificate from him will not be submitted.
23. That the copy of Intimation of Disapproval conditions & other layout or sub-division conditions imposed by the Corporation in connection with the development at site shall not be given to the would be purchaser and also displayed at site.
24. That the N.A. permission from the Collector of Bombay shall not be submitted.
25. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will not be taken out before starting the work and will not be renewed during the construction of work.
26. That the development charges as per M.R.T.P. (Amendment) Act 1992 will not be paid.
27. That the carriage entrance shall not be provided before starting the work.
28. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on site before starting the work.
29. That the documentary evidence regarding ownership, area & boundaries of holding is not produced by way of extracts from the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
30. That separate P.R. Cards for each sub-divided plots, road, etc. exhibiting area in words & figures will not be submitted.
31. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
32. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.

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MUNICIPAL CORPORATION OF GREATER MUMBAI
No: CE/869/BPES/AS 24 MAR 2003
Housing Society will not be submitted

34. That the registered undertaking agreeing to form Co-op. Housing Society will not be submitted starting the work.
35. That the society will not be formed & got registered and true copy of the registration of society will submitted.
36. That the proposal for amended layout/sub-division shall not be submitted and got approved before the work and terms and conditions thereof will not be complied with.
37. That the proposal will contravene the section 251(A)(A) of the Mumbai Municipal Corporation Act.
38. That the remarks from Asst. Engineer, Water Works regarding location, size, capacity of the suction overhead storage tank for proposed and existing work will not be submitted before starting the work.
39. That the requirements will not be complied with.
40. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Health and Structural design to that effect admitted before requesting to grant commencement certificate.
41. That the phase programme for infrastructure development will not be submitted and got approved not be developed as per phase programme.
42. That the undertaking for paying additional premium due to increase in land rate as and when due shall not be submitted.
43. That the N.O.C. from Insecticide Officer shall not be submitted.
44. That the board mentioning the name of architect / owner shall not be displayed on site.



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

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height building.

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, overhead for maternity home/nursing home user will not be provided and the drainage systems or the part of the building will not be affected.
2. That some of the drains will not be laid internally with C.I. pipes of adequate size.
3. That 25% galas as per release letter from Executive Engineer (D.P.) under No.CHE/3267/DE 10.3.2003 shall not be handed over to Municipal nominees before asking for occupation/B.C.C.
4. That the dust bin will not be provided as per C.E's circular No.CE/9296/11 of 26.6.1978.
5. That the surface drainage arrangement will not be made in consultation with Executive Engineer or as per his remarks and a completion certificate will not be obtained and submitted before occupation certificate/B.C.C.
6. That the existing well will not be covered with R.C.C. slab.
7. That 10'0" wide paved pathway upto staircase will not be provided.
8. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbul and will not be levelled and developed before requesting to grant permission to occupy the building submitting the B.C.C. whichever is earlier.
9. That the name plate/board showing plot No., name of the building etc. will not be displayed at prominent place before O.C.C./B.C.C.
10. That the parking spaces shall not be provided as per D.C. Regulation No.36.

[Signature]
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MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/869/BPES/AS

24 MAR 2003



11. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be obtained for a period of 6 years from the date of its payment.
12. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewells and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
13. That the certificate to the effect that the licensed surveyor has effectively supervised the work & has carried out tests for checking leakages through sanitary blocks, terraces, fixtures, joints in drainage pipes etc. & that the workmanship is found very satisfactory shall not be submitted.
14. That three sets of plans mounted on canvas will not be submitted.
15. That the certificate from Lift Inspector regarding satisfactory installation & operation of lift will not be submitted.
16. That the federation of flat owners of the sub-division/layout for construction & maintainance of the infrastructure will not be formed.
17. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor/stilt.
18. That every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
19. That the final N.O.C. from S.G. shall not be submitted.
20. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
21. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with
22. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of the Municipal Commissioner.
23. That the vermiculture bins for disposal of wet waste as per the design and specification of organizations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of the Municipal Commissioner.

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

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.

[Signature]
 Executive Engineer
 (Bldg. Proposals)(Eastern Suburbs)

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No. EB/CE/

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I/A/S 24 MAR 2003

NOTES

- (1) The work should not be started unless objections are complied with
- (2) 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.
- (3) Temporary permission on payment of deposit should be obtained 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.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose 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.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 15 days prior to date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purpose. Failing this it will be presumed that Municipal tap water has been consumed on the construction work and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffolding, bricks, metal, sand, preps, debris, etc. should not be deposited over footpaths or public street by the owner/ architect/ their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objections is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) 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 spaces & dimension.
- (11) 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.
- (12) All the terms and conditions of the approved layout/sub-division under No. _____ of _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per provision of Section 345 of the Mumbai Municipal Corporation Act and as per the terms and conditions of sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broken glass at the rate of 1.25 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

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मालमत्ता पत्रक

कोपरी
 तालुका न.भु.मा.का. -- न.भू.अ. मुलुंड
 जिल्हा -- मुंबई उपनगर जिल्हा
 शासनाला दिलेल्या आकडेवारीची किंवा भाड्याचा तपशील आणि त्याच्या परी तपशीलाची तिसरी प्रत

प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मां.	धारणाधकार
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व्यवहार खंड क्रमांक नविन धारक (धा) पट्टेदार (प) किंवा धार (धा) साक्षात्करण

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धारक -
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मिळकत पत्रिकेच्या प्रतिलिपि
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 मिटर वाजती गळी १०००० (फासो ६००००)
 प्रत्येक संधी खोल मा.क्र. मिटर हे
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 क्षेत्राच्या मंडळ अशाचप्रकारे खात्री
 केली आहे.

१०/११/१९९८
 मुंबई उपनगर जिल्हा-मुंबई.
 (पान नं.- १)

करल - ५		
५७६९	५८	५७
२०१(१९)		

- This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 19 (b) 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 19 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 plane should not be taken up in hand unless the City Engineer is satisfied with the following:-
- Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and area of occupation of each.
 - Specifically signed agreement between you and the existing tenants that they are willing to avail of alternative accommodation in the proposed structure at standard rent.
 - 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.
- In case of extension to existing building, blocking of existing windows of rooms deriving light and its from outside 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 consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 meter.
- (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 nahanis and other appurtenances in the building should be so 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 highly serving the purpose of a lock and the warning pipes of the ribbet pretressed with screw or dome shaped 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 a ceasible 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 and 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 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.



Executive Engineer, Building Proposals
 Zones Wards.

DRG. NO.

2094

R12

PROFORMA - 1
CONTENTS OF SHEET.

basement level plan, still floor plan,
block plan & location plan.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS
certified true copy of approved
by bombay municipal corporation
vide no. CE/869/B.P.E.
dated 19-1-2007



AREA STATEMENT		SQUARE METRES
1	AREA OF PLOT AS PER ULC	9156.60
2	DEDUCTIONS FOR	
a.	ROAD SETBACK AREA	-
b.	PROPOSED ROADS	-
c.	ANY RESERVATIONS	-
d.	TOTAL (a+b+c) 15% R.G.	-
3	NET AREA OF THE PLOT (1 MINUS 2)	-
3a	DEDUCT 5% AMENITY (1-2a)	-
4	BALANCE AREA OF PLOT	9156.60
4a	DEDUCTION OF 15% RECREATION GROUND	-
5	NET AREA OF PLOT (3 MINUS 4c)	-
6	ADDITIONS FOR FLOOR SPACE INDEX	1373.50
2a.	100%	7783.10
2b.	100%	-
7	TOTAL AREA (5+6)	-
8	FLOOR SPACE INDEX PERMISSIBLE (F.A.R.)	7783.10
9	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS RESTRICTED TO MAXIMUM	
a.	40% OF 4 (OF ROADS)	
b.	40% OF 4 (OF RESERVATION)	
c.	20% OF 4 (OF SLUM) 100% 9150.00	
10	PERMISSIBLE FLOOR AREA (7+8) PLUS 9 ABOVE	9150.00
11	EXISTING FLOOR AREA	16933.10
12	PROPOSED AREA	
13	EXCESS BALCONY AREA (AS PER B(III) BELOW)	15513.14
14	TOTAL BUILT UP AREA PROPOSED (11+12+13)	1.36
15	F.S.I. CONSUMED (14/7)	15514.50
B	BALCONY AREA STATEMENT	
(i)	PERMISSIBLE BALCONY AREA / FLOOR	
(ii)	PROPOSED BALCONY AREA / FLOOR	AS PER STATEMENT
C	TENAMENT STATEMENT	
(i)	PROPOSED AREA (ITEM A, 12 ABOVE)	15514.50
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP, ETC.)	8055.67
(iii)	AREA AVAILABLE FOR TENEMENTS (I MINUS II)	6458.83
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS /450 HECTARE)	290nos.
(v)	TENEMENTS PROPOSED	34nos.
(vi)	TENEMENTS EXISTING	-

Bhupendra Patrawala
bhupendra patrawala
architect
room no. 'F', 2nd floor,
83, mumbai samachar marg,
mumbai-400 023.

करल - 4

यु०६६ ए ५५

२०१५

TOTAL TENAMENTS OF THE PLOT

34nos.

PARKING STATEMENT

105nos.

(i) PARKING REQUIRED BY RULE

- CAR
- SCOOTERS / MOTOR CYCLES / BYCYCLES
- OUTSIDERS (VISITORS)

(ii) LOCK UP GARAGES PERMISSIBLE

(iii) LOCK UP GARAGES PROPOSED

- CAR
- SCOOTER / MOTOR CYCLE / BYCYCLE

105nos.

207nos.

TOTAL PARKING PROVIDED

TRANSPORT VEHICLE PARKING / LOADING UNLOADING

(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES

(ii) TOTAL TRANSPORT VEHICLES (PARKING SPACES PROVIDED)

LEGEND

- (1) PLOT LINES THICK/BLACK
- (2) EXISTING STREET GREEN
- (3) TOWN STREET-GREEN DOTTED
- (4) OPEN SPACES-NO COLOUR
- (5) PERMISSIBLE BUILDING-THICK DOTTED BLACK
- (6) WORK PROPOSED TO BE DONE-YELLOW HATCHED

- (7) PROPOSED WORK/RED FILLED IN
- (8) DRAINAGE & SEWERAGE WORK-RED DOTTED
- (9) WATER SUPPLY WORK-BLUE DOTTED THIN
- (10) ROAD & SET BACKS CURB LINE
- (11) PROPOSED SET BACK LINE OR D.P.R.L RED DOTTED
- (12) DEVIATIONS RED HATCHED
- (13) RECREATION GROUND-GREEN WASH

PROFORMA - 2

REVISION	DESCRIPTIONS.	DATE	SIGN
	<p>CERTIFICATE OF AREA</p> <p>CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 8-10-2002 AND THE DIMENSIONS OF THE SIDES ETC OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA sq.mts.</p> <p>SO WORKED OUT TALLIES WITH DOCUMENTS OF OWNERSHIP / T.P. SCHEME / RECORD OF C.T. SURVEY RECORD.</p>		
	<p>signature of licensed surveyor/architect/engineer/ structural engineer/supervisor.</p>		

DESCRIPTION OF PROPOSAL & PROPERTY.

PROPOSED SHOPPING CENTRE & RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO.7/3. OF VILLAGE KOPARI AT MHADA LAYOUT POWAI MUMBA.

NAME OF THE OWNER .

SMT. DIMPLE NILESH GALA

JOB NO. W80	DATE :	SIGNATURE OF OWNER <i>[Signature]</i> Architect bhupendra patrawala room no. 'F' 2nd floor. 93, mumbai samachar marg, mumbai - 400 023.
DRAWING NO :	SCALE : 1:200	
NORTH	DRAWN BY :	
	CHECKED BY :	



me
S
22/06/15
Meeting
narrow

सूची क्र. दोन INDEX NO. II
गावाचे नाव :

करल - 4	नोंदणी क्र. म
YUEE Er	नोंदणी क्र. म
2094	

- (1) विलेखाचा प्रकार, मोघदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोघदला रु. 97,274,417.00
बा.मा. रु. 107,001,800.00

(2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास)

(3) क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

- (7) दिनांक करून दिल्याचा 28/10/2002
(8) नोंदणीचा 31/10/2002
(9) अनुक्रमांक, खंड व पृष्ठ 7896 /2002
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 10700200
(11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 20000.00
(12) शेरा

(1) वर्णन: सिटीएस नं 7/3, पबई शॉपिंग कॉम्प्लेक्स नं 2, पत्तं खरेदी खताकरिता म्हाडा यांचे पत्र क्र 294/02 दिनांक 28/10/2002 परवानगी देण्यात आलेली आहे. प्रिमियम म्हणून 97274,417.00 आहे. 987 रु दर चौ फूटास भाडे ठरलेले आहे. - सव. रजिस्ट्रेशन अँड डेप्युटी कंट्रोलर ऑफ स्टॅप, (अंमलबजावणी एम पी डी नं 1173/2002 दिनांक 11/10/2002 घेतल्या जाईल) टोकन (1)9156.60 चौ मी

(1)

(1) मुंबई हाऊसिंग अँड एरिया डेव्ह. बोर्ड तर्फे उप मुख्य अधिकारी, घर/प्लॅट नं: गृहनिर्माण भवन, पहिला मजला, यांद्रा पूर्व मुं 51.; गल्ली/रस्ता: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; ईमारतीचे नाव: सुरवाडे;

(1) डिपल निलेश गाला; घर/प्लॅट नं: आर एच -2; गल्ली/रस्ता: -; ईमारतीचे नाव: प्लेजेट तपू; ईमारत नं: प्लॉट नं 56/57; पेठ/वसाहत: सेक्टर 14; शहर/गाव: वाशी; तालुका: -; पिन: 400705.



खरी प्रत

[Signature]

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

बो. डि. पु. ६. मिले. गाला
यांना त्यांचे ता. 22.10.03
नुसार नमूद दिष्टी.
दिनांक: 22.10.03

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

622
22/10/03

मी लिहिला
मी दाखला
मी हजवात घेतली



करल - 14		
5088	63	00
2014		

दुय्यम निबंधक: कुर्ला 2 (पिकोली)



अनुक्रमांक व वर्ष: 7896/2002

सूची क्र. दोन INDEX NO. II

गावाचे नाव :

(1) विलेखाचा प्रकार, मोयदल्याचे स्वरूप करारनामा
 व बाजारभाव (भाडेपट्ट्याच्या करारनामा
 बाबतीत पट्टेकार आकारणी देतो
 व पट्टेकार ते नमूद करावे) मोयदला रु. 97,274,417.00
 वा.भा. रु. 107,001,800.00



(2) पोटाद्वारा व शरक्रमांक
 (असल्यास)

(1) वर्णन: सिटीएस नं 7/3, पवई शॉपिंग कॉम्प्लेक्स नं 2, पवई, क्षेत्रफळ 9156.60 या जागेवर खरेदी खताकरिता म्हाडा यांचे पत्र क्रं 294/02 दिनांक 26/4/02 रोजी माडेपट्टा करून देण्यात आलेली आहे. प्रिमियम म्हणून 97274416.68 रुपये रक्कम देण्यात आलेली आहे. 987 रु दर घी फूटास भाडे ठरलेले आहे. सदरचा दस्त मा. डेप्युटी इन्स्पेक्टर रजिस्ट्रेशन अँड डेप्युटी कंट्रोलर ऑफ रेंट्स, (अमलमजागणी) मुंबई कार्यालयाने प्रकरण क्र एम पी डी नं 1173/2002 दिनांक 11/10/2002 चलन क्र टोकन 137826 (1)9156.60 चौ मी

(4) आकारणी किंवा जुटी देण्यात
 असेल तेव्हा

(1)

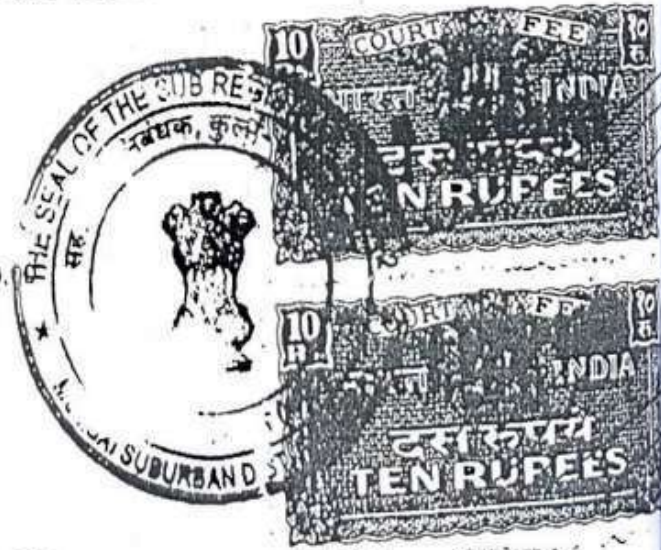
(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) मुंबई हाऊसिंग अँड एरिया डेव्ह. बोर्ड तर्फे उप मुख्य अधिकारी श्री. रमेश ए. सुरवाडे घर/प्लॉट नं: गृहनिर्माण भवन, पहिला मजला, बांद्रा पूर्व मुं 51.; गल्ली/रस्ता: -; ईमारतीचे नं: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: ; पिन: -;

(6) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) डिपल निलेश माला: घर/प्लॉट नं: आर एच - 2; गल्ली/रस्ता: -; ईमारतीचे नाव: -; प्लॉट नं 56/57; पेठ/वसाहत: सेक्टर 14; शहर/गाव: वाशी; तालुका: -; पिन: 400705.

- | | | |
|----------------|---------------------------------|--------------|
| (7) दिनांक | करून दिल्याचा | 28/10/2002 |
| (8) | नोंदणीचा | 31/10/2002 |
| (9) अनुक्रमांक | खड व पृष्ठ | 7896 /2002 |
| (10) | बाजारभावाप्रमाणे मुद्रांक शुल्क | रु 10700200. |
| (11) | बाजारभावाप्रमाणे नोंदणी शुल्क | रु 20000.00 |
| (12) | शेरा | |



खरी प्रत

मी लिहिला
 मी दाखला
 मी हजवात घेतली

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

डिप्लोमॅटिक मॅकेनिंग
 24/10/03

622
 24/10/03



करल - ५	
५७६६	६०७७
२०१५	

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

दि २२/१०/१५

मूळ प्रत
ORIGINAL COPY

३५
[अहस्तांतरणीय] २२/१०/१५
[NON TRANSFERABLE]

सर्वसा. ~~३३~~ मई.
Gen. 11



शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... दिनांक/Date.....

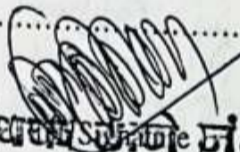
Received from..... यांच्याकडून/

रु./Rs..... (रुपये/Rupess.....)

on account of..... याकरिता मिळाले.

९०० - ००
९०० - ००

रोखपाल वा लेखापाल
Cashier or Accountant.


दुय्यम निबंधकार जे. जे. ३
(पदनाम/Designation)

करल ५		
५७६६	६५	७७
२०१५		



करल - ५
 ५७६२ ६६५५
 २०१५



MAHARASHTRA

निर्मल स्टॅम्प वेंडर

विक्रीचे ठिकाण स, एस.-३/२२९, नेयदूत थिएटर
 सेक्टर न.- २, वाशी, नवी मुंबई - ४०० ७०३.
 परवाना क्र. ३/२००१ (वाशे)
 अनु. क्र. नं.- ४१४२ टेली. क्र २७८२ ३६१८
 नाव:-
 इस्ते:- P. & P. ASSOCIATES

U 377936

21 FEB 2007

मुद्रांक प्रमुख लिपिक
 वीशागार कार्यालय, ठाणे.

Vilal

स्टॅम्प वेंडर
 एन सी. भाजरे

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME

I, SMT. DIMPLE NILESH GALA adult, citizen of India, Proprietor of M/s P & P Associates, having its office at 41, Arenja Corner, Plot No. 71, Sector 17, Vashi, Navi Mumbai - 400705 SEND GREETINGS:

WHEREAS I am the sole Proprietor of M/s P & P Associates, having its business activities of developing various plots of land and constructing Residential and Commercial buildings in Bombay, Thane and Raigad District of Maharashtra state for Selling to public, institutions, companies and Corporate bodies.

GALGA.

Cont/- 2....

करल - ५		
५०	६६	५६
२०१५		



५७६९६८००

2094

WHEREAS at present there are several plots being developed and building construction activities are in progress for selling to public by the said M/s P & P Associates.

AND WHEREAS by virtue of my being the Proprietor of the said M/s P & P Associates I am required to enter into agreements with the parties various residential and commercial premises.

AND WHEREAS on account of my being the Proprietor, I am required to be at the sites and the office for financial and administrative functions therefore unable to present myself before various Govt. officers including the Sub Registrar for registering the Agreements in respect of sale of Residential and Commercial premises sold to the customers and for reasons of convenience it is necessary that I should appoint an attorney and confer on him the powers herein after stated:



NOW THESE PRESENTS WITNESS and I, the said SMT. DIMPLE NILESH GALA Proprietor of M/s P & P Associates on my behalf and on behalf of M/s P & P Associates do hereby nominate, constitute and appoint Mr. Vilas Genu Mhaskar, Adult, residing at, Room No.691, Ambedkar Nagar, Turbhe Store, Thane - Belapur Road, Navi Mumbai. to be my true and lawful attorney for me and in my name and on my behalf as Proprietor my firm M/s P & P Associates to do or cause to be done all or any of the following acts, deeds, matters and things that is to say:

1. To lodge the documents & to sign the documents before Registrar / Sub- Registrar for Registration on my behalf.
2. Above power is given to do all the needful in respect of "Ppicasso Commercial Complex" shopping Complex No. 2, Adi Shankaracharya Marg, Survey No. 7/3, Mhada layout, Powai.

And I hereby for myself, my executors and administrators ratify and confirm, and agree to ratify and confirm whatsoever my attorney shall do or purport to do by virtue of these presents.

Cont/- 3.....

DNGala.

करल - ५	
५७६६	६६७७
२०१५	



IN WITNESS WHEREOF I, SMT. DIMPLE NILESH GALA have set my hand and seal this 22 day of Feb/2007.

करल - 4		
यु ६९	००	०७
२०१५		



SIGNED, SEALED AND DELIVERED by)
the within named)

MRS. DIMPLE NILESH GALA BNYala.)
in the presence of)

Atul Asin



SIGNED, SEALED AND DELIVERED by)
the within named)

MR. VILAS GENU MHASKAR)
in the presence of)

Atul Asin V. Genu Mhaskar



Angala

करल - 4		
5044	09	VP-5
2094		



24/2/2000
 नगर मुख्यालय, अहमदाबाद
 रोजी चीमलर
 स.स.रा. 89
 वा.स. नवी मुंबई
 कडन दिले व लां...
 1) श्री. अमरिका राय. अमरिका अजय पारिक
 या 224. अहमदाबाद मुंबई
 फोन नंबर 224
 वा.स. नवी मुंबई

अनुक्रमांक :- 34 / 24400

[Signature]
 इयम निबंधक बाबे-2 बाबे

क्रमांक 9001

टिप :- प्रमाणित करण्यात आलेली सफा मुख्यालय पत्राव
 ताकडणी आणि अहमदाबाद येथील प्रकाशक
 नुकसण झाल्याने अहमदाबाद येथील अहमदाबाद

इयम निबंधक बाबे नं. 1



करल - ५
 ५०६६ ५२६६
 २०१५



भारत सरकार
 GOVERNMENT OF INDIA



दीपक सचानंद रत्नानी
 Deepa Sachanand Ratnan
 जन्म तारीख DOB 13/01/1962
 पंक्तिणी MALE
 8598 2942 9839



अध्यक्ष - सामान्य माणसाचा अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT
 VASUDEV R NAIR
 RAMAN KOZIKKATTU NAIR
 11/03/1950
 Estimation Account Number
 AGPPN1526R

भारत सरकार
 GOVT. OF INDIA

Signature

Handwritten signature

THE UNION OF INDIA
 MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH03 19980029973
 Valid Till: 19-08-2018 (NT)

DOI 20-08-1998
 27-01-2018 (TR)
 DLR 18-04-2015

FORM 7
 RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 20-08-1998
 LMV-TR 20-08-1998

DOB 27-07-1977 BG

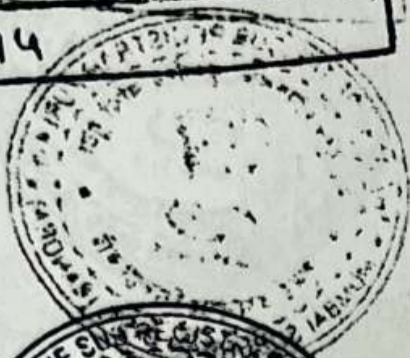
Name MANOJ KUMAR NAIR
 S/D/W of VASUDEVAN NAIR
 Add: 802, CRYSTAL GEM POWAI VIHAR HSG SOC.,
 POWAI, MUMBAI.

PIN: 400078
 Signature & ID of
 Issuing Authority MH03 2015322

Signature/Thumb
 Impression of Holder

Handwritten signature

५ - लिपिक		
करल - ५		
५७६९	५३	५५
२०१५		



Handwritten scribble or mark.

करल - ५

५०६६ ०४६०

२०१५

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIMPLE NILESH GALA
NAGJI JETHALAL SHAH

21/01/1972
Permanent Account Number
AADPG0159R

D. N. Gala
Signature



21092006



N - 1111		
X		
करल - 11		005
यु. ए. ल. न्यु. 46		
2094		



दस्त गोपवारा भाग-1

करल5

दस्त क्रमांक: 5769/2015

करल - 4

YU EE | 0E 00

2094

पावती:5899

पावती दिनांक: 22/09/2015

मादरकरणाराचे नाव: मनोज व्ही. नायर

नोंदणी फी

रु. 22000.00

दस्त हाताळणी फी

रु. 1540.00

पृष्ठांची संख्या: 77

एकुण: 23540.00

दस्त हजर करणाऱ्याची मही:

Joint S.R. Kurla-5
सह दुय्यम निबंधक
कुर्ला-4 (वर्ग-2)

Joint S.R. Kurla-5
सह दुय्यम निबंधक
कुर्ला-4 (वर्ग-2)

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

शिक्का क्रं. 1 22 / 09 / 2015 08 : 17 : 41 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 22 / 09 / 2015 08 : 19 : 27 AM ची वेळ: (फी)



दस्त गोपवारा भाग-2

करल5

दस्त क्रमांक:5769/2015

करल - 4

यु०६६

७७ ७७

२०१५ चित्र

अंगठ्याचा ठसा



पक्षकाराचे नाव व पत्ता

नाव: डिपल निलेश गाला तर्फे कु. मु. म्हणून विलास गेनु म्हसकर
पत्ता: ऑफिस 41, .. अरेंजा कॉर्नर, प्लॉट नं 71, सेक्टर 17, वाशी, नवी मुंबई, क.ऊ.बाळार, MAHARASHTRA, THANE, Non-Government.
पॅन नंबर: AADPG0159R

पक्षकाराचा प्रकार

लिहून देणार
वय :-30
स्वाक्षरी:-

[Signature]

नाव: मनोज व्ही. नायर

पत्ता: प्लॉट नं: 603, माळा नं: .. इमारतीचे नाव: क्रिस्टल, ब्लॉक नं: जेम पवई विहार सीएचएस लीमीटेड, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई.
पॅन नंबर: AFCPN7866A

लिहून घेणार
वय :-38
स्वाक्षरी:-

[Signature]

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ: 22 / 09 / 2015 08 : 20 : 52 AM

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

छायाचित्र

अंगठ्याचा ठसा

पक्षकाराचे नाव व पत्ता

1 नाव: वासुदेवन रमन नायर
वय: 60
पत्ता: फ्लॅट नं 602, क्रिस्टल, जेम पवई विहार सीएचएस लीमीटेड, पवई
पिन कोड: 400076

[Signature]
स्वाक्षरी



2 नाव: दीपक रतनाजी
वय: 51

पत्ता: शांण नं 13, नीलकांत आर्केड, चेंबूर, मुंबई
पिन कोड: 400071

[Signature]
स्वाक्षरी



शिक्रा क्र.4 ची वेळ: 22 / 09 / 2015 08 : 21 : 31 AM

शिक्रा क्र.5 ची वेळ: 22 / 09 / 2015 08 : 22 : 18 AM नोंदणी पुस्तक 1

सह दुय्यम निबंधक

कुला-4 (वर्ग-2) Payment Details.

प्रमाणित करण्यात येते कि या दस्तामध्ये

एकूण ५७ पाने आहेत.

करल-4 / यु०६६

/२०१५

पुस्तक क्रमांक १ क्रमांकावर

नोंदला २५ ११५

दिनांक

Defacement Number: सह. दुय्यम निबंधक, कुला-4

0002284545201516 मुंबई उपनगर जिल्हा.

0002284545201516

5769 / 2015

Know Your Rights as Registrants

1. View and download document in thumbnail (4 pages on a side) printout after scanning.
2. Get printout of scanned document along with original document, immediately after registration.

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



गावाचे नाव : कोपरी

करारनामा

रु.2,200,000/-

रु.1,981,000/-

7/3, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : मदनिका नं: शांप नं 109, माळा नं: तक मजला, इमारतीचे नाव: वी विंग, पवई शांपींग कॉम्प्लेक्स नं. 2, ब्लॉक नं: पिक्कासो कमर्शियल कॉम्प्लेक्स, व्हिलेज कोपरी, पवई, रोड नं: अंधेरी पूर्व मुंबई 400076, इतर माहिती: .
10.40 चौ.मीटर

1) नाव:- डिंपल निलेश गाला तर्फे कु. मु. म्हणून विलास गेनू म्हसकर, वय: 30;

पत्ता :-ऑफिस 41, ., अरेंजा कॉर्नर, प्लॉट नं 71, सेक्टर 17, बाथी, नवी मुंबई, क.ऊ.बाळार, MAHARASHTRA THANE, Non-Government.

पिन कोड:- 400703

पॅन नंबर: AADPG0159R

1) नाव:- मनोज व्ही. नायर ; वय: 38;

पत्ता:-प्लॉट नं: 603, माळा नं: ., इमारतीचे नाव: क्रिस्टल, ब्लॉक नं: जेम पवई विहार सीएचएस लीमीटेड, रोड नं

मुंबई, महाराष्ट्र, मुंबई;

पिन कोड:- 400076;

पॅन नं:- AFPCN7866A;

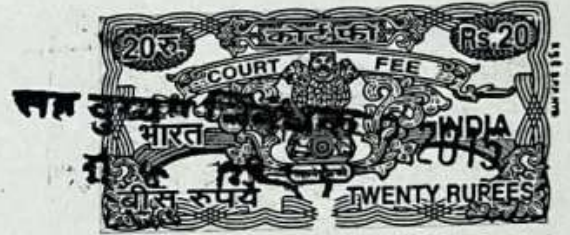
21/09/2015

22/09/2015

5769/2015

रु.110,000/-

रु.22,000/-



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



[Signature]
सह दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)