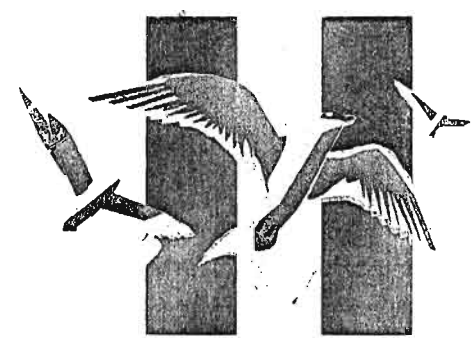


89/99



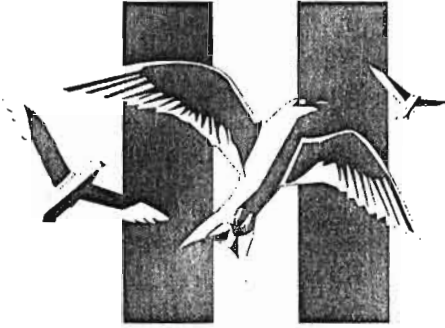
Hiranandani

HIRANANDANI HERITAGE

AGREEMENT FOR SALE

BUILDING NAME ESTONIA B

FLAT NO.: 201



HIRANANDANI HERITAGE

AGREEMENT FOR SALE

BUILDING NAME ESTONIA B

FLAT NO.: 201



Thursday, April 28, 2011
6:45:53 pm

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4360
दिनांक : 28/04/2011

गावाचे नांव : कांदिवली

दस्तऐवजाचा अनुक्रमांक : वदर16 - 4185 - 2011

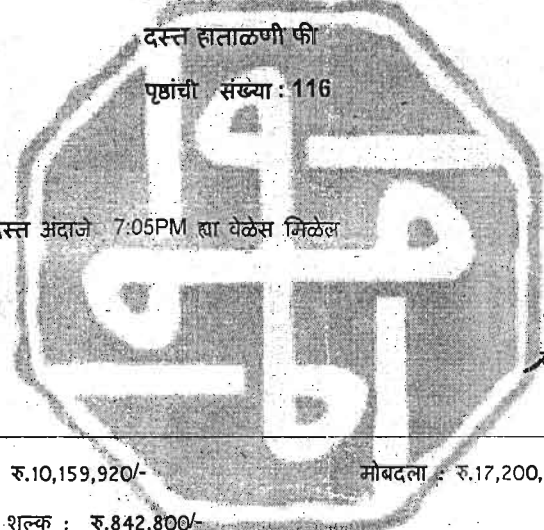
दस्त ऐवजाचा प्रकार : करारनामा

सादर करणा-याचे नाव : मे डेबाशु सर्विसेस प्रा लि तर्फे संचालक सप्तर्षी नाह

फी	नोंदणी फी	:	रु.30,000.00
	दस्त हाताळणी फी	:	रु.2,340.00
	पृष्ठांची संख्या : 116		

एकुण रु.32,340.00

आपणास हा दस्त अंदाजे 7:05PM हा वेळेस मिळेल



सह दु. नि. बोरीवली 7

बाजार मुल्य : रु.10,159,920/-

मोबदला : रु.17,200,500/-

भरलेले मुद्राक शुल्क : रु.842,800/-

1) देयकाचा प्रकार :By Demand Draft रक्कम: रु.30,000
डीडी/ धनादेश क्रमांक :958446 दिनांक :16/03/2011
बँकेचे नाव व पत्ता :भारतीय स्टेट बँक

दुय्यध निबंधक बोरीवली-७,
रांजई उपनगर जिल्हा.

2) देयकाचा प्रकार :By Cash रक्कम: रु.2,340



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by Leena A
 Sub-Registrar, Maharashtra e-Stamp Ltd.
 Office No. 11, VIKHROLI
 Mumbai. C. Acharekar
 Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH02205387953540J
Certificate Issued Date : 17-Mar-2011 04:37 PM
Account Reference : SHCIL (FI)/ mhshcil01/ VIKHROLI/ MH-MSU
Unique Doc. Reference : SUBIN-MHMHSHCIL0102353994211743J
Purchased by : DEBASHU SERVICES PVT LTD AND OTHERS
Description of Document : Article 25(b)to(d) Conveyance
Property Description : FLAT NO201,ESTONIA B,HIRANANDANI HERITAGE POISAR BRIDGE,S V RD,KANDIVALI W,MUM-67
Consideration Price (Rs.) : 1,72,00,500 /
 (One Crore Seventy Two Lakh Five Hundred only)
First Party : HIRANANDANI SERVICES PVT LTD
Second Party : DEBASHU SERVICES PVT LTD AND OTHERS
Stamp Duty Paid By : DEBASHU SERVICES PVT LTD AND OTHERS
Stamp Duty Amount(Rs.) : 8,42,800
 (Eight Lakh Forty Two Thousand Eight Hundred only)



----- Please write or type below this line -----

DEBASHU SERVICES PVT LTD

SAPTARSHI NAIYA

ANANDITA NAIYA

Anandita

बदर-१६
४९५१
२०११

Statutory Alert:

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

SHCIL-MAHARASHTRA

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

Tel : 022-61778151

E-mail :

Mode of Receipt

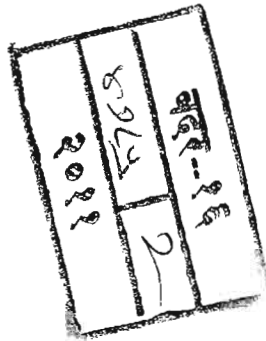
Account Id : mhshcil01

Receipt Id : RECIN-MHMHSHCIL0102090281511745J

Account Name : SHCIL-MAHARASHTRA

Receipt Date : 17-MAR-2011

Received From : DEBASHU SERVICES PVT LTD AND OTHERS	Pay To :
Instrument Type : RTGS	Instrument Date : 16-MAR-2011
Instrument Number : SBINH11075304330	Instrument Amount : 842800 (Eight Lakh Forty Two Thousand Eight Hundred only)
Drawn Bank Details	
Bank Name : STATE BANK OF INDIA	Branch Name : NAGPUR
Out of Pocket Expenses : 0.0 ()	



Acharekar



Stock Holding Corporation of India Limited

SHCIL

March 25, 2011

To

The Joint Sub Registrar

Borivali

Dear Sir,

Sub : Estamp Certificate No. IN MH02205387953540J

Please refer to Certificate No. IN - MH02205387953540J issued on 17-March-2011 the first party details has been inadvertently mentioned on the certificate as Hiranandani Services Pvt. Ltd.

However, the correct details of the first party should be read as **Hiranandani Constructions Pvt. Ltd.** This letter is being issued on the request of Ms. Hiranandani Constructions Pvt. Ltd.,

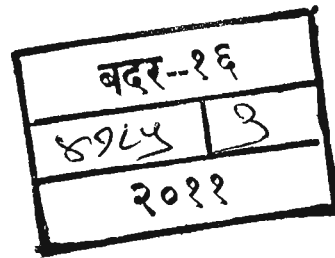
Thanking you,

Yours faithfully,

(LANET GONSALVES)

BRANCH HEAD -SHCIL VIKHROLI

STOCK HOLDING CORPORATION OF INDIA LTD.
25, GR. FLOOR, HAZARI BAUG
STATION ROAD, VIKHROLI (W)
MUMBAI - 400 083



Registered Office : 301, Centre Point, Dr. Babasaheb Ambedkar Road, Parel, Mumbai - 400 012.
Phone : 91-22-6177 9400 to 09, Fax : 91-22-6177 9022
Website : www.shcil.com



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai this 28th day of APRIL, in the Year Two thousand and ELEVEN BETWEEN HIRANANDANI CONSTRUCTIONS PVT. LTD., a Company registered under the Companies Act, 1956, and having its Registered office at 514, Dalamal Towers, Nariman Point, Mumbai - 400021, hereinafter called the "PROMOTERS" (which expression shall unless it be repugnant to the context or the meaning thereof mean and includes its successors and assigns) of the ONE PART;

AND

बदर-१६
४९८५
२०११

Mr. / Ms. / M/s. DEBASHU SERVICES PVT. LTD. (ACTING THROUGH ITS DIRECTORS), SAPTARSHI NAHA & ANANDITA of _____, Indian Inhabitant / a Company, registered under the Companies Act / Partnership, registered under Indian Partnership Act and residing at _____ / having Registered Office at _____, hereinafter called the "PURCHASER/S" (which expression shall unless it be repugnant to the context or the meaning thereof mean and include his/her/their respective heirs, executors, administrators and permitted assigns and in case of a Company, its successor and in case of Partnership Firm, its Partners for the time being) of the OTHER PART;

For Debashu Services Pvt. Ltd.

Director

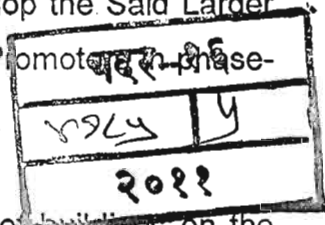
WHEREAS

(i) Xpro India Ltd., a Company incorporated under the Companies Act, 1956, are the owners of all those pieces and parcels of land or ground situate, lying and being at Villages Poisar and Kandivali, Taluka Borivali in the Registration District and Sub-district of Mumbai City and Mumbai Suburban bearing C.T.S. no. 13/A, 13/A/1 to 13/A/13 of Village Poisar and C.T.S. no. 27 of Village Kandivali, admeasuring about 29,613.6 sq. mtrs., as more particularly contained Firstly in the First Schedule hereunder written, (hereinafter referred to as the "**Said Larger property**").

(ii) The said Xpro India Ltd. (hereinafter referred to as "**the Owners**") have vide Agreement for Development dated 8th September, 2003, appointed the Promoters as the developers of the Said Larger Property and agreed to grant the right interalia to develop the same, as contained therein. The said Agreement for Development is registered with the Sub-Registrar of Assurances, Borivali, MSD, under serial no. BDR5/8304/2003. The Owners also executed interalia Further Supplemental Agreement dated 30th March, 2007, in favour of the Promoters, as contained therein and placed the Promoters in quiet and peaceful possession of the Said Larger Property with the right interalia to deal with and develop the same. The Owners have also executed a Power of Attorney dated 12th November, 2008, in favour of the Promoters, authorizing the Promoters to do and carryout the various acts and deeds, as contained therein. The said Power of Attorney has been registered with the Sub-Registrar of Assurances at Borivali, under serial no. BDR12/9083/2008.

(iii) Accordingly, the Promoters are entitled to develop the Said Larger Property and which is being developed by the Promoters in phase-wise manner.

(iv) The Promoters proposed to construct number of buildings on the Said Larger Property in phase wise manner over a period of time.

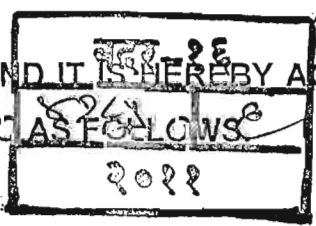
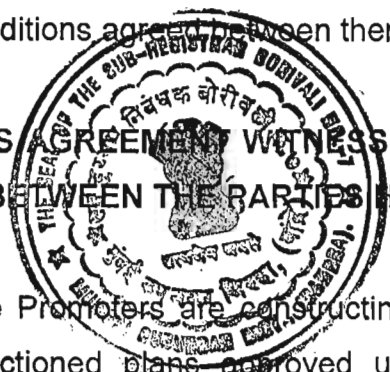


The Promoters are accordingly now constructing a residential building "ESTONIA B", having _____ on a portion of the Said Larger Property, as more particularly described Secondly in the First Schedule hereunder written (hereinafter referred to as the "**Said Property**"). The Said Property is not a subdivided plot. The plans for the construction of the said building have been sanctioned under IOD issued by the Municipal Corporation of Greater Mumbai (MCGM) dated 30th January, 2009, under No. E.B./CE/A_4580 BS/AR and C.C. dated 6th October, 2009, copies whereof are annexed hereto and marked with Letter "A" collectively. The Promoters are therefore entitled to sell and/or allot Flats and other premises in the said proposed building.

[Handwritten Signature]
Anil Talwar

- (v) The title of the said Owners in respect of the Said Larger Property has been certified by Mr. Suryakant Jadhav, Advocate as per his Certificate of Title dated 13th November 2009, a copy of which is annexed hereto and marked with Letter "B".
- (vi) The Said Property stands in the revenue records in the name of the Owners; a copy of relevant P.R. Card, showing the name of the Owners, is annexed hereto and marked with Letter "C".
- (vii) The Promoters have given to the Purchasers inspection of the plans and other documents in respect of the said Property / building as provided under Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 and the rules framed thereunder, which the Purchasers specifically confirm.
- (viii) The parties hereto are desirous of recording the terms and conditions agreed between them as hereinafter appearing.

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



- 1] The Promoters are constructing the proposed building as per the sanctioned plans approved under I.O.D. and C.C., issued by

For Debashu Services Pvt. Ltd.

[Handwritten Signature]
Director

Municipal Corporation of Greater Mumbai (MCGM), copies whereof are annexed hereto and marked with Letter - "A" collectively. The Purchaser/s confirm/s that he/they has/have inspected the originals of the said plans and I.O.D. and C.C. and Purchaser/s confirms that the copies annexed hereto are the true copies of the said plans, the said I.O.D. and C.C. and the same have been inspected by the Purchaser/s prior hereto.

2] The Promoters have agreed to sell and the Purchaser/s has/have agreed to purchase Flat / Premises No. 201 on 2ND Level, admeasuring 137 sq. mtrs. (carpet area) which is equivalent to 1475 sq.ft (hereinafter referred to as "the Said Premises") for the price of Rs. 1,72,00,500/- (Rupees ONE CRORE SEVENTY TWO LAKHS FIVE HUNDRED ONLY/- only)

[Handwritten signatures]
[Handwritten signatures]

to be paid by the Purchaser/s to the Promoters in the following manner :

- | | | |
|----|------------------------|----------------------------------|
| a. | Rs. <u>12,50,000/-</u> | Deposit/ Earnest Amount. |
| b. | Rs. <u>33,12,900/-</u> | On or before <u>30/06/2010</u> . |
| c. | Rs. <u>—</u> | On or before <u>—</u> . |
| d. | Rs. <u>—</u> | On or before <u>—</u> . |
| e. | Rs. <u>—</u> | on Completion of plinth. |
| f. | Rs. <u>—</u> | On completion of 1st Slab. |
| g. | Rs. <u>—</u> | On completion of 2nd Slab. |
| h. | Rs. <u>—</u> | On completion of 3rd Slab. |
| i. | Rs. <u>4,13,500/-</u> | On completion of 4th Slab. |
| j. | Rs. <u>4,13,500/-</u> | On completion of 5th Slab. |
| k. | Rs. <u>4,13,500/-</u> | On completion of 6th Slab. |
| l. | Rs. <u>4,13,500/-</u> | On completion of 7th Slab. |
| m. | Rs. <u>4,13,500/-</u> | On completion of 8th Slab. |
| n. | Rs. <u>4,13,500/-</u> | On completion of 9th Slab. |
| o. | Rs. <u>4,13,500/-</u> | On completion of 10th Slab. |
| p. | Rs. <u>4,13,500/-</u> | On completion of 11th Slab. |
| q. | Rs. <u>4,13,500/-</u> | On completion of 12th Slab. |
| r. | Rs. <u>4,13,500/-</u> | On completion of 13th Slab. |

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9th Slab.	25
10th Slab.	10
11th Slab.	20??
12th Slab.	

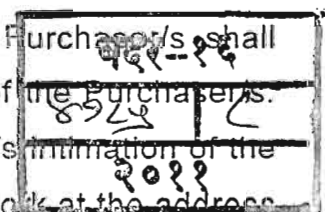
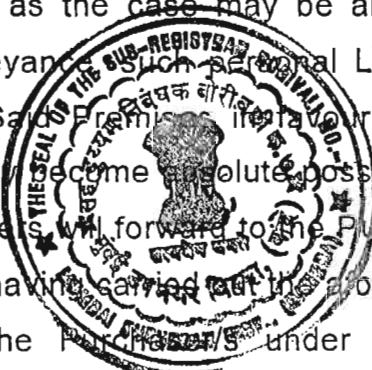
For Deboshu Services Pvt. Ltd.
[Signature]
 Director

s.	Rs. <u>4,13,500/-</u>	On completion of 14th Slab.
t.	Rs. <u>4,13,500/-</u>	On completion of 15th Slab.
u.	Rs. <u>4,13,500/-</u>	On completion of 16th Slab.
v.	Rs. <u>4,13,500/-</u>	On completion of 17th Slab.
w.	Rs. <u>4,13,500/-</u>	On completion of 18th Slab.
x.	Rs. <u>4,13,500/-</u>	On completion of 19th Slab.
y.	Rs. <u>4,13,500/-</u>	On completion of 20th Slab.
z.	Rs. <u>4,13,500/-</u>	On completion of 21st Slab.
aa.	Rs. <u>4,13,500/-</u>	On completion of 22nd Slab.
bb.	Rs. <u>4,13,500/-</u>	On completion of 23rd Slab.
cc.	Rs. <u>4,13,500/-</u>	On completion of 24th Slab.
dd.	Rs. <u>4,13,500/-</u>	On completion of 25th Slab.
ee.	Rs. <u>4,13,500/-</u>	On completion of 26th Slab.
ff.	Rs. <u>4,13,500/-</u>	On completion of 27th Slab.
gg.	Rs. <u>4,13,500/-</u>	On completion of 28th Slab.
hh.	Rs. <u>4,13,500/-</u>	On completion of 29th Slab.
ii.	Rs. <u>4,13,500/-</u>	On completion of 30th Slab.
jj.	Rs. <u>4,13,500/-</u>	On completion of 31st Slab.
kk.	Rs. <u>—</u>	On completion of 32nd Slab.
ll.	Rs. <u>—</u>	On completion of 33 rd Slab.
mm.	Rs. <u>—</u>	On completion of 34 th Slab.
nn.	Rs. <u>—</u>	On completion of 35 th Slab.
oo.	Rs. <u>10,59,600/-</u>	On Possession being offered.

Rs. 1,72,00,500/- TOTAL

R B Ananta Moh

On possession of the Said Premises being offered by the Promoters to the Purchaser/s as Licensee, pending execution of Deed of Conveyance in favour of the Registered Co-operative Society, Limited Company or Condominium of Apartments as the case may be and upon the execution of such Conveyance such personal License to enter upon and enjoy the Said Premises in favour of the Purchaser/s shall automatically become absolute possession of the Purchaser/s. The Promoter/s will forward to the Purchaser/s intimation of the Promoters having carried out in aforesaid work at the address given by the Purchaser/s under this Agreement and the

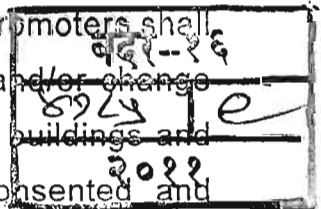


For Debashy Services Pvt. Ltd.

[Signature]
Director

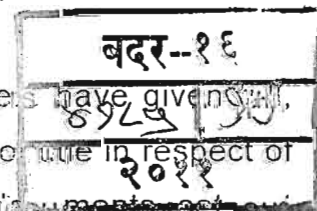
Purchaser/s shall be bound to pay the amount of installments within twenty days of the Promoters giving intimation to the Purchaser/s at the said address under certificate of posting.

- 3] It is expressly agreed that subject to the provisions of this agreement, the Purchaser/s shall be entitled to use the common areas and facilities appurtenant to the Said Premises and the nature, extent and description of such common areas and facilities and the percentage of the undivided interest which the Purchaser/s shall enjoy in the common areas and facilities appurtenant to the Said Premises agreed to be sold are set out the in the **Second Schedule** hereunder written.
- 4] The Purchaser/s declare/s and confirm/s that he/she/they is/are aware that (i) the Promoters proposed to construct several buildings on the Said Larger Property, utilizing full potential thereof, including by use of TDR as may be permissible time to time in a phased manner and the Purchaser/s either himself / themselves or the Organization of the Purchasers shall not be entitled to object to the same in any manner whatsoever and the Purchaser/s give his/their consent to the same and (ii) the said building may be interconnected building along with other buildings proposed to be constructed by the Promoters and/or the nominee or nominees of the Promoters and the Purchaser/s give his/her/their consent for the same.
- 5] The Purchaser/s hereby further declare/s and confirm/s that he/she/they has/have no objection, right, title, claim or demand to the other interconnected or adjacent building or buildings to the said building and shall not object or dispute the right of the Promoters to rest, ~~connected~~ supported, adjoining wing or wings of the other building or buildings and the Promoters shall at any time hereafter amend, modify, resubmit and/or change the approved plan of the said building and other buildings and the Purchaser/s ~~condition/s~~ expressly consented and approved the same ~~of the Purchaser/s~~ under this



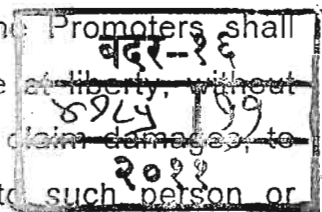
agreement is restricted to the Said Premises only subject to due and proper performance / compliance of all the terms and conditions as contained herein by the Purchaser/s.

- 6] It is expressly agreed that the Purchaser/s shall be entitled to the limited common areas and facilities appurtenant to the Said Premises, and the extent, nature and description of such limited common areas and facilities and the percentage of undivided interest which the Purchaser/s will enjoy in the limited common areas and facilities appurtenant to the Said Premises are set out in the **Third Schedule** hereunder written.
- 7] It is expressly agreed between the Promoters and the Purchaser/s that the Said Premises shall be utilized for residential purpose and for no other purpose or purposes whatsoever. The Purchaser/s agrees not to change the user of the Said Premises without prior consent in writing of the Promoters. Any unauthorized change of user by the Purchaser/s shall render this Agreement voidable at the instance of the Promoters and the Purchaser/s in that event shall not be entitled to any right under this Agreement and/or otherwise howsoever.
- 8] It is expressly agreed that the Said Premises shall contain specifications, fixtures, fittings and amenities as set out in **Fourth Schedule** hereunder written and the Purchaser/s confirm/s that the Promoters shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said premises.
- 9] The Promoters confirm that they are developing the Said Property in accordance with the sanctioned plans.
- 10] The Purchaser/s confirm/s that the Promoters have given free and complete inspection of documents of title in respect of the Said Larger Property including the documents set out hereinabove and the Purchaser/s confirm/s that he/she/they



has/have entered into this Agreement after inspecting the aforesaid documents.

- 11] The Purchaser/s confirm/s that the installments and all other amounts payable by the Purchaser/s under this agreement, shall be paid on the respective due dates without any delay or default as the time in respect of payment of installments and in respect of all amounts payable under this agreement by the Purchaser/s to the Promoters is of the essence of the contract. If the Purchaser/s make/s delay or default in making payment of any of the installments and/or any other amounts payable under this agreement, the Promoters shall be entitled to interest at the rate of 18 % per annum on all such amounts and installments from the date of default till payment and/or receipt thereof by the Promoters, without prejudice to their other rights in law and under this agreement. It is further agreed that on the Purchaser/s committing default in payment of either the installments or any other amount or amounts under these presents, on their due dates (including his/her/their proportionate share of taxes, rates, cesses, betterment charges, other charges and all other outgoings) and/or commits breach of any of the terms of this agreement, the Promoters shall be entitled at their option to terminate this Agreement PROVIDED AND ALWAYS that the power to terminate hereincontained shall be exercised by the Promoters after giving to the Purchaser/s 15 days prior notice in writing, specifying the breach or breaches of the term/s and condition/s on account of which the Promoters intend to terminate the Agreement and if the Purchaser/s continue the default/s in remedying such breach or breaches within the stipulated period of fifteen days from the date of such notice from the Promoters. It is further agreed that upon termination of this Agreement as stated herein, the amount/s which the Purchaser/s may have then paid to the Promoters shall stand forfeited and the Promoters shall be at liberty, without prejudice to their other rights, including to claim damages, to sell and dispose of the Said Premises to such person or

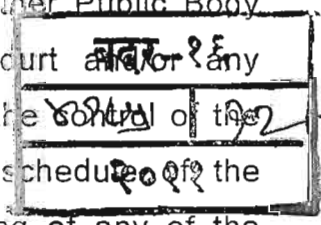


persons and at such price and on such conditions as the Promoters may desire and deem fit in their absolute discretion and appropriate the consideration received therefrom and the Purchaser/s shall have no right to dispute or challenge the same in any manner whatsoever.

12] The Purchaser/s is/are aware that the Promoters will sell premises intended to be constructed on the said property with a view ultimately that the Purchasers of all the Premises in the said Building shall be admitted to a Co-operative Society or Limited Company or Condominium of Apartments of all such prospective purchasers as the case may be (hereinafter referred to as the "Said Organization") and upon the purchasers of all the premises in the said building paying in full their respective dues, payable by them to the Promoters and complying with all the terms and conditions of their respective Agreements with the Promoters, and only after the entire Larger Property is fully developed, the Promoters shall execute / cause to be executed Conveyance of the Said Property in favour of the said Organization and the Purchaser/s give/s his/their specific consent to the same.

13] It is expressly agreed that the possession of the Said Premises will be handed over by the Promoters to the Purchaser/s by 31ST day of MARCH 2013, provided the Promoters have received the full purchase price in respect of the Said Premises and all other amounts payable by the Purchaser/s to the Promoters under these presents and Provided the Construction of the said building is not delayed on account of non-availability of steel, cement or other building material, water or electric supply and/or no act of God, Civil Commotion, Riot or War or any notice, Order, Rule, Notification of the Government and/or any other Public Body and/or Competent Authority and/or any Court and/or any reason/s and/or any circumstances beyond the control of the Promoters and/or any delay in procuring of any of the Promoters and/or any delay in procuring of any of the

[Handwritten signature]
Architabell



For Debnshu Services Pvt. Ltd.

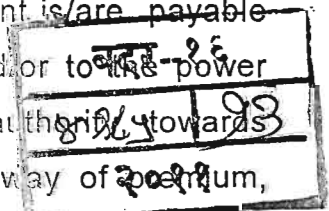
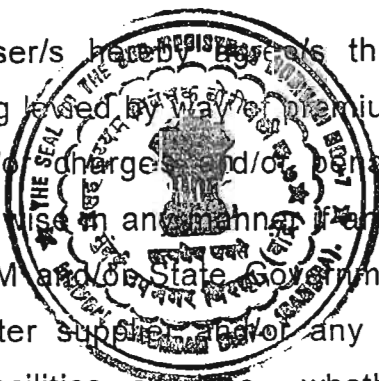
[Handwritten signature]
Director



amenities, facilities and/or services and/or there is no delay in procuring any of the permissions / approvals / sanctions (for any reason/s) whatsoever and/or there is no delay in issue of Occupation Certificate and/or Building Completion Certificate by the Municipal Corporation of Greater Mumbai (MCGM) and/or Planning Authority and/or there is no delay because of circumstances which are beyond the control of the Promoters. In any such event, the time to hand over possession of the Said Premises shall stand pro-rata extended.

- 14] Upon the Purchaser/s taking personal license to use and occupy and/or possession of the Said Premises, whichever is earlier, he/she/they shall have no claim against the Promoters as regards the quality of the building, material used for construction of the Said Premises or of the said building or of the nature of construction of the Said Premises or otherwise howsoever, provided that if within a period of three years from the date of handing over of the Said Premises to the Purchaser/s, the Purchaser/s brings to the notice of the Promoters any defect in the Said Premises or the building in which the Said Premises is situated or any unauthorized change done by the Promoters in the construction of the building, then, wherever possible such defects or unauthorized changes shall be rectified by the Promoters at their own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchaser/s shall be entitled to receive from the Promoters reasonable compensation for the same.

- 15] The Purchaser/s hereby agrees that in the event of any amount being levied by way of premium and/or security and/or deposit and/or charges and/or penalty, any such amount/s and/or other wise in any manner if any amount is/are payable to the MCGM and/or State Government and/or to the power supplier, water supplier and/or any other authority towards amenities, facilities, services, whether by way of premium, betterment charges and/or development tax and/or security



deposit and/or any other amounts, charges for the purpose of giving water connection, drainage connection, electricity connection and/or taxes and/or payments of any nature whatsoever becoming payable by the Promoters, the same shall be paid by the Purchaser/s to the Promoters in proportion to the area of the Said Premises and in determining such amount, the discretion of the Promoters shall be conclusive and binding upon the Purchaser/s. It is agreed that the betterment charges referred to hereinabove shall mean and include pro-rata charges which the Purchaser/s may be called upon to pay by the Promoters in respect of installation of water line, water mains, sewerage line, sewerage mains, electric cables, electric substation (if any), making and maintaining of Internal Roads and access to the Said Larger Property / Said Property, drainage layout and all other amenities, facilities and services including providing for any transport facilities to the Purchaser/s of the Premises and maintenance, insurance from time to time till the charge of the said building/property is handed over to the organization of all the Purchasers.

16] (a) The Purchaser/s shall at the time of delivery of the possession of and/or personal licence to use the Said Premises, whichever is earlier, pay to the Promoters following amounts:-

- (i) Rs. 250/- = towards membership fees.
- (ii) Rs. 1000/- = towards share money.
- (iii) Rs. 5000/- = towards society formation charges
- (iv) Rs. 1,05,500/- = provisional amount towards the deposit / premium / charges / expenses for procuring and using electric, water, drainage, sewerage connection etc. and on completion of the construction and towards legal cost including professional charges of

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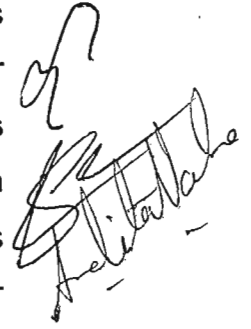


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For Debashu Services Pvt. Ltd.

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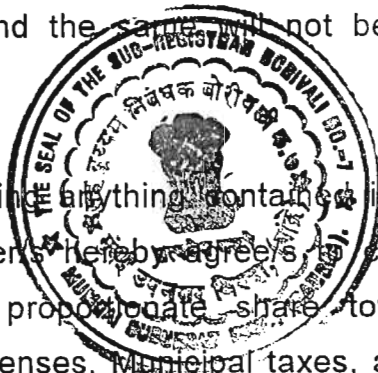
- (v) Rs. 2,02,560/- = for 24 months towards provisional outgoings for Municipal taxes, water bills, common electric bills, maintenance charges and other society expenses to be maintained with the Promoters till the date the said Organization is handed over the charge of the said building as per the terms and conditions hereof .



The Promoters shall utilize the aforesaid amounts paid by the Purchasers for meeting all legal costs, charges and expenses including professional cost of the Attorney at Law/Advocates of the Promoters and in connection with the formation of the said organization, preparing its rules, regulations and bye-laws and the cost of preparing this Agreement and Conveyance Deed and the said amounts shall be retained for the said purposes and no interest will be payable to the Purchaser/s by the Promoters thereon.


- (b) The balance of the aforesaid amounts, if any, after deduction therefrom towards arrears of taxes and expenses mentioned in the **Fifth Schedule** hereunder written and all the expenses incurred, will be transferred, by the Promoters to the said Organization after the said building / property is transferred to the Said Organization. If, however, such Organization is not formed, the said amount will be retained by the Promoters and the same will not be refunded to the Purchaser/s.

- (c) Notwithstanding anything contained in this Agreement, the Purchaser/s hereby agree/s to contribute and pay his/her/their proportionate share towards the costs, charges, expenses, Municipal taxes, all other outgoing etc., in respect of the items specified in the **Fifth Schedule** hereunder written. Such share is to be determined by the Promoters having regard to the area



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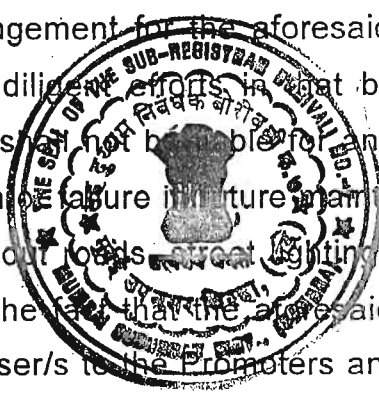
For Debashu Services Pvt. Ltd.



Director

of each Premises. The Purchaser/s will not be entitled to ask for adjustment of the amounts mentioned herein against the expenses, Municipal Taxes and outgoings.

(d) The Purchaser/s shall pay to the Promoters the amount of Rs. 1,26,600/- to meet the future maintenance of Internal Layout Roads, Recreation Areas, Street Lighting etc., and for the purpose of maintenance and upkeep of recreation areas and other facilities which the Promoters may provide specifically for the Purchasers of premises in the Said Larger Property and earmark the same for the purpose of use thereof by the Purchasers of premises in the Said Larger Property. It is clarified that the said amount is not by way of consideration for acquiring the Said Premises by the Purchaser/s of premises but for the purpose of lumpsum payment for future maintenance in respect of the aforesaid areas. It is further agreed that the Promoters will have full right, absolute authority and good power to invest the said amount or amounts in the manner deemed fit by the Promoters and the Purchaser/s shall have no right to the said amount and the Purchaser/s shall not claim either refund thereof or hold the Promoters liable in that behalf in any manner whatsoever. It is agreed that the Promoters shall be entitled to utilize the said amount for the purpose of the aforesaid arrangement in respect of the maintenance of internal layout roads, recreation area and repairs thereof, including street lighting etc. It is also repeated and confirmed that the Promoters will make arrangement for the aforesaid maintenance work and make diligent efforts in that behalf. However, the Promoters shall not be liable for any act of commission or omission or failure in future maintenance or repairs of internal layout roads, street lighting and other areas by reason of the fact that the aforesaid amount is paid by the Purchaser/s to the Promoters and the Promoters will endeavour in reasonable manner to provide for the



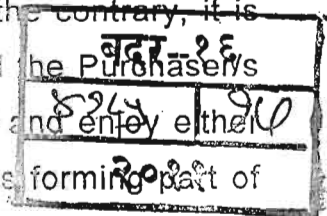
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For Debashu Services Pvt. Ltd.

same. It is agreed that the Promoters will be entitled to provide for a body or association as the Promoters may deem fit so as to maintain the said internal layout roads, street lighting etc. through the medium or instrument of such body of association as the case may be. The Promoters shall be entitled to transfer the balance of the said amount to such body or association as the case may be and whereupon the Promoters shall be absolved from any liability in respect of the said amount and application and utilization thereof. The Purchaser/s declare/s and confirm/s that the payment of the said sum as stated hereinabove is over and above the purchase price and also various charges / deposits agreed to be paid by the Purchaser/s and the same shall not be set off or adjusted against any other amount or amounts in any manner whatsoever.

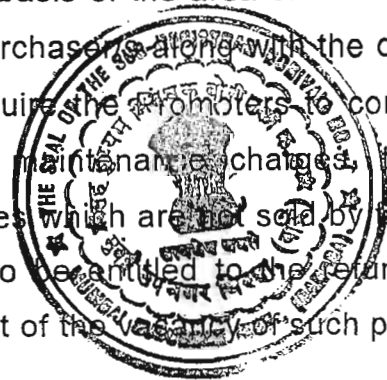
- (e) (i) It is agreed by and between the Parties hereto, which the Purchaser/s specifically confirm/s, that the Purchaser/s shall be liable to bear and pay applicable Service Tax immediately on demand by the Promoters without any delay or dispute.
- (ii) The Purchaser/s do hereby confirm that the Purchaser/s has/have agreed and undertaken to bear and to pay all dues of VAT on this agreement / transaction as contained in this Agreement, if for any reason it is held that such same is subject to VAT. The Purchaser/s confirms and repeats the Said Undertaking and undertakes to pay the same immediately on demand by the Promoters.

17] Notwithstanding what is contained herein to the contrary, it is expressly agreed between the Promoters and the Purchaser/s that the Promoters shall be entitled to utilize and enjoy either personally or through any nominee/s all areas forming part of the Larger Property including the Said Property as properly as



may be available from time to time including areas reserved for public utility including recreation etc., by utilizing the same as may be permissible and as the Promoters may deem fit and the Promoters will be entitled to construct interalia Recreation Centre, Health Club or Club Houses, Library, Cinema Theatre, Video Theatre or Hotel or carry on such other activity or activities as the Promoters may desire on professional and/or commercial basis and the ownership of such construction and structures including right to own, manage, run and conduct either by themselves or through their nominees 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 Promoters alone exclusively and the Purchaser/s shall have no right thereto either in his individual capacity or through any Co-operative Society, Limited Company or Condominium of Apartment, as the case may be. The Purchaser/s doth hereby declare/s and confirm/s for the sake of clarity that the ownership of all such areas and construction by way of Recreation Centre, Health Club, Library, Club House, Hotel, etc., shall belong to the Promoters alone exclusively and the Purchaser/s shall have no right to the same in any manner whatsoever.

- 18] So long as each Flat/Premises in the said building is not separately assessed for municipal taxes, water taxes etc., the Purchaser/s shall pay to the Promoters or to the said Organization, when formed, a proportionate share of the municipal taxes, water taxes etc., assessed on the whole building, such proportion to be determined by the Promoters on the basis of the area of each premises in the said building. The Purchaser/s along with the other premises Purchasers will not require the Promoters to contribute a proportionate share of the maintenance charges, taxes etc. in respect of the premises which are not sold by the Promoters. The Promoters will also be entitled to the refund of the Municipal taxes on account of the vacancy of such premises.



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19] The Purchaser/s shall, from and after the date of issue of the notice from the Promoters to him/her/them to take possession and/or personal licence at the request of the Purchaser/s, whichever is earlier, of the Said Premises, regularly and punctually pay on or before 5th day of every month in advance, irrespective of possession and/or personal licence at the request of the Purchaser/s, whichever is earlier, being taken or not, a provisional amount of Rs. 8440/-/= towards taxes, salaries of the persons appointed by the Promoters, Liftman, Sweepers, Insurance Premium etc., and other outgoings and expenses including outgoings mentioned in the **Fifth Schedule** hereunder written.

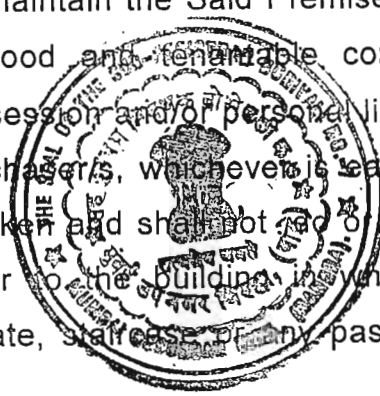
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20] The Purchaser/s shall not use the Said Premises for any purpose other than as set out in these presents and shall not use the same for any purpose which may or is likely to cause nuisance or annoyance to occupiers of the other premises in the said building or for any illegal or immoral purpose.

21] If the Promotes are not able to give possession of the Said Premises, to the Purchaser/s on account of force majeure, any reasonable cause or circumstances beyond their control; the Purchaser/s shall not be entitled to any damages whatsoever.

22] The Purchaser/s for himself/herself/themselves with intention to bring all persons unto whomsoever hands the Said Premises may come, doth/do hereby convent with the Promoters as follows:-

(a) To maintain the Said Premises at Purchaser's own cost in good and tenurable condition, from the date of possession and/or personal licence at the request of the Purchaser/s, whichever is earlier, of the Said Premises is taken and shall not and or suffer to be done anything in or to the building in which the Said Premises is situate, stairs or any passages in the said building



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For Debashu Services Pvt. Ltd.

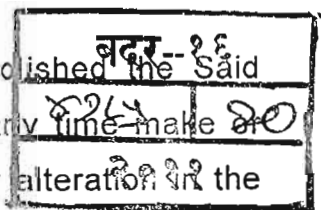
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which may be against the rules, regulations or bye-laws of concerned local, MCGM or any other authorities or change/alter or make addition in or to the building in which the Said Premises is situated and in the Said Premises itself or any part thereof.

(b) Not to store in the Said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to endanger the construction or structure of the building in which the Said Premises is situated or storing of goods which is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages, which may damage or are likely to damage the staircase, common passage or any other structure of the said building including the entrance of the building. The Purchaser/s on account of negligence or default on his/her/their part in this behalf shall be liable for the consequences of such breach.

(c) To carry at his/her own cost, all internal repairs to the Said Premises and to maintain the Said Premises in the same condition, state and order in which it was delivered by the Promoters to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Said Premises is situated or the Said Premises which may be against the rules and regulations and bye-law of MCGM and/or the concerned authority/authorities. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned authority and/or to the Promoter.

(d) Not to demolish or cause to be demolished the Said Premises or any part thereof, nor at any time make or cause to be made any addition or any alteration in the elevation and outside colour scheme of the building in



which the Said Premises is situated and shall keep the portion, sewers, drains pipes in the Said Premises and appurtenances thereto in good, tenantable and repairable condition and in particular, so as to support, shelter and protect the other parts of the building in which the Said Premises is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs or R.C.C. parts or other structural members in the Said Premises without the prior written permission of the Promoters and/or the said Organization.

- (e) Not to do or omit or permit to be done any act or thing which may render void or voidable any insurance of the Said Property and the building in which the Said Premises is situated or any part thereof or whereby any increase in premium shall become payable in respect of the said building and/or the Said Premises.
- (f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Premises in the compound or any portion of the Said Property and the building in which the Said Premises is situated.
- (g) To pay to Promoters within 7 days of demand by the Promoters his/her/their share of security deposit / charges / premium demanded by the concerned local authority, MCGM or Government for giving water, drainage, electricity or any other service connection to the building in which the Said Premises is situated.
- (h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government or other public authority, on account of change of use of the Said Premises by the Purchaser/s viz. user for any purpose other than for residential purpose, provided that the Promoters have agreed to such



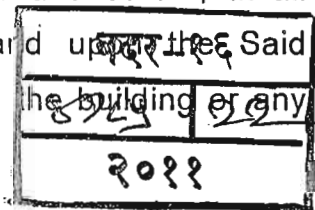
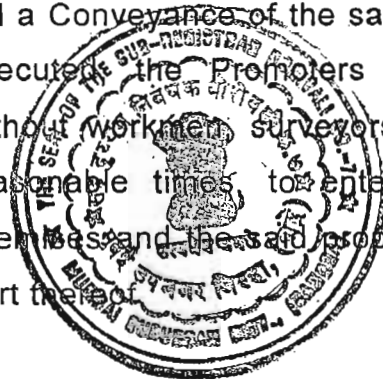
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change/s prior to it being implemented by the Purchaser/s.

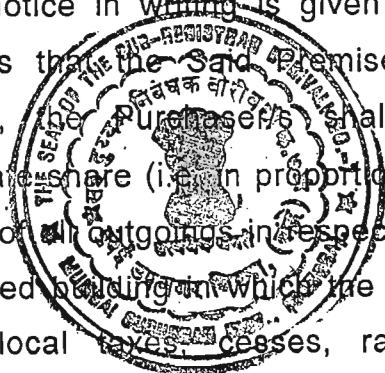
(i) The Purchaser/s shall not let, sub-let, transfer, assign or part with the Said Premises, interest or benefit of this Agreement or part with the possession and/or personal licence, as the case may be, of the Said Premises, until all the dues payable by the Purchaser/s to the Promoters under this agreement are fully paid up and only if the Purchaser/s has/had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Promoters have permitted in writing to the Purchaser/s in that behalf.

(j) The Purchaser/s shall observe and perform all the rules and regulations which the said Organization may frame at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Said Premises and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned authority/authorities. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Organization regarding the occupation and use of the Said Premises and shall pay and contribute, regularly and punctually, towards the taxes, expenses and other outgoings in accordance with the terms of this Agreement.

(k) Till a Conveyance of the said building / Said Property is executed, the Promoters shall be entitled, with or without workmen, surveyors, agents and others, at all reasonable times, to enter into and upon the Said Premises and the said property and the building or any part thereof.



- 23] At time of registration of the Conveyance in respect of the said building / the Said Property, the Purchaser/s shall pay to the Promoters, the Purchasers' share of the stamp duty and registration charges payable by the said Organization on the Conveyance in respect of the building / the Said Property, to be executed in favour of the said Organization.
- 24] Provided it does not in any way affect or prejudice the rights of the Purchaser/s in respect of the Said Premises, the Promoters shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the Said Property.
- 25] The Purchaser/s and the person/s to whom the Said Premises may be permitted by the Promoters to be transferred, shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Promoters and/or the said Organization may require for safeguarding the interest of the Promoters and/or other Purchasers in the Said Property. The Purchaser/s shall also observe and perform all the provisions of the Bye-laws and/or the rules of the said Organization when formed and the additions, alterations and amendments thereof for the observance and carrying out the building Rules and Regulations and the Bye-laws for the time being of the Municipal Corporation of Greater Mumbai and other local and/or Public Bodies regarding occupation and use of the Said Premises.
- 26] It is agreed between the Promoters and the Purchaser/s that after the notice in writing is given by the Promoters to the Purchaser/s that the Said Premises is ready for use and occupation, the Purchaser/s shall be liable to pay the proportionate share (i.e. in proportion to the areas of the Said Premises) of all outgoings in respect of the Said Property and the proposed building in which the Said Premises is situated including local taxes, cesses, rates and other charges, betterment charges and all other charges levied by the local



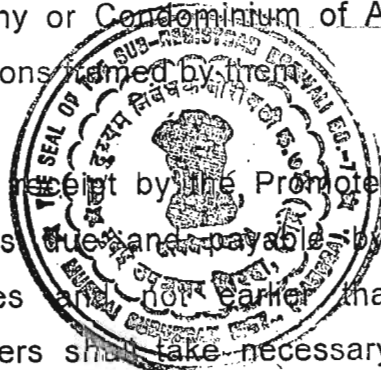
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authority and Government, Water Charges, Insurance Charges, Common Lights, Repairs, Salaries of Clerks, Bill Collector's Charges, Chowkidars and Sweeper Charges, Maintenance Charges, and all other charges and expenses necessary and incidental to the administration, management and maintenance of the Said Property and the said building and until the said building / Said Property is transferred to the said Organization, the Purchaser/s shall pay to the Promoters the proportionate share of outgoings as may be determined by the Promoters. It is agreed by the Purchaser/s that such amount shall become payable on the 1st day of each month in advance but can be paid before 5th day of each month in advance. And the Purchaser/s agree/s that notwithstanding any reason/s, dispute/s, these charges will be paid, duly and punctually by the Purchaser/s and the same will not be held back for any reasons whatsoever. In case of delay and/or default by the Purchaser/s, the Promoters shall have the remedy same as that for the non payment of installments as aforestated and this Agreement shall be liable for determination and forfeiture of all amounts paid by the Purchaser/s including for sale of the Said Premises by the Promoters.

27] The Promoters shall form of the Purchaser/s along with all other purchasers in the building, a Co-operative Housing / Premises Society or Limited Company or Condominium of Apartments. The rights of the purchasers of the respective premises will be recognized and regulated by the Bye-laws, rules and regulations of such Co-operative Society or Limited Company or Condominium of Apartments and the rules and regulations framed by them.

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28] On the receipt by the Promoters of the full payment of the amounts due and payable by the purchasers of all the premises and not earlier than 31ST MARCH 2015, the Promoters shall take necessary steps along with the other purchasers in forming and registering of the said Organization



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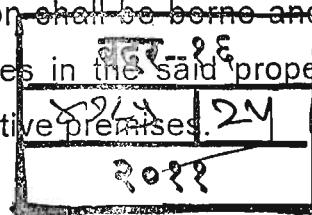
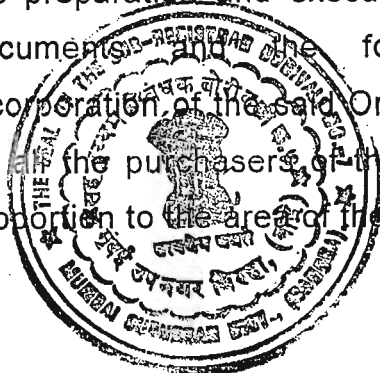
For Debashu Services Pvt. Ltd.

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Director

subject to the rights of the Promoters under this Agreement and under the law.

29] The Purchaser/s along with the other purchasers of premises in the said Building shall join in forming and registering the said Organization and for that purpose from time to time sign and execute applications and all other documents and to become member and sign and return all the documents including Bye-laws to the Promoters within seven days of receipt thereof, time being of the essence, so as to enable the Promoters to register the Organization of the purchasers under Section 10 of the Maharashtra Ownership Flats Act, 1963 within the time limit prescribed by Rule 8 of Maharashtra Ownership Flats, Rules 1964 subject to what is provided herein. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft Bye-laws or the Memorandum of Association and Articles of Association, as may be required by the Registrar of Co-operative Societies or Registrar of Companies and/or of the Condominium of Apartments and/or the Promoters and/or other Authority as the case may be.

30] Advocates and Solicitors of the Promoters shall prepare Conveyance Deed and all other documents to be executed in pursuance of these presents as also the Bye-Laws and the Memorandum and Articles of Association in connection with the Co-operative Housing / Premises/Society or a Limited Company as the case may be and all costs, charges and expenses including the professional fees, stamp duty, Registration Charges and other expenses in connection with the preparation and execution of the Conveyance and other documents and the formation and registration and incorporation of the said Organization shall be borne and paid by all the purchasers of the premises in the said property in proportion to the area of their respective premises.



31] The Stamp Duty and Registration Charges on this Agreement shall be borne and paid by the Purchaser/s alone. The Purchaser/s shall immediately after the execution of this Agreement but not later than four months from the date of execution of these presents, lodge the same for registration with the Sub-Registrar of Assurances and inform the Promoters the number under which and the day on which the same is lodged for the Registration, sufficiently in advance to enable the Promoters within reasonable time thereafter to attend the office of the Sub-Registrar of Assurances and admit execution thereof at the costs and risk of the Purchaser/s.

32] At the option of the Promoters, if the Promoters execute or cause to be executed by the Owners, the Deed of Conveyance in respect of the area larger than the said building or land married to the said building, in favour of the said organization then and in such an event, the Purchaser/s including all other purchasers and the said organization shall execute simultaneously against the execution of such Conveyance, separate Lease or Assignment or reconveyance in favour of the Promoters and/or their nominee or nominees in respect of such portion or portions as the Promoters may desire with the right to assign and/or transfer the same without any rent, compensation, charges etc., payable to the Purchaser/s and/or the said Organization.

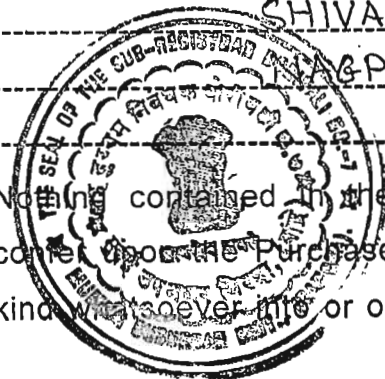
33] All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if posted to the Purchaser/s Under Certificate of Posting or have them delivered at:

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34] Nothing contained in these presents shall be construed to confer upon the Purchaser/s any right, title or interest of any kind whatsoever in or over the Said Premises or any part or



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For Debashu Services Pvt. Ltd.

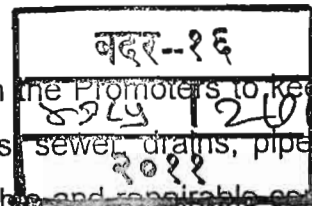
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Director

portion thereof, the same to take place only upon the execution of the Conveyance in favour of the said Organization as herein stated.

35] The Purchaser/s shall have no claim save and except in respect of the Said Premises, hereby agreed to be sold (subject to the terms and conditions hereof and further subject to the due and proper completion of all the obligations of the Purchaser/s) and the Purchaser/s confirm/s that all other areas including terraces etc., will remain the property of the Promoters until the whole of the said property is transferred to the said Organization as herein provided subject to the rights of the Promoters as contained in this Agreement.

36] The Promoters shall always have a right to get the benefit of T.D.R., additional F.S.I and/or increased F.S.I for construction on the said property and on the Larger Property from B.M.C and/or any other authorities, and also to make additions, alterations, raise storeys and/or put up additional structure/s as may be permitted by the Municipal Corporation of Greater Mumbai and other competent authorities; such additions, structures and storeys will be the sole property of the Promoters alone who will be entitled to use the terraces including the parapet wall for further construction and any other purpose/s including display of advertisement and sign boards and the Purchaser/s shall not be entitled to raise any objection or claim any abatement in the price of the said premises agreed to be purchased by him/her/them and/or claim any compensation or damage on the ground of inconveniences or any other ground whatsoever, from the Promoters.

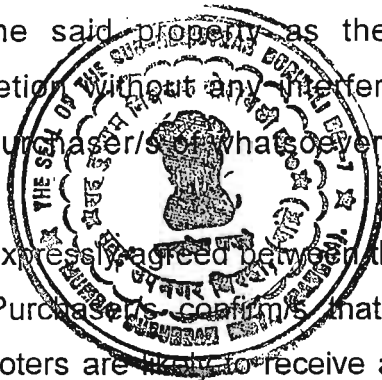
37] The Purchaser/s hereby covenants with the Promoters to keep the said Premises, walls and partition walls, sewer, drains, pipes and appurtenances thereof in good, tenable and repairable condition and in particular as to support shelter and protect the parts of the building other than the said Premises. The Purchaser/s further



covenants not to chisel or in any other manner damage the columns, beams, slabs or R.C.C. partitions or walls or other structural members without the prior written permission of the Promoters. The breach of this condition shall cause this agreement to ipso-facto to come to an end and the amounts paid by the Purchaser/s to the Promoters under this Agreement shall stand forfeited and if such amount/s are inadequate to compensate for the damage so caused, the Promoters shall be entitled to recover further amount from the Purchaser/s to compensate for the same. The decision of the Promoters in that regard shall be final and binding upon the Purchaser/s who shall not dispute the decision of the Promoters in this regard.

38] The Purchaser/s hereby expressly agree/s and covenant/s with the Promoters that in the event of all the wings of the said building on the said property being not ready for occupation simultaneously and in the event of the Promoters offering license to enter upon the Said Premises, to the Purchaser/s or handing over possession of the Said Premises simultaneously on the execution of Conveyance in respect of the said property earlier than completing all the wings then and in that event the Purchaser/s has/have no objection to the Promoters completing the construction of the balance wings and such further and other development as is permissible on the said property (whether under the present and/or amended/changed Development Control Rules in respect thereof) without any interference or objection by the Purchaser/s and/or the said Organization in any manner whatsoever and the Promoters shall be entitled to either transfer and/or through any nominee/s to construct and complete the said wing or wings, on the said property as they may desire in the absolute discretion without any interference or objection or dispute by the Purchaser/s of whatsoever nature.

39] It is expressly agreed between the Promoters and Purchaser/s and the Purchaser/s confirm/s that he/she/they are aware that the Promoters are ~~able~~ to receive additional FSI and/or Development



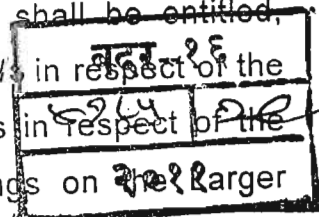
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Rights are likely to be received by the Promoters from the adjoining property. In the event of Promoters receiving additional FSI and/or Development Rights, the Promoters shall be entitled to amend layouts and plans and construct either additional floor or floors on the said building / buildings or any part thereof or construct any additional structure on the said Property and on the Larger Property / any portion thereof as may be permissible either as annexe structure or as an independent structure as the Promoters may desire. In the aforesaid event, the Promoters shall be entitled to deal with, develop, dispose off, alienate, encumber and transfer such additional floor or floors or premises and buildings or structures for such consideration and to such Party as the Promoters may desire without reference or recourse or consent of the Purchaser/s in any manner whatsoever and the Purchaser/s agree/s not to dispute or object the same, including the construction thereon in any manner whatsoever.

40] The Promoters shall, in respect of any amount remaining unpaid by the Purchaser/s under the terms and conditions of this agreement, have a first lien and charge on the Said Premises.

41] It is expressly agreed that the Promoters shall be entitled to put a hoarding on the said property or on the building and/or buildings on the said property and/or parts of the building or buildings on the said property and the said hoardings may be illuminated and/or comprising of neon sign and for that purpose Promoters are fully authorised to allow temporary and/or permanent construction on the said property, and/or the said building as the case may be, and the Purchaser/s agreed not to object or dispute the same.

42] It is expressly agreed that the Promoters shall be entitled, without affecting the rights of the Purchaser/s in respect of the Said Premises, to revise the building plans in respect of the said building also of the other buildings on the Larger Property and to utilize the total F.S.I / residual F.S.I not



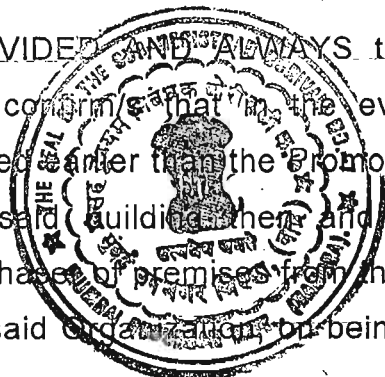
consumed and the development rights and TDR available under the Development Control Rules (as may be amended from time to time) in respect of the Said Property and the layout by suitably modifying the buildings plans in respect of the Said Property as also of the layouts of the Said Property and the Larger Property / part/s thereof as the Promoters may desire and the Purchaser/s irrevocably consent to the rights of the Promoters to revise and modify the building plans in respect of the said property as also of the other proposed buildings on the Larger Property from time to time at any time hereinafter.

43] The Purchaser/s shall not decorate the exterior of the Said Premises otherwise than in a manner agreed to with the Promoters.

44] In the event of a Society or other organization of all the purchasers being formed and registered before the sale and disposal by the Promoters of all the premises, the power and authority and control of the Promoters in respect of all the matters concerning the said building and in particular the Promoters shall have absolute power, authority and control as regards the unsold flats/premises and disposal thereof.

45] The Promoters have informed the Purchaser/s that about 20% amenity space is to be handed over to MCGM as per the development conditions laid down by MCGM and that such amenity space shall have the right of way through internal layout roads for use of public as shown on the plan till regular developed municipal roads giving access is available.

46] PROVIDED ~~AND ALWAYS~~ the Purchaser/s hereby agree/s and confirm/s that ~~even of said Organization being formed earlier than the Promoters dealing with of disposing of the said building then and in that event any allottee or Purchase of premises from the Promoters shall be admitted to the said Organization or being called upon by the Promoters,~~



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without payment of any premium or any additional charges save and except Rs. 1000/- /- for the share money and Rs. 250/- as entrance fee and such allottee, purchaser/s or transferee thereof shall not be discriminated or treated prejudicially by the said Organization and/or the members. Further the purchasers of such premises shall be liable for the payment of the Society Charges from the date they are given possession of their respective premises. The Purchaser/s here by confirm that the membership of the Purchaser/s in the said Organization and the authority of the said Organization in respect of the said building are expressly subject to what is agreed herein.

[Handwritten signature]

47] Any delay or indulgence by the Promoters in enforcing any of the term of this Agreement or any forbearance or giving of time to the Purchaser/s shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and condition/s of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Promoters.

48] PROVIDED AND ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives in respect of the construction of these presents or concerning anything herein contained or arising out of these premises or as to the rights, liabilities and/or the duties of the parties hereto, the same shall be referred to arbitration. The provisions of the Indian Arbitration and Reconciliation Act shall apply to such reference

49] This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1962 and the Maharashtra Ownership Flats Rules, 1964 and any other provisions applicable hereto.



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For Debusha Services Pvt. Ltd.

[Handwritten signature]
Director

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS
AND SEALS THE DAY AND YEAR FIRST HEREINABOVE
WRITTEN.

FIRST SCHEDULE

Firstly all those pieces and parcels of land or ground situate, lying and being at Villages Poisar and Kandivli, Taluka Borivli in the Registration District and Sub-district of Mumbai City and Mumbai Suburban bearing C.T.S. no. 13/A, 13/A/1 to 13/A/13 of Village Poisar and C.T.S. no. 27 of Village Kandivli, admeasuring about 29,613.6 sq. metre.

Secondly a portion of all those pieces and parcels of land or ground situate, lying and being at Villages Poisar and Kandivli, Taluka Borivli in the Registration District and Sub-district of Mumbai City and Mumbai Suburban bearing C.T.S. no. 13/A, 13/A/1 to 13/A/13 of Village Poisar and C.T.S. no. 27 of Village Kandivli.

SECOND SCHEDULE

Common Areas and Facilities of immediate area abutting the main entrance door after the landing on the floor of the said premises hereby agreed to be sold in proportion with other premises on the same floor. In case of the Terrace Flat, the Terrace shall belong exclusively to the respective Purchaser/s.

THIRD SCHEDULE

Pro-rata right along with all the Purchasers of premises in the said property in limited common areas and facilities as follows (this does not apply in the case of Apartments other than flats): (i) Staircase (ii) Entrance Hall (iii) Lift (iv) Servant's Toilet.

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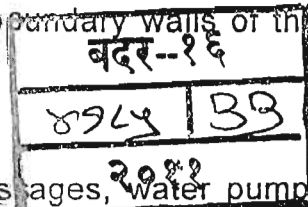
FOURTH SCHEDULE

1. R. C. C. Frame Structure.
2. Marble Mosaic Tiles in flooring.
3. Glazed tiles flooring in the W. C. s and Dado in bathrooms and W. C. s.
4. One shower in every bathroom.
5. One door bell.
6. Overhead and underground water tanks.
7. Lifts.
8. Compound walls with M. S. Gate.
9. One wash basin.
10. One kitchen platform suitably decorated and glazed tiles dado.
11. Main door with aldrop oil painted from inside and outside.
12. Building exterior with cement paint and interior with white lime wash.
13. Entrance hall suitably decorated.
14. Electrical Points.

[Handwritten Signature]

FIFTH SCHEDULE

1. The expenses of maintaining, repairing, re-decorating, etc., of the main structure and in particular the terrace, garden and main water pipes, lifts and electric wires in, under or upon the building and enjoyed or used by the flat / premises holder/s in common with the other occupiers of flats and the main entrance, passages, landings, lifts and staircases of the building or enjoyed by the flat holder/s used by him / her / them in common, as aforesaid, and the boundary walls of the building, compound walls, etc.
2. The cost of cleaning and lighting the passages, water pump landing, staircases, lifts, common lights and other parts of the building used by the flat holder/s in common, as aforesaid.
3. The cost of the salaries of clerks, bill collectors, liftmen and



For Debashu Services Pvt. Ltd.

[Handwritten Signature]
Director

chowkidars, pump-man, sweepers, accountants, administration charges, engineers, etc.

4. The cost of working and maintenance of common light, water pump, lift and other service charges.
5. Deposits for Building, Water Meters, Electric Meters, Sewer Line, etc.
6. Municipal Property Taxes and other taxes such as water charges bills, electricity charges bills, cesses, levies, land revenue, N.A. taxes, etc.
7. Insurance of the building.
8. Such other expenses as are necessary or incidental for the maintenance and upkeep of the building.

SIGNED SEALED AND DELIVERED)
BY THE WITHIN NAMED THE)
PROMOTERS, M/s. HIRANANDANI)
CONSTRUCTIONS PVT. LTD.)
IN THE PRESENCE OF)



For Hiranandani Constructions Pvt. Ltd.

Director / Authorised Signatory

SIGNED SEALED AND DELIVERED)
BY THE WITHIN NAMED THE)
PURCHASERS,)
MR/MRS/MISS/M/S.)
DEBASHU SERVICES PVT LTD)
SAPTARSHI NAHA)
ANANDITA NAHA)
IN THE PRESENCE OF)



For Debashu Services Pvt. Ltd.

Director

Anandita Naha

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BRIHANMUMBAI MAHANAGARPALIKA

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

No. CHE/ A-4580 EP(WS: 22)AR

COMMENCEMENT CERTIFICATE

26/01/2009

To, M/s. Hiranandani Construction Pvt. Ltd. C.A. to Xpro India Ltd.

Office of the Dy. Comm. (B.P.) W.S-II Municipal Commissioner Near Sanjay Park, 90th D.P. Rd., Khar West (E)

Sir,

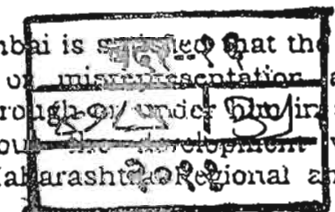
9217 Mumbai dated 14-01-2009 for

With reference Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Prop. residential building No.1 on plot bearing

C.T.S. No. 27 of village Kandivali, CTS No. 13-A, 13-A/1 to 13 of village at premises at Street S.V.Road Village Kandivali and Poisar Plot No. -- situated at Kandivali (W) Ward R/South

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

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



The Municipal Commissioner has appointed SHRI B.V. SHINDE Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act. This C.C. is restricted to Slab Level of Wings A to D within Building Line only excluding podium

For and on behalf of Local Authority Brihanmumbai Mahanagarपालिका

CERTIFIED TRUE COPY

Signature of B. V. Shinde dated 10/6/10/09

Executive Engineer, Building Proposal (W. S.) 'P' & 'D' Wards

M/S. B. S. BAROT ARCHITECTS & ENGINEERS Jawahar Nagar, Plot No. 14, 1st Floor, S. V. Road, Goregaon (West), Mumbai - 400 082

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

8) This C.C. is now So. endorse upto stilt slab level of wings A B C & D including podium as per approved plan dt. 2/7/09

21 JAN 2010

B. Shinde 21-01-10
EXECUTIVE ENGINEER.
BUILDING PROPOSAL (W.S.) E-Ward

9] This C.C. is valid and further extended for entire work of wing 'C' and 'D'. Stilt + Podium + 1st to 5th upper floor. as per approved amended plan dt. 02/07/2009.

5 APR 2010.

B. Shinde 05/04/10
EXECUTIVE ENGINEER.
BUILDING PROPOSAL (W.S.) E-Ward

10] This C.C. is valid and further extended for entire work of wing 'B' comprising of stilt + podium + 1st to 5th upper floor. as per approved amended plan dt. 02/07/2009.

23 APR 2010

B. Shinde 23/04/10
EXECUTIVE ENGINEER.
BUILDING PROPOSAL (W.S.) E-Ward

11] This C.C. is valid and further extended for entire work of wing 'A' comprising of stilt + podium + 1st to 5th upper floor. as per approved amended plan dt. 02/07/2009.

7 MAY 2010.

B. Shinde 07/05/10
EXECUTIVE ENGINEER.
BUILDING PROPOSAL (W.S.) E-Ward

12] This C.C. is now valid & further extended for wing 'A' & 'B' comprising of Basement + stilt + 1st podium + 2nd to 10th upper floor and wing 'C' & 'D' comprising of Basement + stilt + 1st podium + 2nd to 9th upper floor level as per approved plan dt 3-12-2010



B. Shinde 03/12/10
EXECUTIVE ENGINEER.
BUILDING PROPOSAL (W.S.) E-Ward

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13] This C.C. is now valid and further extended work up to wing 'A' to 'D'. Basement + Ground + Podium + 2nd to 15th upper floor. as per approved amended plan Dtd 24.12.10.

24 JAN 2011

B. Shinde 24/01/11
EXECUTIVE ENGINEER.
BUILDING PROPOSAL (W.S.) E-Ward

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FOR THE MUNICIPAL CORPORATION (M.C.) R & P WARD
FOR THE MUNICIPAL CORPORATION (M.C.) R & P WARD
KANDIVALI WEST, MUMBAI-400067.

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

THIS I.O.D. /C.C IS ISSUED SUBJECT
TO THE PROVISIONS OF URBAN LAND
CEILING AND REGULATIONS ACT 1974

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

No. E.B./CE/ A-4580 BS/AR

of 200 - 200

30 JAN 2009

MEMORANDUM

Municipal Office,

Mumbai200

M/s.Hiranandani Construction Pvt.Ltd
C.A. to Xpro India Ltd.

With reference to your Notice, letter No. 5263 dated 14/01/2009 and delivered on
200 and the plans, Sections Specifications and Description and further particulars and
details of your buildings at Prop. Bldg. on prop. bearing CTS No. 27 of village Kandivali
CTS No. 13-A, 13-A/1 to 13 of village Poisar at S.V. Road, Kandivali (West)
to me under your letter, dated 200..... I have to inform you that I cannot approval of the building
or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of
the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

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

1. That the C.C. 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 the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Reg.No.38(27).
3. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.



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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 200 , 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.

sd/-
Executive Engineer, Building Proposals,
Zone, Wards.

SPECIAL INSTRUCTIONS

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

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

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

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

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

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

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

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

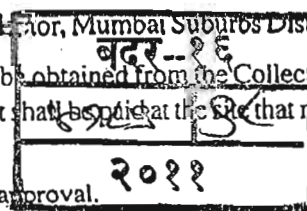
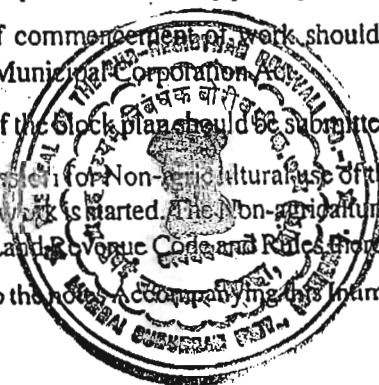
(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance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

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

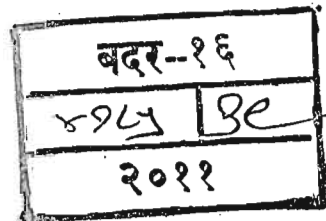
(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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



30 JAN 2009

4. That the specification for layout/D.P.road/or access roads/development of setback land will not be obtained from E.E.Road Construction(W.S.) Z-IV before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. the completion certificate will not be obtained from E.E.(R.C.)/E.E.(S.W.D) of W.S.Z-IV/E.E.(T & C) before submitting B.C.C.
5. That the Structural Engineer will not be appointed, supervision memo as per Appendix XI (Regulation 5(5) (ix) will not be submitted by him.
6. That the structural design including provision of seismic/wind load and or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall not be submitted before C.C.
7. That the sanitary arrangement for workers shall not be carried as per Muni. Specifications and drainage layout will not be submitted before C.C.
8. 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.)/DILR before applying for C.C.
9. That the Indemnity Bond indemnifying the Corporation for damages, risks accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
10. That the existing structure proposed to be demolished and shifted 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 E.E. (S.W.D.)/E.E. (T&C)/E.E. (R.C.)/E.E. (SEW)/E.E. (W.W.)/C.F.O. will not be obtained before requesting for C.C. and the requisition will not be complied with before occupation certificate / B.C.C.
12. That the qualified/registered site supervisor through Architects Structural Engineer will not be appointed before applying for C.C.
13. That the no dues pending certificate will not be obtained from to A.F./V. R/ South Ward before C.C.



14. That the N.O.C. from A.A. & C. (R/South) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.
15. That the N.O.C. from H.E shall not be submitted before requesting for C.C.
16. That the regd. u/t from the developer to the effect that meter cabin, Stilt Portion, society office, servants toilet, part/pocket terrace shall not be misused in future shall not be submitted before requesting for C.C.
17. That the development charges as per M.R.T.P. Act (Amendment) Act 1992 will not be paid before C.C.
18. That the C.T.S. Plan and P.R Card area written in words through S.L.R shall not be submitted before C.C.
19. That the provision from Reliance Energy Ltd / M.T.N.L shall not be made.
20. That the condition mentioned in the release letter of E.E.D.P. under no. CHE/1854/DP(W.S)/ P & R dated 3-11-2008 shall not be complied with before C.C.
21. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall not be made as and when required by Insecticide officer for inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
22. That the Janata Insurance Policy shall not be submitted before C.C.
23. That the true copy of the sanctioned layout/subdivision/amalgamation approved under No. CE/2024/LOR, dated 06.01.2009 along with the Terms and Conditions thereof will not be submitted before requesting for C.C. and compliances thereof will not be done before submission of B.C.C.
24. That the regulations of clause 45 & 46 of DCR 91 shall not be complied with and records of quantity of work, verification report, etc. shall not be maintained on site till completion of the entire work.



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PROVISIONS OF...
REGULATIONS ACT 19...

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30 JAN 2009

25. That the regd. U/T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.
26. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.
27. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.
28. That the N.O.C. from Tree Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.
29. That the requirement of clause 40 & 41 of D.C.R. 1991 shall not be incorporated in proposed plan and requirements shall not be complied with before submitting B.C.C.
30. That the necessary arrangement for bore well water shall not be made and necessary certificate from Ground Water Survey Department Authority (GSDA) before requesting for C.C.
31. That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 sq.mtrs.
32. That the N.O.C. from A.E.(Environment) R/S regarding debris shall be submitted before C.C.
33. That work shall not be executed between sunrise and sunset

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

1. That the plinth/stilt height shall not be got checked by this office staff.
2. That the water connection for construction purposes will not be taken before C.C.
3. That the proposed architectural elevation and projection beyond proposed building line shall not be submitted and not approved before



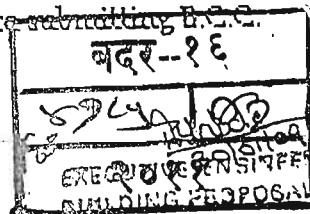
824/09	
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4. That the permission for constructing temporary structure of any nature shall not be obtained.
5. That the board stating therein the description of proposed work (including CTS No., village & location), name of L.S. Owner / Developer etc. shall not be displayed on site at a visible location.

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

1. That the dust bin will not be provided as per C.E.'s Circular No CE/9297/II of 26.6.1978.
2. That 3.05 mt wide paved pathway upto staircase will not be provided.
3. That the surrounding open spaces, parking spaces and terraces will not be kept open.
4. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C./B.C.C.
5. That B.C.C. will not be obtained and L.O.D. and debris deposit. etc. will not be claimed for refund within a period of 6 years.
6. That carriage entrance shall not be provided before starting the work.
7. That the non-agricultural permission/revised N.A. shall not be submitted before occupation.
8. That terraces, sanitary blocks, naharis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of municipal staff.
9. That final N.O.C. from H.E.(Depth) / E.E. (SWD) / E.E. (R.C.) / E.E.(T.&C) / E.E. (sew) / C.F.O. shall not be submitted before occupation.
10. That final N.O.C. from A.A. & C. R./South shall not be submitted before occupation.
11. That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas plan shall not be submitted.
12. That the debris shall not be removed before submitting B.C.C.

THIS IS TO BE
TO THE
BEING AND PRO...



(W.S.) Ward

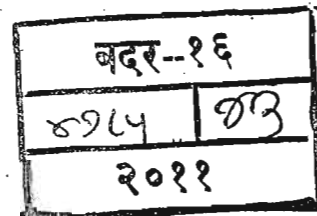
13. That the Co.Op.Hsg. Society of the prospective purchaser shall not be formed and regd. certificate to that effect shall not be submitted before B.C.C.
14. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
15. That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
16. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
17. That some of the drains shall not be laid internally with C.I. Pipes
18. That the Vermiculture bins for disposal of Wet Waste as per the design and specifications of organisations/individuals specialised in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall not be provided to the satisfaction of Municipal Commissioner.

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

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

ISSUED UNDER THE PROVISIONS OF URBAN LAND BUILDING AND REGULATIONS ACT 1974

For *Atalade*
 EXECUTIVE ENGINEER;
 BUILDING PROPOSAL (W.S.) R-784



SURYAKANT JADHAV
ADVOCATE

Resi.: A/102, "Florentine"
Hiranandani Gardens, Powai
Mumbai - 400 076.

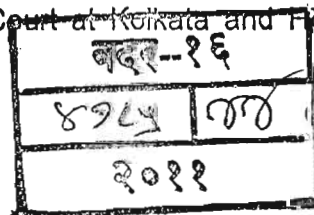
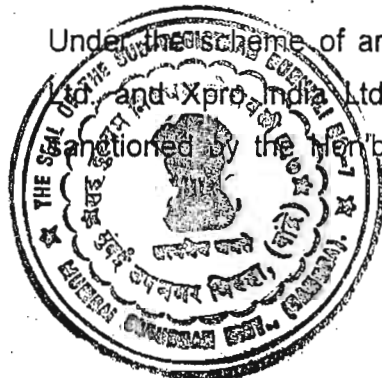
To,
Hiranandani Constructions Pvt. Ltd.
514, Dalamal Towers,
Nariman Point,
Mumbai - 400 021.

**Re: Land situate lying and being at Villages
Poisar and Kandivli, Taluka Borivall In
the Registration District and Sub-
District of Mumbai City and Mumbai
Suburban together with the Building
and structures standing thereon
bearing C.T.S. No. 13/A, 13/A/1 to
13/A/13 of Village Poisar and C.T.S. No.
27 of Village Kandivli, admeasuring
about 29,613.6 Sq. Mts. (hereinafter
referred to as the "Said Property").**

This is to certify that I have examined the title of Xpro India Ltd. to the Said Property and I have to state as follows :-

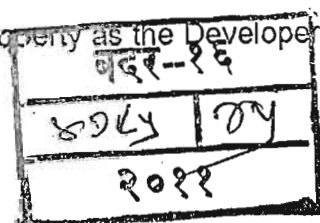
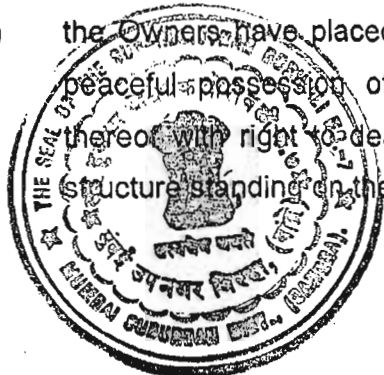
1] Prior to 1994, M/s. Indian Plastic Ltd. was the owner of the Said Property. Pursuant to the scheme of amalgamation sanctioned by the Hon'ble High Court of Bombay and the Hon'ble High Court of Madhya Pradesh on or about 4th August, 1994 and 12th August, 1994, respectively, the said Indian Plastics Ltd. amalgamated with Cimmco Ltd. with effect from 1st April, 1994. The said Cimmco Ltd. subsequently renamed as Cimmco Birla Ltd.

2] Under the scheme of arrangement between the Said Cimmco Birla Ltd. and Xpro India Ltd. (hereinafter referred to as "the Owners") sanctioned by the Hon'ble High Court at Kolkata and Hon'ble High



Court of Madhya Pradesh on or about 12th April, 1994 and 7th October, 1995, respectively, interalia, the Said Property got transferred and vested with the said Owners with effect from 1st April, 1998.

- 3] The Said Owners had agreed to create first charge with ICICI Bank and the State Bank of Patiala of the entire fixed assets (present and future) of the Said Property, including the Said Property, to secure certain term loans. The entire amount due to the ICICI Bank Ltd. as also to the State Bank of Patiala has been paid and both the said Banks have issued 'No Due Certificates' in this behalf.
- 4] The Said Owners entered into Agreement for Development dated 8th September, 2003, in respect of the Said Property with Hiranandani Constructions Pvt. Ltd., on the terms and conditions as contained therein. The Said Agreement for Development has been registered with the Sub-Registrar of Assurances, Borivali 2 (Kandivali) under Serial No. BDR5/8304/03. Vide additional Supplemental Agreement dated 9th May, 2006, executed between the Said Owners and the Said Hiranandani Constructions Pvt. Ltd., hereinafter referred to as "the Developers", interalia the total consideration payable by the Developers to the Owners was increased.
- 5] The owners have subsequently entered into a Supplemental Agreement dated 30th March 2007 with the Developers interalia confirming that :-
- (a) the entire amount payable by the Developers to the Owners have been received by the Owners in full and final settlement of the entire consideration; and
- (b) the Owners have placed the Developers in quiet, vacant and peaceful possession of the Said Property and every part thereof with right to deal with, demolish and dispose off the structure standing on the Said Property as the Developers may



desire or deem fit without reference to the Owners in any manner what so ever.

- 6] The said Owners also executed Declaration cum Confirmation dated 30th March, 2007 and Power of Attorney also dated 30th March 2007 in favour of the Developers, authorizing the Said Developers to do and carry out certain acts, deeds, matters and things as contained therein. The Said Owners have also executed Power of Attorney dated 12th November, 2008, which is registered with the Sub-Registrar of Assurances under Serial No. BDR12/9083/08.
- 7] The Said Indian Plastics Ltd. had deposited the title deeds in respect of the Said Property by way of equitable mortgage with the Central Bank of India to avail of certain facilities from Central Bank of India. The Owners have paid the entire amount due to the said Central Bank of India and the Central Bank of India has addressed two letters to the Owners, both dated 19th May, 2009, confirming that there is no dues from the Owners payable to the Bank and that the Central Bank has released the original title documents, relating to the Said Property.
- 8] I have had Search taken in respect of the Said Property at Sub-Registrars Office at Mumbai and Bandra. The Search report does not disclose any encumbrance.
- 9] Subject to the above, in my opinion, the title of the Said Owners to the Said Property is clear and marketable and free from any encumbrance.

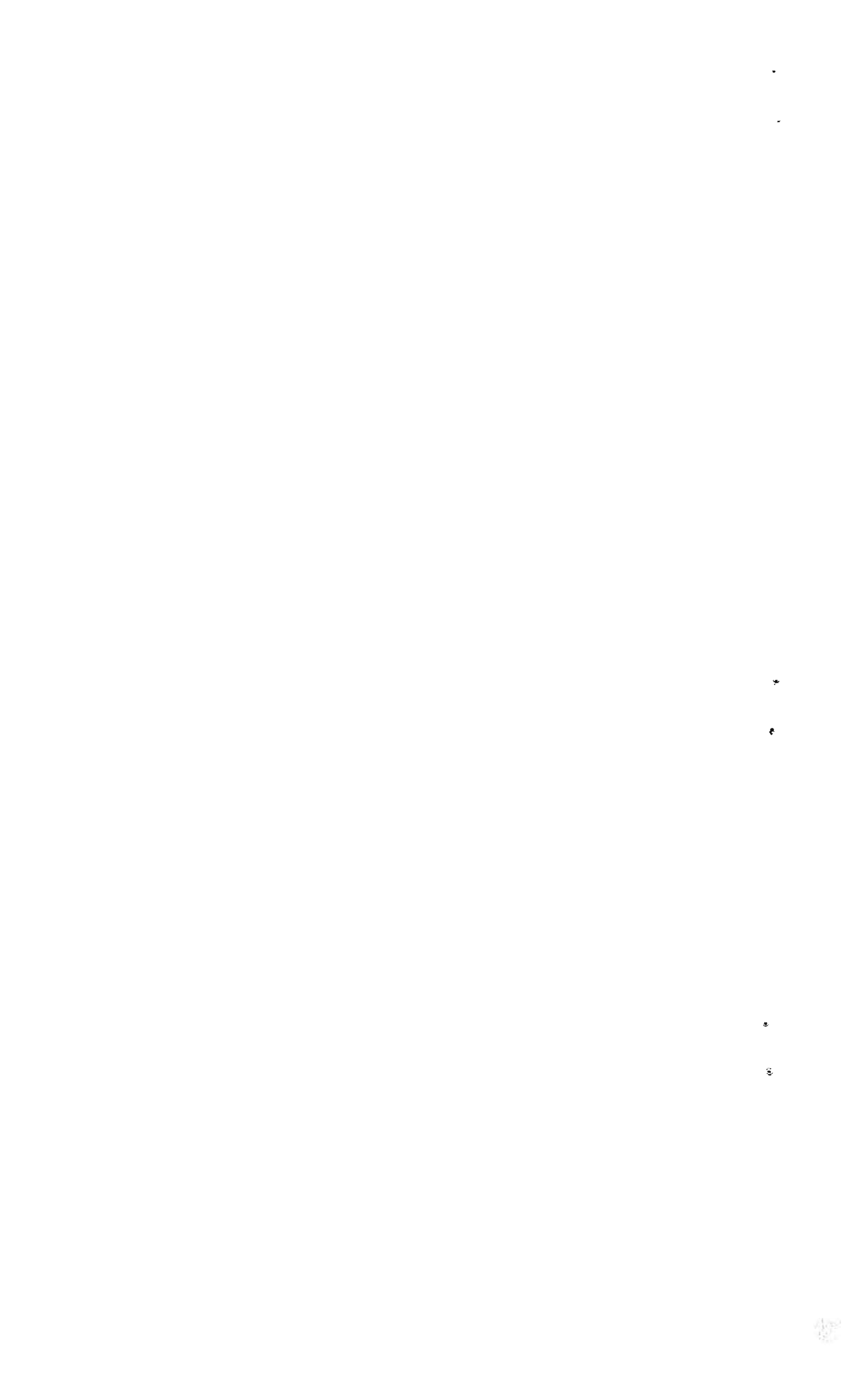
Dated this 13th day of November, 2009.

Yours faithfully,



Suryakant Jadhav
(Suryakant Jadhav)
Advocate

बंदर-१६	
४७७५	७६
२०११	



मालमत्ता पत्रक

विभाग/मोजे -- पोईसर

तालुका/न.भु.मा.का. -- न.भु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

सात भुमापन शीट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

१३/अ

२४४०४.३
- २९४.०

२४११०.३

क

वि.शे सारा (रु. ५४०४.८० दि.१/८/७१ पासून)
र.रु. ३२, ४२८.८० दि.१/८/७९ पासून

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६७

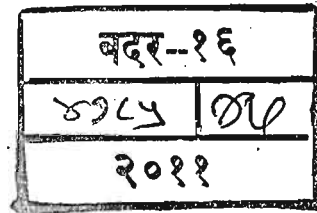
[मे.दि.इंडियन प्लॅस्टीक लिमिटेड]

पट्टेदार

जतर भार


जतर शोरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कार
१०/०२/१९७४	मा.अप्पर उपजिल्हाधिकारी मु.उप.मुंबई याचे कडील क्रमांक एडीसी एल.एन.डी. /सी./१८४६ दि.२२/९/७३ प्रमाणे मुदत वाढीची बिनशेती सा-याची नोंद घेतली (सि.स.न.१३/१ते १३ सह)			सही - ११/१/१९७४ न.भु.अ.६ मुंबई उपनगर मुंबई
२१/१२/१९७६	सदर पैकी क्षेत्र २९४.० चौ.मी.बॉम्बे इलेक्ट्रीक सर्पलाय कंपनी.कडे वर्ग केले त्याचा न.भु.क्र.१३ब पडला आहे	S.I.F मा.न.भु.क्र.६ याचे कडील आदेश क्र. पोईसर न.भु.क्र.७६ दि.२०/१०/७६		सही - २२/१२/१९७६ न.भु.अ.
१६/०२/१९८२	बिनशेती आदेश क्र.१८४६ दि.१/२/८२ अन्वये दुरुस्ती दराची मुदतवाढीची /उद्योग /नोंद घेतली (उद्योग)			सही - १६/०२/१९८२ जि.नि.भु.अ.तथा न.भु.अ.क्र.१०
१५/०३/२००२	विलिनि करणाने संपुर्ण मिळकत	मा.उच्च न्या.मुंबई याचे कडील पार्टीशन न.२३३/१९९४ दि.४/८/९४ कर. म.प्रदेश गविलियर याचे कडील प्रमाणे पत्र ३/२०/९४	[धा] [सिमको विला कंपनी लिमिटेड]	फेरफार क्र.११६ प्रमाणे सही - ०४/०४/२००२ न.भु.अ.गोरेगांव





मालमत्ता पत्रक

भाग/मौजे -- पोईसर		तालुका/न.भु.मा.का. -- न.भू.अ.गोरेगांव		जिल्हा --		
कारण/सं. प्लॉ. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार		शासनाला दिलेल्या अकारपीत किंवा फीडब्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
१३/अ/१	✓		चौ.मी.			
			१०९६.५	क	सि.स.न.१३ अ प्रमाण	

सुविधाधिकार

इकाचा मुळ धारक वर्ष १९६७ [मे.दि.इंडीयन प्लॅस्टीक लिमिटेड]

पट्टेदार

इतर भार

इतर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०१/१०/१९७४	वि.शे.सारा/मुदतवाढ न.भु.क्र.१३ प्रमाणे			सही - २१/०१/१९७४ न.भु.अ.६ मुंबई उपनगर मुंबई
१६/०२/१९८२	बिनशेती आदेश क्र.१८४६ दि.१/२/८२ अन्वये दुरुस्ती दराची मुदतवाढीची /उद्योग /नोद घेतली न.भु.क्र.१३/अ प्रमाणे			सही - १६/०२/१९८२ जि.नि.भु.अ.तथा न.भु.अ.क्र.१०
१५/०३/२००२	विलिनि करणाने संपुर्ण मिळकत	मा.उच्च न्या.मुंबई याचे कडील पार्टीरान न.२३३/१९९४ दि.४/८/९४ क्र.२ म.प्रदेश ग्वालीयर याचेकडील प्रमाणपत्र दि.३/१०/९४	धा [सिमको विल्दा कंपनी लिमिटेड]	फेर कार क्र.११६ प्रमाणे सही - ०१/०४/२००२ न.भु.अ.गोरेगांव राही XXX
१५/०३/२००२	विलिनि करणाने संपुर्ण मिळकत	मा.उच्च न्या.मध्य प्रदेश	धा एक्सो इंडीया लिमिटेड	फेर कार क्र.११६ प्रमाणे सही - ११/०४/२००२ न.भु.अ.गोरेगांव

बदल-१६

२०११



प्रमाणपत्र

मिळकत पवित्रित्या प्रमाणित

१०६६.५

तपासणी करणारा - **सध्यास गुंनि पांय वशास्री मंत्रि**

मोहर

अभ्यासा नव्यान अ...

सत्य प्रात...

पुर्ण नकळ को...

नकळ तयार करणानु.भू.अ.गोरेगांव

नकळ तपासणी करणानु.भू.अ.गोरेगांव

नकळ अज क्रमांक ११५

नकळी मालक १५१११०

नकळ २१२१०६

११५

१०७

१



मालमत्ता पत्रक

विभाग/मोजे -- पोईसर

तालुका/न.भु.मा.का. -- न.भू.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा



नगर भूमापन क्रमांक/स.प.न.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भौट्याचा तपशील आणि त्याच्या तपासणीची नियत वेळ
१३/अ/२			११.६	क	सि.स.न.१३/अ प्रमाणे

सुविधाधिकार

धरणाचा मुळ धारक वर्ष १९६७

[मे.दि.इंडीयन प्लॅस्टीक लिमिटेड]

पट्टेदार

इतर भार

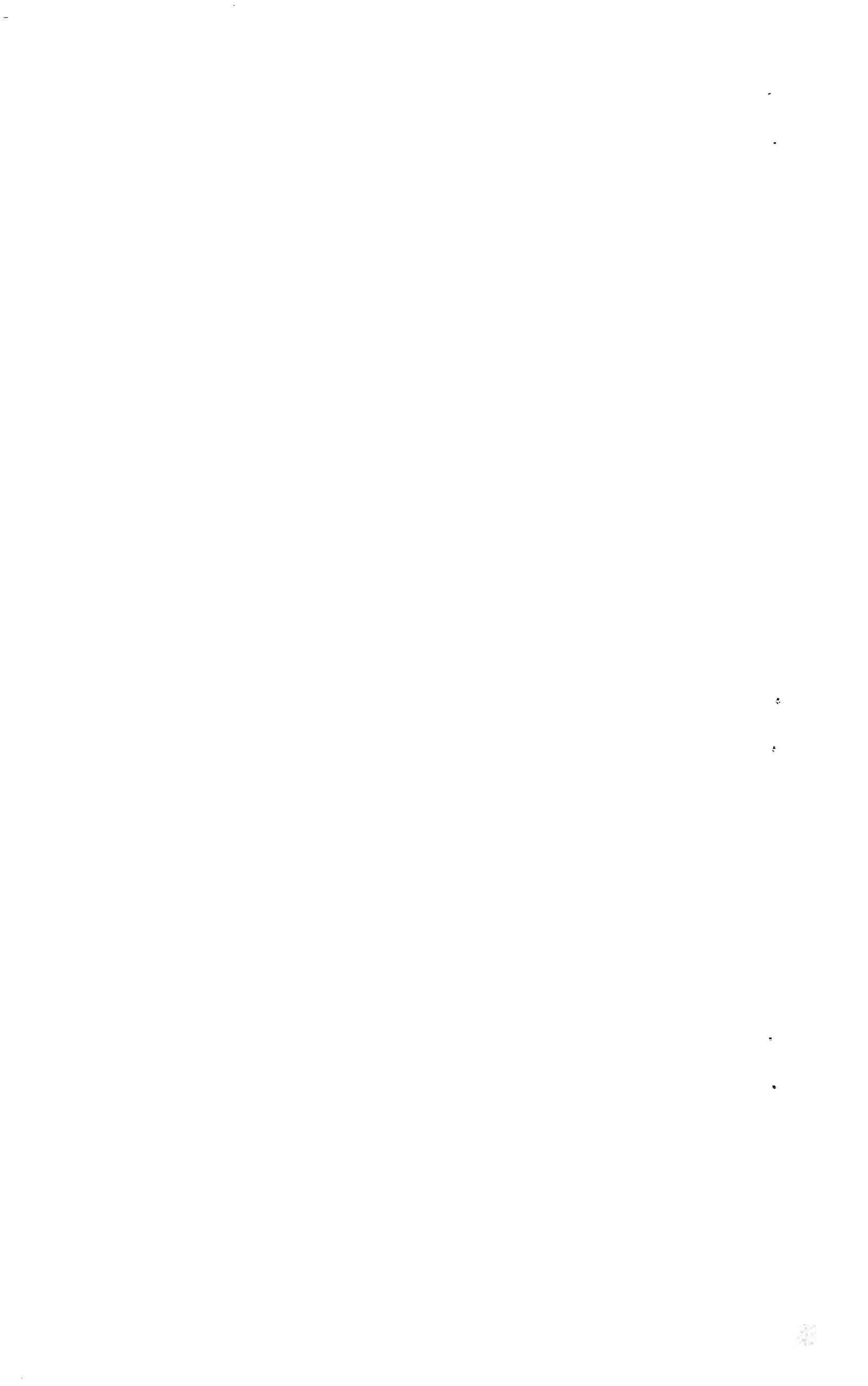
इतर सरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
०१/१०/१९७४	वि.शे.सारा/मुदतवाढ न.भु.क्र.१३ प्रमाणे			सही - २१/०१/१९७४ न.भु.अ.६
१६/०२/१९८२	बिनशेती आदेश क्र.१८४६ /दि.१/२/८२ अन्वये दुरुस्ती दराची मुदतवाढीची /उद्योग /नोद घेतली न.भु.क्र.१३/अ प्रमाणे			सही - १६/०२/१९८२ जि.नि.भु.अ.तया न.भु.अ.क्र.१०
१५/०३/२००२	विलिनि करणाने संपुर्ण मिळकत	मा.उच्च न्या.मुंबई याचे कडील पार्टीशन न.२३३/१९९४ दि.४/८/९४ क.म.प्रदेश ग्वालीयर याचे कडील प्रमाणपत्र दि ०३/१०/९४	धा [सिमको बिल्डर कंपनी लिमिटेड]	फेरफार क्र.१९६ प्रमाणे सही - ०४/०४/२००२ न.भु.अ.गोरेगांव सही XXX
१५/०३/२००२	विलिनि करणाने संपुर्ण मिळकत	मा.उच्च न्या.मुंबई याचे कडील पार्टीशन न.२३३/१९९४ दि.४/८/९४ क.म.प्रदेश ग्वालीयर याचे कडील प्रमाणपत्र दि ०३/१०/९४	धा एक्सो इंडीयन लिमिटेड	फेरफार क्र.१९६ प्रमाणे सही - ०४/०४/२००२ न.भु.अ.गोरेगांव



बदर--१६
४७५५
२०११

प्रमाणपत्र
मिळकत पत्रिकाच्या प्रकाशित प्रतीवरून खरी नक्का
नक्कल दिव्य रीत नक्का न.भू.अ.गोरेगांव
नक्कल मपार न.भू.अ.गोरेगांव मुंबई उपनगर जिल्हा
नक्कल तपसणा करणार
सत्य प्राताळी
पुण तपक सही १.२.५
(पान न.-- 1)



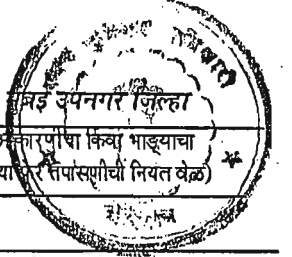


मालमत्ता पत्रक

विभाग/मौजे -- पोईसर

तालुका/न.भु.मा.का. -- न.भू.अ.गोरेगांव

जिल्हा --



गार भुमापन क्रमांक/ फा. प्लॉ. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकारणी किंवा भाड्याचा तपशील आणि त्याच्या तपसासणीची नियत वेळ
२३/अ/४			११.६	क	सि.स.न.१३/अ प्रमाणे

सुविधाधिकार

वकाचा मुळ धारक वर्ष १९६७ [मे.दि.इंडियन प्लॅस्टिक लिमिटेड]

पट्टेदार

इतर भार

इतर सो

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०१/१०/१९७४	वि.शे.सारा/मुदतवाढ न.भु.क्र.१३ प्रमाणे			सही - २१/०१/२००२ न.भू.अ.६
१६/०२/१९८२	बिनशेती आदेश क्र.१८४६ /दि.१/२/८२ अन्वये दुरुस्ती दराची मुदतवाढीची /उद्योग /नोद घेतली			सही - २६/०२/१९८२ जि.नि.भू.अ.तथा न.भू.अ.क्र.१०
१५/०३/२००२	विलिनि करणाने संपुर्ण मिळकत	मा.उच्च न्या.मुंबई याचे कडील पार्टीशन न.२३३/१९९४ दि.४/८/९४ क.म.प्रदेश ग्वालीयार याचे कडील प्रमाणपत्र दि.३/१०/९४	धा [सिमको बिला कंपनी लिमिटेड]	फेरफार क्र.११६ प्रमाणे सही - ०१/४/२००२ न.भू.अ.गोरेगांव सही XXX
१५/०३/२००२	विलिनि करणाने संपुर्ण मिळकत	मा.उच्च न्या.मध्य प्रदेश याचे कडील पार्टीशन न.२/१९९९ दि.१०/०१/९९	धा एक्सो डीया लिमिटेड	फेरफार क्र.११६ प्रमाणे सही - ०१/०४/२००२ न.भू.अ.गोरेगांव

बंदर-१६
४९८५ / ५९
२०११



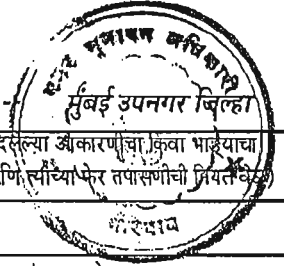
प्रमाणपत्र
अधिकारी
सत्य प्रमाणपत्र
एकूण तपकड फी
(पान नं.- 1)

मालमत्ता पत्रक

विभाग/मोजे पोईसर

तालुका/न.भु.मा.का. -- न.भु.अ.गारेगांव

जिल्हा -



नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाडेयाचा तपशील आणि त्याच्याभर तपासणीची नियत
१३/अ/५			११.६	क	सि.स.न.१३/अ प्रमाणे

सुविधाधिकार

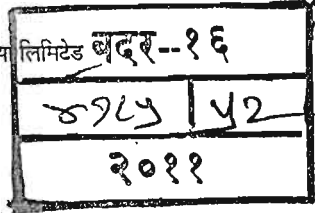
कडकाचा मुळ धारक वर्ष १९६७ [मे.दि.इंडीयन प्लॅस्टीक लिमिटेड]

पट्टेदार

इतर भार

इतर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०१/१०/१९७४	बि.शे.सारा/मुदतवाढ न.भु.क्र.१३ प्रमाणे			सही - २१/०१/१९७४ न.भु.अ.६ मुंबई उपनगर मुंबई सही XXX
१६/०२/१९८२	बिनशेती आदेश क्र.१८४६ /दि.१२/८२ अन्वये दुरुस्ती दराची मुदतवाढीची /उद्योग /नोद घेतली न.भु.अ.१३/अ प्रमाणे			सही - १६/०२/१९८२ नि.नि.भु.अ.तथा न.भु.अ.क्र.१०
१५/०३/२००२	विलिनि करणाने संपुर्ण मिळकत	मा.उच्च न्या.मुंबई याचे कडील पार्टीशन न.२३३/१९९४ दि.४/८/९४ क.म.प्रदेशा गवालीयर याचे कडील प्रमाणपत्र दि.३/१०/९४	धा [सिमको बिला कंपनी लिमिटेड]	फेरफार क्र.११६ प्रमाणे सही - ०१/०४/२००२ न.भु.अ.गारेगांव सही XXX
१५/०३/२००२	विलिनि करणाने संपुर्ण मिळकत	मा.उच्च न्या.मुंबई याचे कडील पार्टीशन न.२३३/१९९४ दि.४/८/९४ क.म.प्रदेशा गवालीयर याचे कडील प्रमाणपत्र दि.३/१०/९४	धा एक्सप्रो इंडीया लिमिटेड	फेरफार क्र.११६ प्रमाणे सही - ०१/०४/२००२ न.भु.अ.गारेगांव



मिळकत पत्रिकेच्या प्रवाहित प्रतीवर ही तपासणी करणारा - ११-९ अशरी अक्षरसिक्कल - पुणे येथे गारास जात कोरस मोठेर ही मुद्रा मिळकत पत्रिकेवर मुद्रा केव्हा सोप्याच्या वेळीत जाणवत नाही असे अर्थ.

सत्य प्रमाणात

एकूण नक्कल की ३

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६



१०६
१०६
१०६

खिलाफ

पुस्तक क्रमांक १०६
पुस्तक क्रमांक १०६
पुस्तक क्रमांक १०६

[पुस्तक क्रमांक १०६]

पुस्तक क्रमांक १०६
पुस्तक क्रमांक १०६
पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

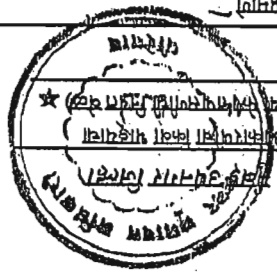
पुस्तक क्रमांक १०६

क्रमांक	वर्ष	विवरण	प्रमाण
१०६	१०६	पुस्तक क्रमांक १०६	पुस्तक क्रमांक १०६

[पुस्तक क्रमांक १०६]

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६



पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

पुस्तक क्रमांक १०६

मालमत्ता पत्रक

विभाष/मोजे - पोईसर

तालुका/न.भु.मा.का. -- न.भु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा



गार पुमापन क्रमांक / का. प्लॉ. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपस्युपीची मियल ब्रेक
१३/अ/७			११.६	क	सि.स.न.१३/अ प्रमाणे

सुविधाधिकार

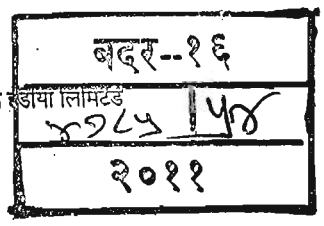
ठरकाचा मुळ धारक वर्ष १९६७ [मे.दि.इंडीयन प्लॅस्टीक लिमिटेड]

पड्डेदार

इतर भार

इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पड्डेदार (प) किंवा भार (भा)	साक्षात्कन
०१/१०/१९७४	वि.शे.सारा/मुदतवाढ न.भु.क्र.१३ प्रमाणे			सही - १०/०१/१९७४ न.भु.अ.६ मुंबई उपनगर मुंबई सही XXX
१६/०२/१९८२	बिनशेती आवेश क्र.१८४६ /दि.१/२/८२ अन्वये दुरुस्ती दराची मुदतवाढीची /उद्योग /नोद घेतली न.भु.अ.१३/अ प्रमाणे			सही - १६/०२/१९८२ जि.नि.भु.अ.तथा न.भु.अ.क्र.१०
१५/०३/२००२	विलिनीकरणानी संपुर्ण मिळकत	मा.उच्च न्या.मुंबई याचे कडील पारिक्षण न.२३३/१९९४ दि.४/८/९४ क.म.प्रदेश ग्वालीयर याचे कडील प्रमाणपत्र दि.३/१०/९४	धा [सिमको बिरला कंपनी लिमिटेड]	फेरफार क्र.११६ प्रमाणे सही - ०१/०४/२००२ न.भु.अ.गोरेगांव सही XXX
१५/०३/२००२	विलिनीकरणानी संपुर्ण मिळकत	मा.उच्च न्या.मध्य प्रदेश याचे कडील पारिक्षण न.२/१९९७ दि.१०/१०/९७	धा एक्सप्रो इंडिया लिमिटेड	फेरफार क्र.११६ प्रमाणे सही - ०१/०४/२००२ न.भु.अ.गोरेगांव



पिकेकन पत्रिका प्रमाणित प्रत १९९६

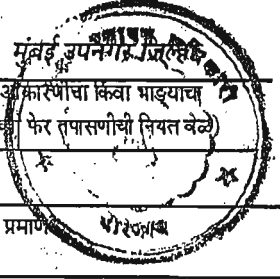
मुंबई उपनगर जिल्हा न.भु.अ.गोरेगांव

सत्य प्रतिलिपि

मुंबई उपनगर जिल्हा न.भु.अ.गोरेगांव

मालमत्ता पत्रक

विभाग/मोजे	पोईसर	तालुका/न. भु. मा. का. -- न. भू. अ. गारेगांव	जिल्हा --	मुंबई उपनगर जिल्हा
गार पुमापन क्रमक / फा. प्लो. न.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार
१३/अ/८			चौ.मी.	
			११.६	क
			सि.स.न.१३/अ प्रमाण	१/१०/१४



तुम्बिधाधिकार

एककाया मुळ धारक यम १९६७ [मे.दि.इंडीयन प्लॅस्टीक लिमिटेड]

पट्टेदार

भूत भार

भूत शीरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०१/०१/१९७४	बि.शे.सारा/मुदतवाढ न.भु.क्र.१३ प्रमाणे			सही - ११/०१/१९७४ न.भू.अ.६
१६/०२/१९८२	बिनशेती आदेश क्र.१८४६ /दि.१/२/८२ अन्वये दुरुस्ती दराची मुदतवाढीची /उद्योग /नोद घेतली न.भू.अ.१३/अ प्रमाणे			सही - १६/०२/१९८२ जि.नि.भू.अ.तथा न.भू.अ.क्र.१०
१५/०३/२००२	विलिनीकरणानी संपुर्ण मिळकत	मा.उच्च न्या.मुंबई याचे कडील पारिक्षण न.२३३/१९९४ दि.४/८/९४ क.म.प्रदेश ग्वालीयार याचे कडील प्रमाणपत्र दि.३/१०/९४	धा [सिमको बिलां कंपनी लिमिटेड]	फेरफार क्र.९१६ प्रमाणे सही - ०१/०४/२००२ न.भू.अ.गारेगांव सही XXX
१५/०३/२००२	विलिनीकरणानी संपुर्ण मिळकत	मा.उच्च न्या.मध्य प्रदेश यांचे कडील पारिक्षण न.१९९९/१९९९ दि.१०/१०/९९	धा एक्सप्रो इंडीया लिमिटेड	फेरफार क्र.९१६ प्रमाणे सही - ०१/०४/२००२ न.भू.अ.गारेगांव



बंदर-१६

४९८५ १५५

२०११

मिळकत घेई देवण प्रमाणित प्रमाणपत्र तपासणी करणारा - ११०६

पुणे स्थान प्रशासना भाग पोस्ट

मिळकत घेई देवण प्रमाणित प्रमाणपत्र तपासणी करणारा - ११०६

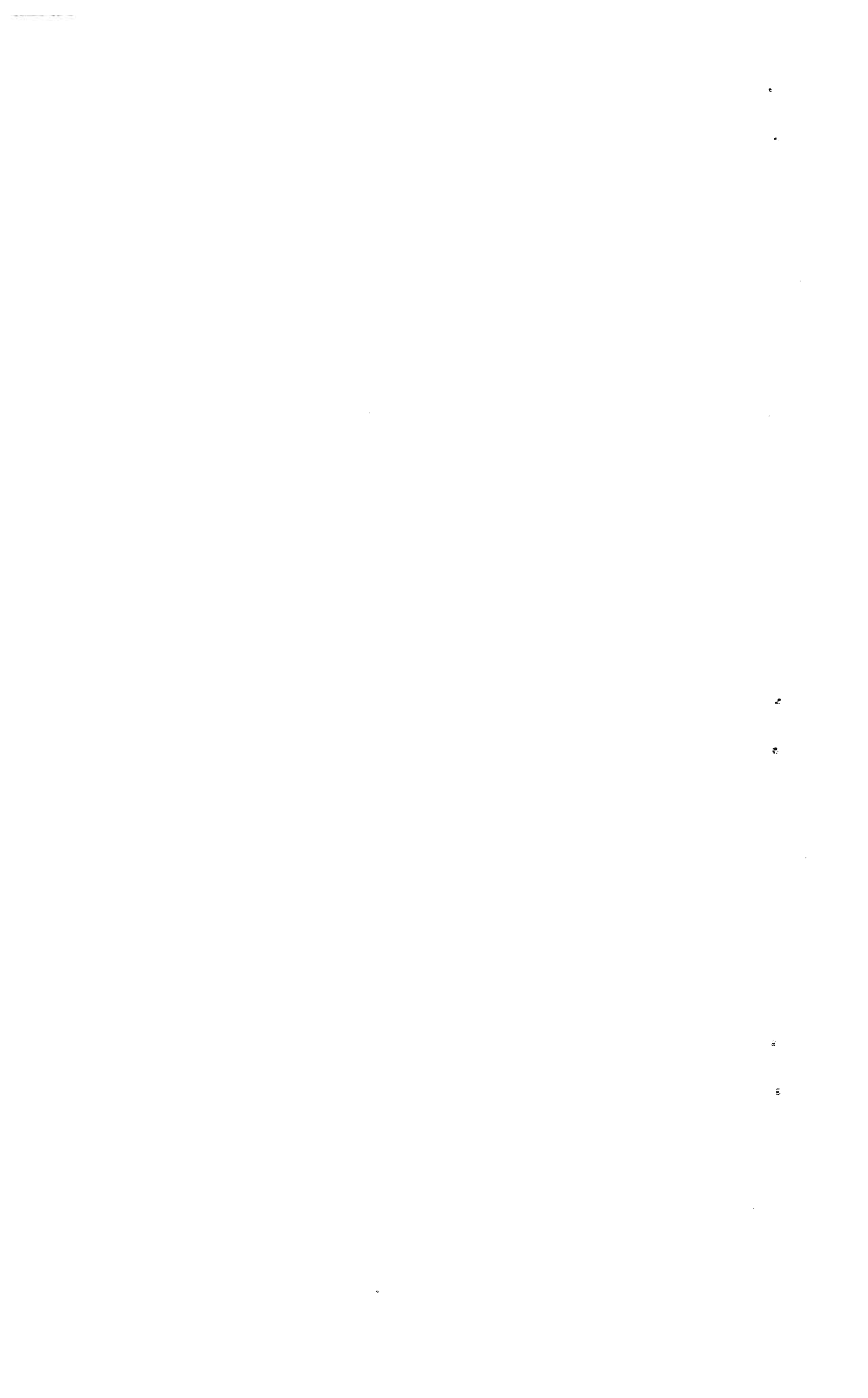
मिळकत घेई देवण प्रमाणित प्रमाणपत्र तपासणी करणारा - ११०६

सत्य प्रांत लिखी

एककाय मुळ धारक - ११०६

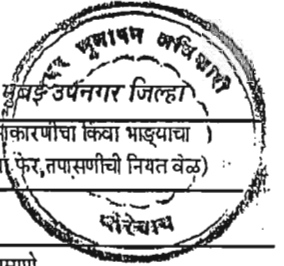
एककाय मुळ धारक आधिकारी, पोईसर

एककाय मुळ धारक आधिकारी, पोईसर





मालमत्ता पत्रक



विभाग/मोजे -- पोईसर तालुका/न.भु.मा.का. -- न.भू.अ.गारेगांव जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. न.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर, तपासणीची नियत वेळ
१३/अ/१०					
			११.६	क	सि.स.न.१३/अ प्रमाणे

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६७ [दि.इंडियन प्लॅस्टिक लिमिटेड]

पट्टेदार

इतर भार

इतर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०१/१०/१९७४	बि.शे.सारा/मुदतवाढ न.भू.क्र.१३ प्रमाणे			सही - ११/०१/१९७४ न.भू.अ.६ मुंबई उपनगर मुंबई सही XXX
१६/०२/१९८२	बि.शे.सारा/मुदतवाढ न.भू.क्र.१८४६ दि.१/२/८२ अन्वये दुरुस्ती दराची मुदतवाढीची /उद्योग /नोद घेतली न.भू.अ.१३/अ प्रमाणे			सही - १६/०२/१९८२ नि.नि.भू.अ.तथा न.भू.अ.क्र.१०
१५/०३/२००२	विलिनीकरणानी संपुर्ण मिळकत	मा.उच्च न्या.मुंबई याचे कडील पारिक्षण न.२३३/१९९४दि. ४/८/९४ रु.र म.प्रदेशा ग्वालीयार याचे कडील प्रमाणपत्र दि.३/१०/९	धा [सिमको बिल्दा कंपनी लिमिटेड]	के रकार क्र.११६ प्रमाणे सही - ०१/०४/२००२ न.भू.अ.गारेगांव
१५/०३/२००२	विलिनीकरणानी संपुर्ण मिळकत	मा.उच्च न्या.मध्य प्रदेशा यांचे कडील पिटिशन नं.११९९९ क.	धा एक्सप्रो इंडीया लिमिटेड	के रकार क्र.११६ प्रमाणे सही - ०१/०४/२००२ न.भू.अ.गारेगांव

बदर-१६

७९५ ५७

२०११



प्रमाणपत्र

मिळकत पावले

सहा दशारा म...

११-८

१०७

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एक्सप्रो नगर क्री १.०३/८

(पान न.-- १)

सत्य प्रांचालपी

मुंबई न्यायालय अधिकाारी, मुंबई

19/03/2002

सिद्धि प्रमाण पत्र

सिद्धि प्रमाण पत्र

सिद्धि प्रमाण पत्र

सिद्धि प्रमाण पत्र

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सिद्धि प्रमाण पत्र



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सिद्धि प्रमाण पत्र

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सिद्धि प्रमाण पत्र

2002/20/20

क्र.सं.	व्यक्ति	पद	दिनांक
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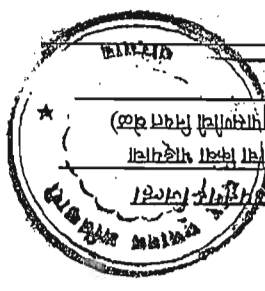
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सिद्धि प्रमाण पत्र

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सिद्धि प्रमाण पत्र

मालमत्ता पत्रक

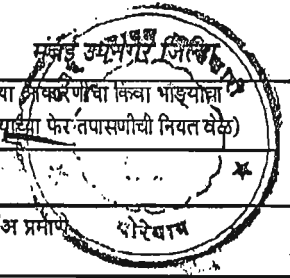
विभाग/सौजे पोईसर

तालुका/न. भु. मा. का. -- न. भू. अ. गारेगांव

जिल्हा --

मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. न.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणेचा किंवा भाड्याच्या तपशील आणि त्याच्या फेर-तपासणीची नियत वेळ
१३/अ/१२			१२.०	क	सि.स.न.१३/अ प्रमाणे



सुविधाधिकार

हक्काचा मुळ धास्क वर्ष १९६७

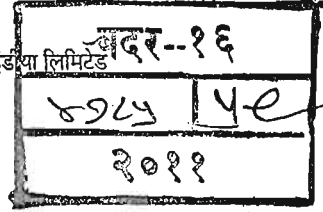
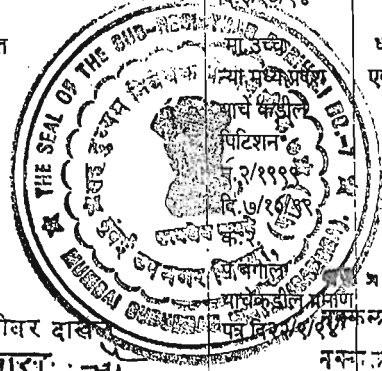
[वि.इंडियन प्लस्टिक लिमिटेड]

पडेंदार

कम भार

हतर सोरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडेंदार (प) किंवा भार (भा)	साक्षात्कन
०१/१०/१९७४	बि.शे. सारा/मुदतवाढ न.भू.क्र.१३ प्रमाणे			सही - २१/०१/१९७४ न.भू.अ.६ मुंबई उपनगर मुंबई सही XXX
१६/०२/१९८२	बि.शे. सारा/मुदतवाढ न.भू.क्र.१८४६ दि.१२/८२ अन्वये दुरुस्ती दराची मुदतवाढीची /उद्योग /नोद घेतली न.भू.क्र.१३/अ प्रमाणे			सही - १६/०२/१९८२ जि.नि.भू.अ.तथा न.भू.अ.क्र.१०
१५/०३/२००२	विलिनीकरणानी संपुर्ण मिळकत	मा. उच्च न्या. मुंबई याचे कडील पारिक्षण न.२३३/१९९४ दि.४/८/९४ क.म.प्रदेश ग्वालीपूर याचे कडील प्रमाणपत्र दि.३/१०/९४	धा [सिमको विलां कंपनी लिमिटेड]	के रफार क्र.१९६ प्रमाणे सही - ०१/०४/२००२ न.भू.अ.गारेगांव सही XXX
१५/०३/२००२	विलिनीकरणानी संपुर्ण मिळकत	मा. उच्च न्या. मुंबई याचे कडील पारिक्षण न.२३३/१९९४ दि.४/८/९४ क.म.प्रदेश ग्वालीपूर याचे कडील प्रमाणपत्र दि.३/१०/९४	धा एक्सप्रो इंडिया लिमिटेड	के रफार क्र.१९६ प्रमाणे सही - ०१/०४/२००२ न.भू.अ.गारेगांव



प्रमाणपत्र

मि.स.न. १३/अ प्रमाणित प्रतीपर दाखल

१२-०३-२०११

सत्य प्रातरुपा

मुंबई उपनगर जिल्हा

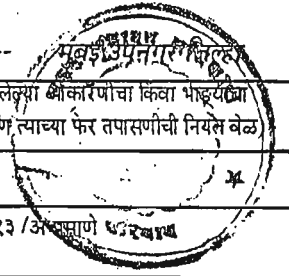
(पान न.-- 1)

मालमत्ता पत्रक

विभाग/मौजे -- पोईसर

तालुका/न.भु.मां.का. -- न.भु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा



नगर प्रमाण क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या धोरणांचा किंवा भूधर्याच्या तपशील आणि त्याच्या फेर तपासणीची नियम बेट
१३/अ/१३					
			११.६	क	सि.स.न.१३/अ/प्रमाणे

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६७ [दि.इंडियन प्लॉस्टिक लिमिटेड]

पट्टेदार

इतर भार

इतर शरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०१/१०/१९७४	बि.शे.सारा/मुदतवाढ न.भु.क्र.१३ प्रमाणे			सही - ११/०१/१९७४ न.भु.अ.६ मुंबई उपनगर मुंबई सही XXX
१६/०२/१९८२	बिनशेती आदेश क्र.१८४४ /दि.१/२/८२ अन्वये दुरुस्ती दराची मुदतवाढीची /उद्योग /नोद घेतली न.भु.क्र.१३/अ प्रमाणे			सही - १६/०२/१९८२ जि.नि.भु.अ.तथा न.भु.अ.क्र.१०
१५/०३/२००२	विलिनीकरणानी संपुर्ण मिळकत	मा.उच्च न्या. मुंबई याचे कडील पारिक्षण न.२३३/१९९४ दि.४/८/९४ क.म.प्रदेश ग्वालीयर याचे कडील प्रमाणपत्र दि.३/१०/९४	धा [सिमको विलां कंपनी लिमिटेड]	के रफार क्र.९१६ प्रमाणे सही - ०१/०४/२००२ न.भु.अ.गोरेगांव सही XXX
१५/०३/२००२	विलिनीकरणानी संपुर्ण मिळकत	मा.उच्च न्या. मध्य प्रदेश कडील पारिक्षण न.१११०/१९९४ दि.१०/११/९४ क.म.प्रदेश ग्वालीयर याचे कडील प्रमाणपत्र दि.३/१०/९४	धा एक्सप्रो इंडीया लिमिटेड	के रफार क्र.९१६ प्रमाणे सही - ०१/०४/२००२ न.भु.अ.गोरेगांव सही XXX



बदर--१६
४९८५/१०
२०११

प्रमाणपत्र मिळकत पंजीयना प्रमाणित प्रतीकर देण्यात येते. नवकल न्याय तारखे १५/११/०१ नवकल न्याय तारखे १५/११/०१ नवकल न्याय तारखे १५/११/०१ नवकल न्याय तारखे १५/११/०१

सत्य प्रावांलरी

एकूण नवकल फी

मालमत्ता पत्रक

विभाग/मौजे -- पोईसर

तालुका/न.भू.मा.का. -- न.भू.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. नं.

शिट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकारणीचा किंवा त्याच्या तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

१३/अ

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
१५/०३/२००२	विलिनि करणाने संपुर्ण मिळकत	मा.उच्च न्याय मध्य प्रदेश याचे कडील पार्टीशनन.२/१९९९ दि.७/१०/९९ क.र.प बंगाल यांचे कडील प्रमाण पत्र दि.२२/९/९८	धा एफ्ट्रो इंडीया लिमिटेड	फेरकार क्र.९९६ प्रमाणे सही - १५/०३/२००२ न.भू.अ.गोरेगांव

तपासणी करणारा -

खरी नक्कल -

प्रमाणपत्र

मिळकत पत्रिकेच्या प्रमाणित प्रतीवर दाखल क्षेत्र ११०.३० अक्षरी चौपिसहजार एकदोन दहा धुजेंक तीन दशंदा अक्षा चौसस मीटर हे मूळ गिळकत पत्रिकेवर नमूद केलेल्या क्षेत्राच्या मेळात असण्याची खात्री केली आहे.

४३१०

अधीक्षक, भूमि अभिलेख

मुंबई उपनगर जिल्हा, मुंबई

न.भू.अ.गोरेगांव



उत्पत्ती प्रमाणपत्र

प्रमाणित धारणाधिकारी, पोईसर

नज प्राप्त तारीख १०/०१/०८ नक्कल अर्ज क्रमांक ११२३.....
 नक्कल तयार तारीख १५/११/०६ नकलेचे शुल्क १२०.....
 नक्कल दिल्याची तारीख ११/१०/०६ कागद शुल्क
 नक्कल तयार करणार (Signature)
 नक्कल तपासणी करणार (Signature)

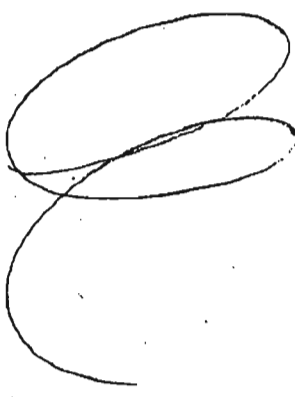
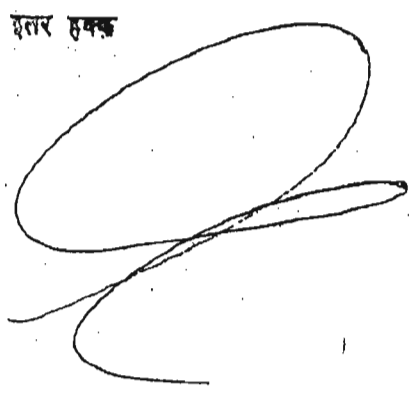
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१२२००

एकूण नक्कल फी



बदर--१६
४१५ | ८९
२०११

गा. न. नं. ७, ७-अ व १२

स. नं. ६५	हिस्ता नं. १	अप	कसणेदार	गाव - पोईदर
क्षेत्र लायणी लायक	प. ३	नं. १३११	इंडियन प्रिंसीपल लि.	तासुका - बोरीवली
पोट खरापा	—	१२१	१८० १२० २६६	इतर हक्क
पक्कण	३	२५११		
आकार.....	रुपये/शे	फैते		
जुडी अंधपा.....	३-१२	०		
जादा आकार.....	—	—		
पाणी.....	—	—		

तप	लागवळ करणाराचे नाव	क्षेत्र	रीत	पिके आणि लागवळ	क्षेत्र	शेरा
६५/६६	स्वतः	३६१३११	१	१८४०	३६१३११	—
<p>टिप:- कारणा पुढील आगदा तयार तारीख:- १६/११/२००६</p>					<p>सजा कांदिबली यईसिक - बोरीवली</p>	

अस्तक घरहुयाम खरी नमकल अरा ता.

तलाठी



बदर--१६
६१५ ६३
२०११

गा. न. नं. ७, ७-अ व १२

स. नं. १२९ हिस्ता नं. १५

कयनेदार

५२२

गाव - कांदिवली.

क्षेत्र लायणी लायक	प. १	ग. ९
पोट करवा	—	—
एकरा	१	९
आकार.....	छपयेडा	पैसो
गुडी अधवा.....	९-७	९
जादा आकार ...	—	—
पाणी.....	—	—

इंडियन पॉस्टिक कंपनी
५२९

तासुका - बोरीवली -

इतर ठकड

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गाय	लागवळ करणाराचे नाव	सेत्र	रीत	पिके आणि लागवळ	सेत्र	शेरा
७५/७९	स्वा.	१६९	१	फेवरी	१६९	—
	<p>डिप नं. कार०॥ पु. २११ उगास तयारतासिक: १७/११/२००८</p>				<p><i>(Signature)</i> सजा कांदिवली इंडिअ - बोरीवली</p>	

आस्तात परहुकुम खरी नफकाल असं

ता.

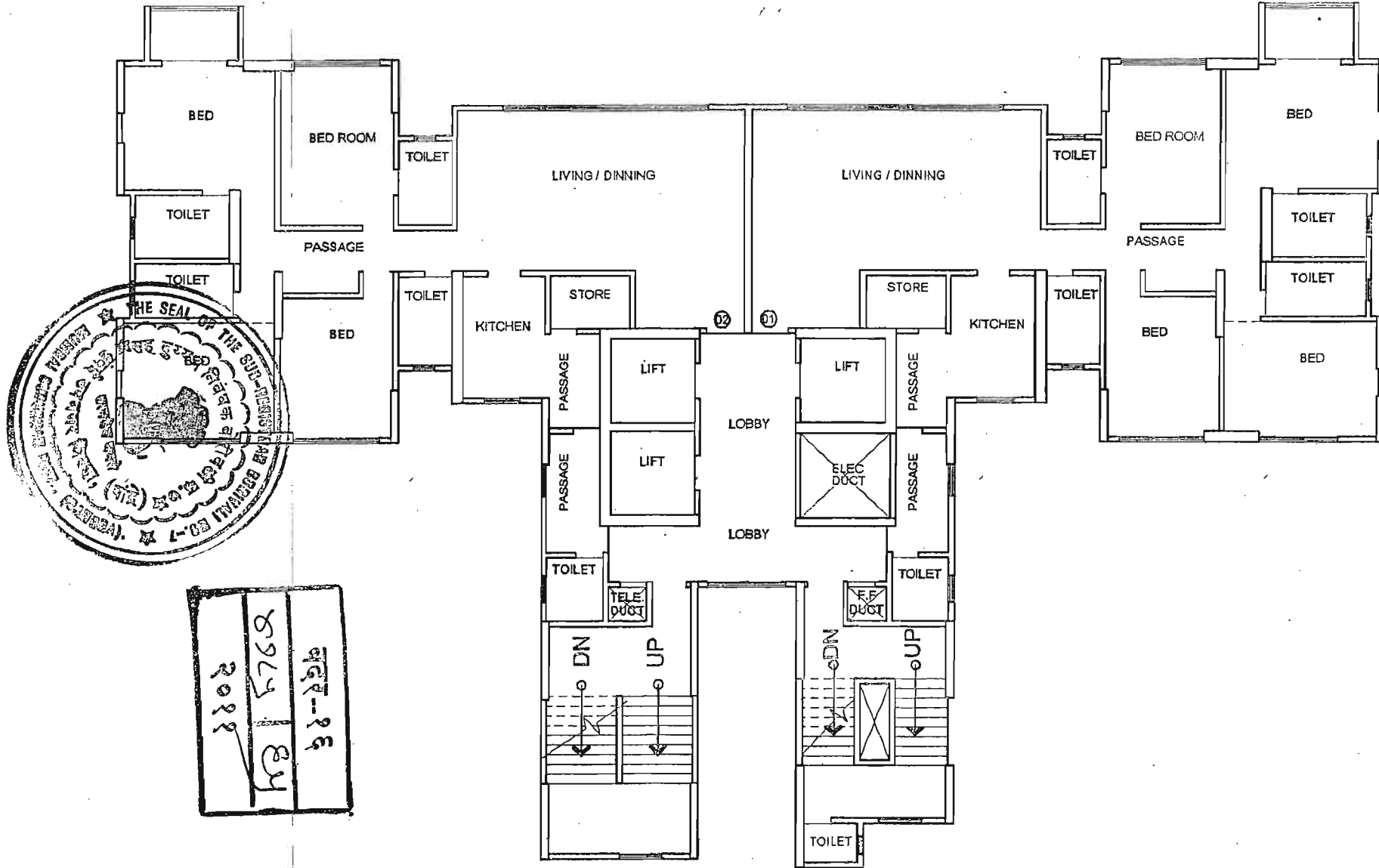
बदर-१६

५१५५ १७४

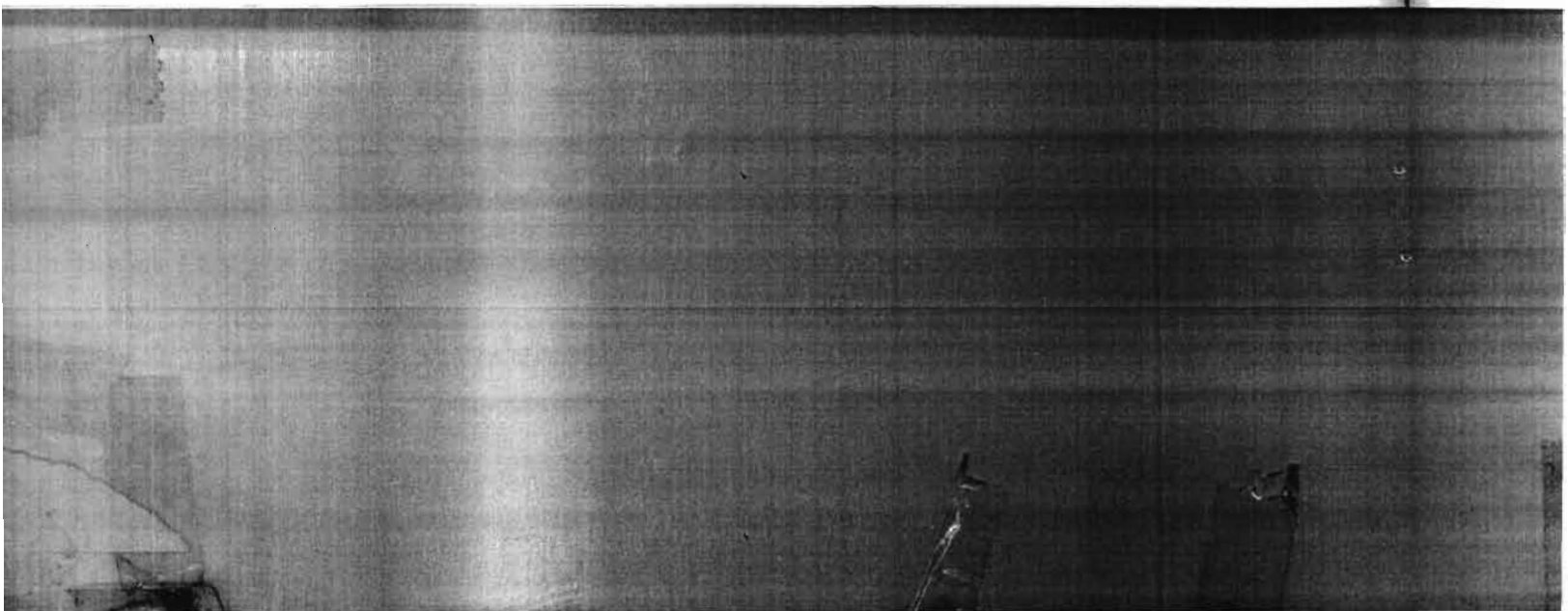
२०११

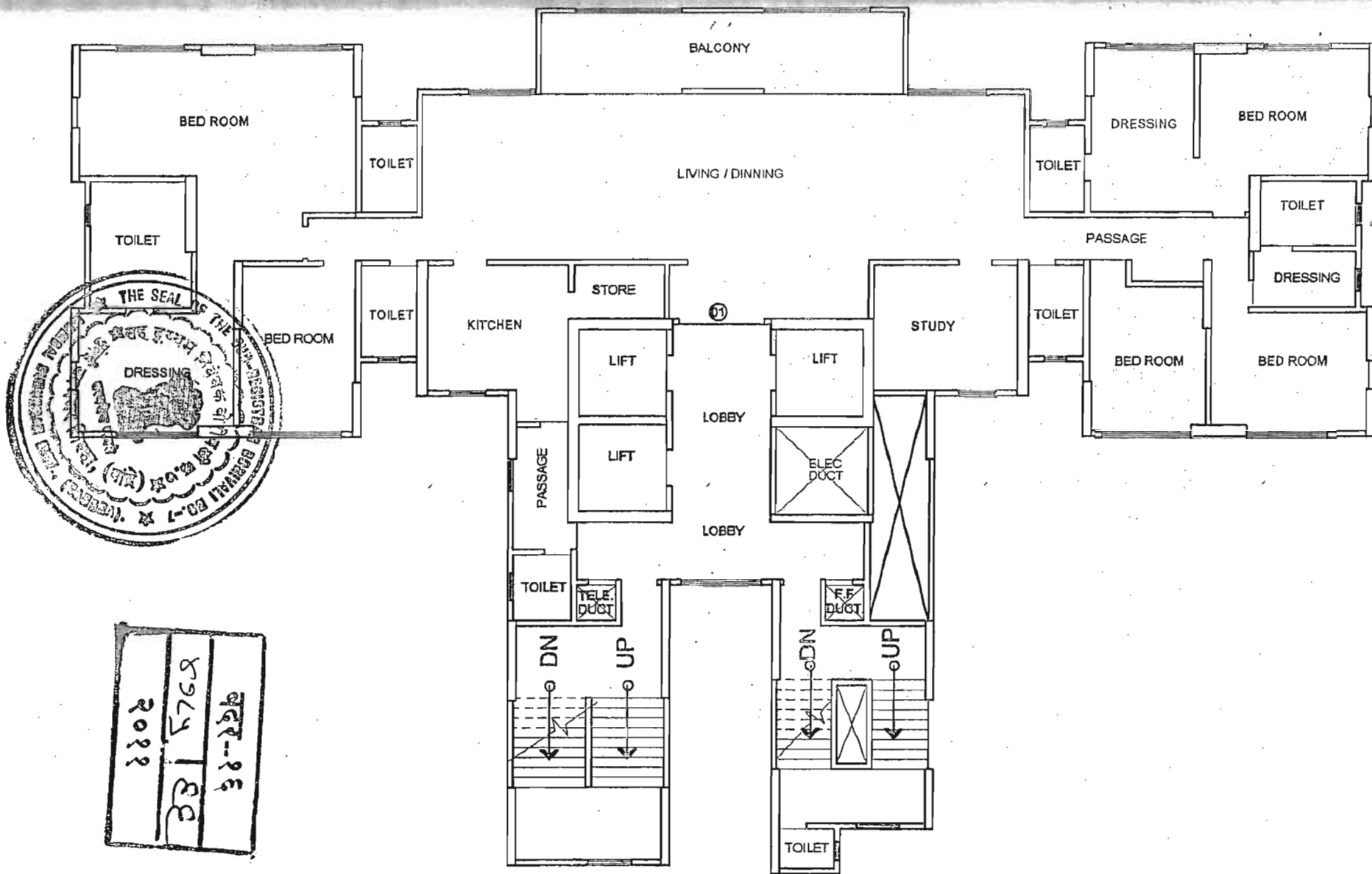
तमाठी





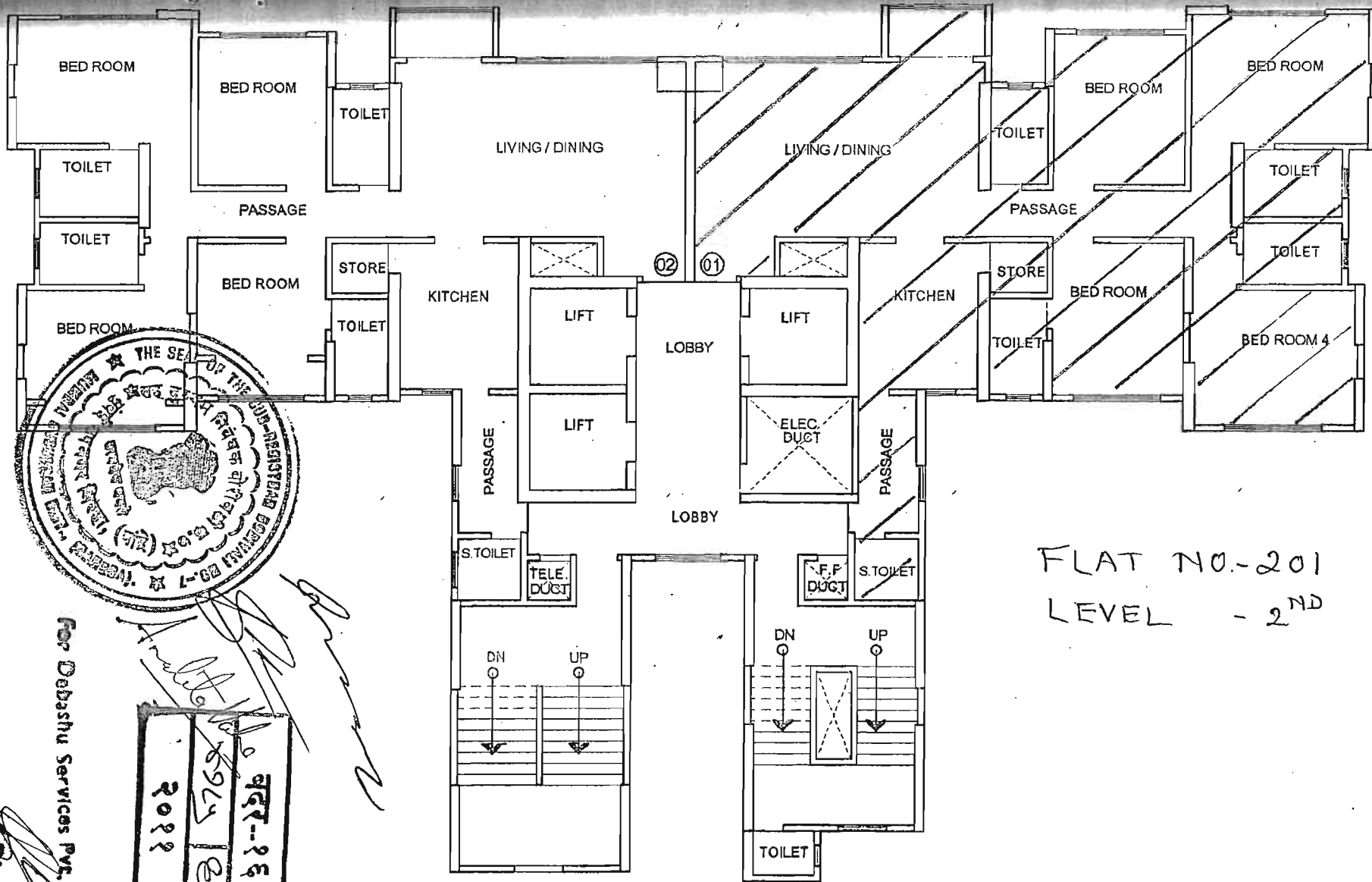
ESTONIA A
TYPICAL FLOOR PLAN for flats from 2nd level to 6th level,
8th level to 14th level, & 16th level to 21st level



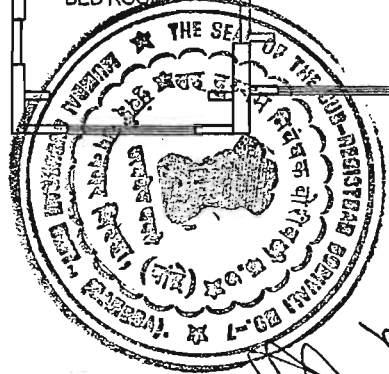


2802
331 5768
38-22b

ESTONIA A
 TYPICAL FLOOR PLAN for flats from 23rd level to 28th level,
 30th level to 31st level



FLAT NO.-201
LEVEL - 2ND



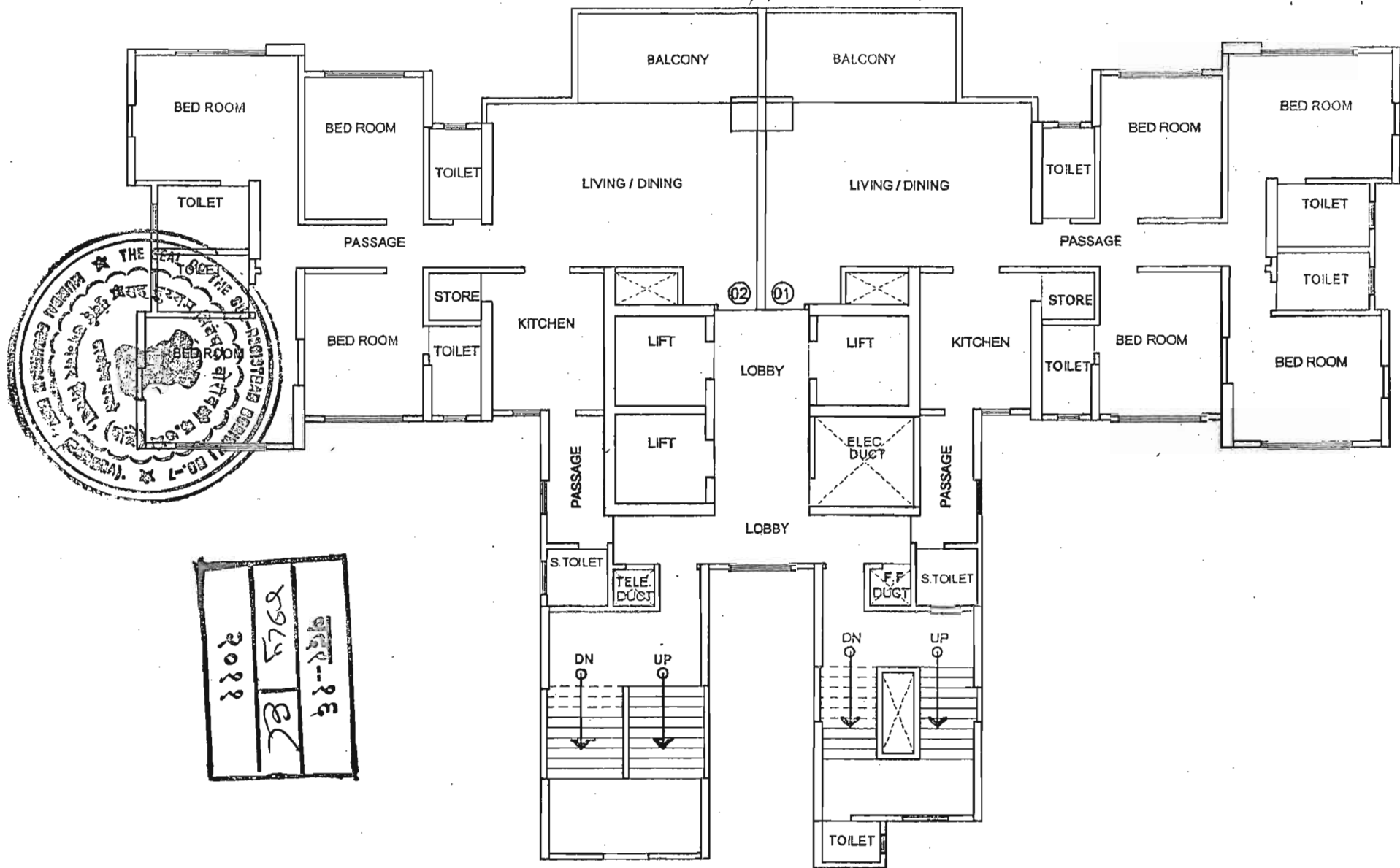
FOR Debashu Services Pvt. Ltd.

2022
2022
2022

Director

ESTONIA B

TYPICAL FLOOR PLAN for flats from 2nd level to 6th level,
8th level to 14th level, & 16th level to 21st level



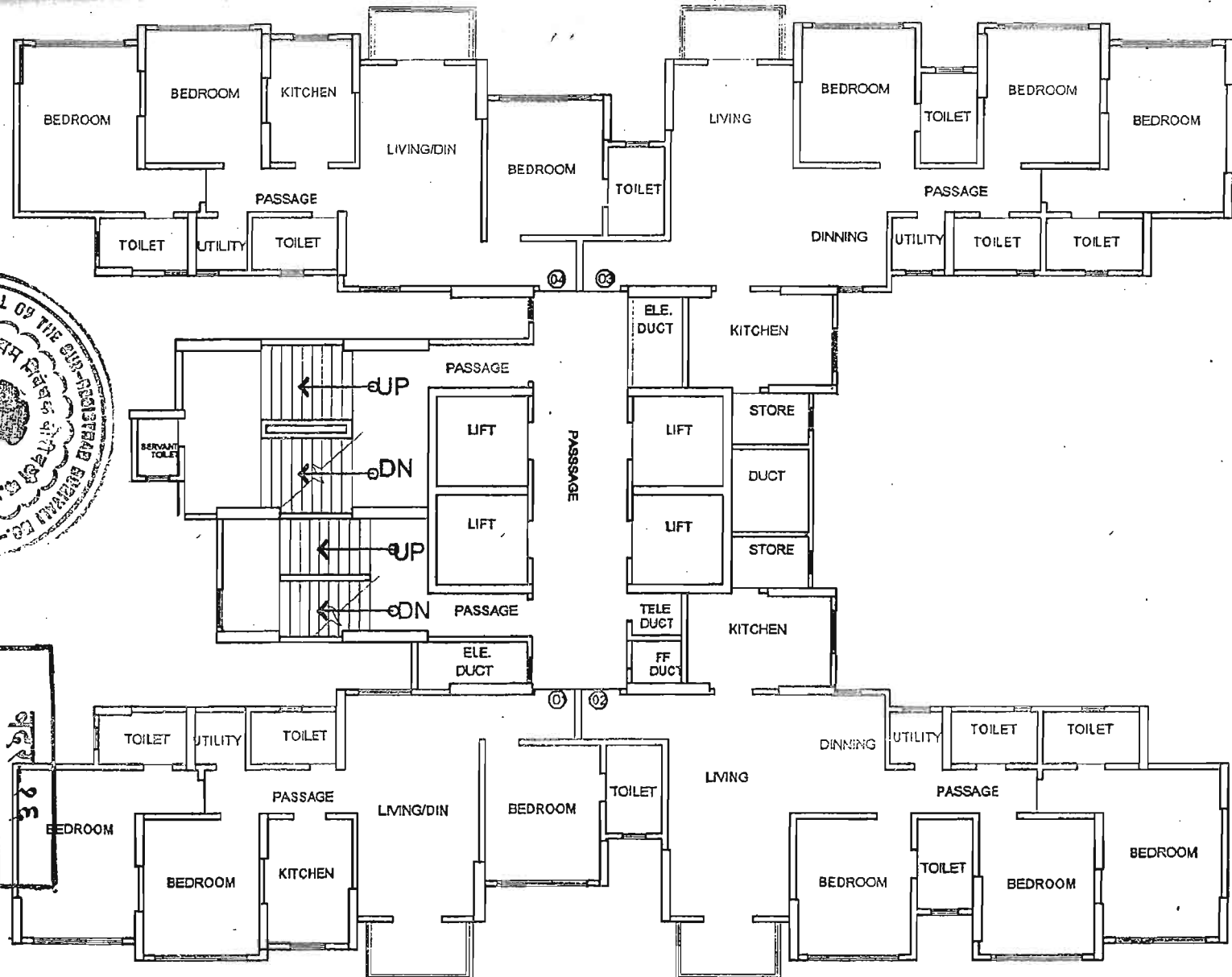
১১০১	১১০২	১১০৩
১১০৪	১১০৫	১১০৬
১১০৭	১১০৮	১১০৯

ESTONIA B

TYPICAL FLOOR PLAN for flats from 23rd level to 28th level,
& 30th level to 31st level



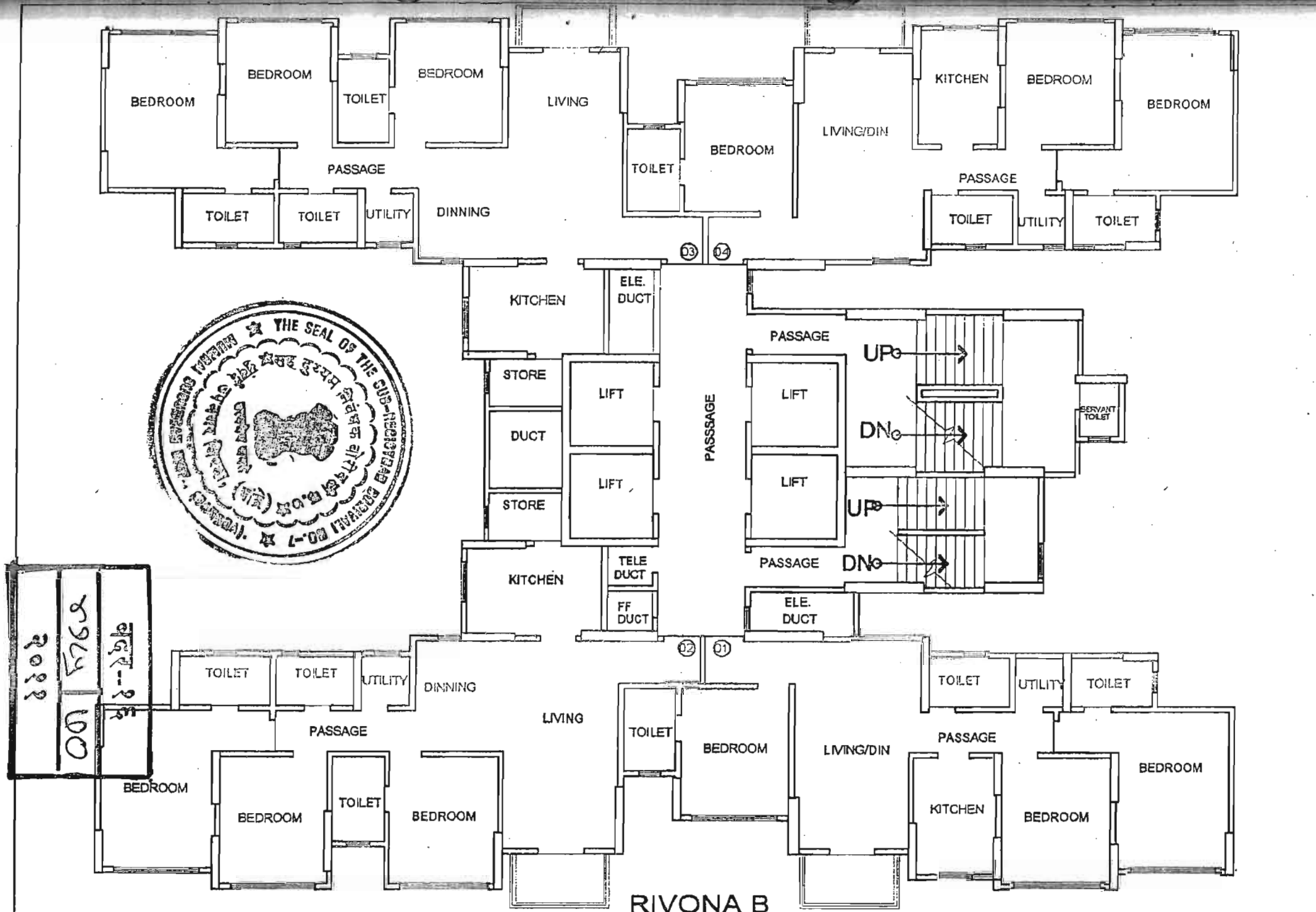
202
576
23
23



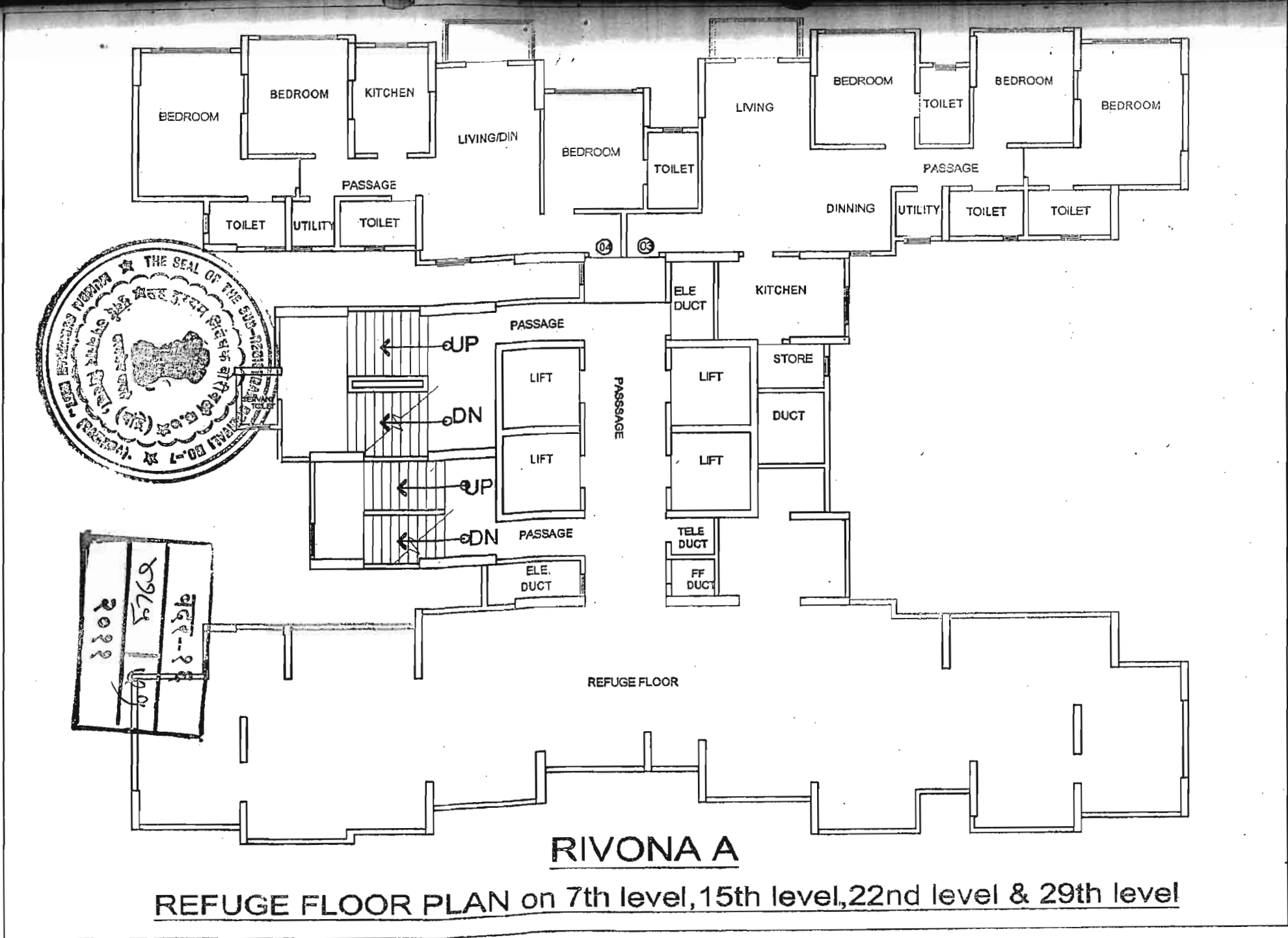
RIVONA A

TYPICAL FLOOR PLAN for flats from 2nd level to 6th level,

8th level to 14th level, & 16th level to 21st level, 23rd level to 28th level, & 30th level

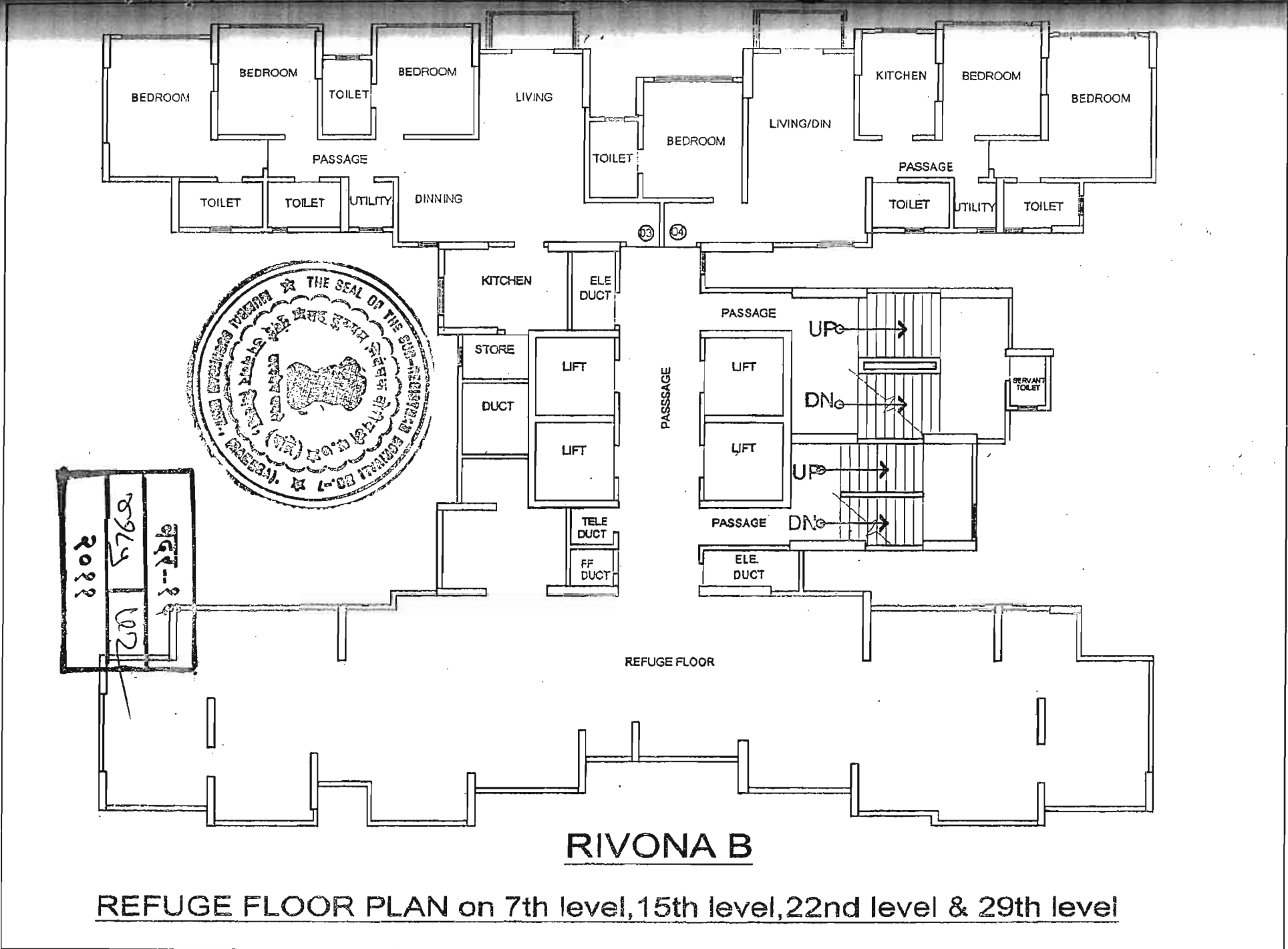


TYPICAL FLOOR PLAN for flats from 2nd level to 6th level,
 8th level to 14th level, & 16th level to 21st level, 23rd level to 28th level, & 30th level



RIVONA A

REFUGE FLOOR PLAN on 7th level, 15th level, 22nd level & 29th level



REFUGE FLOOR PLAN on 7th level, 15th level, 22nd level & 29th level

बदर-१३
 ३१००६ | ९

ICICI Bank

30006

Deposit Br. Powai Date: 10/2/2006

Pay to: ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs.	100/-
Service Charges	Rs.	10/-
Total	Rs.	

Name of Stamp duty paying party:
Niranshan L. Hirwaraindani

Received With Thanks
 Rs. 100/- Towards
 Payment of Stamp Duty

DD / Cheque No. _____
Cash

Drawn on Bank _____

Tran ID _____
 Franking Sr. No. 86290

Officer _____

FRANKING DEPOSIT SLIP



बदर-१६
 ४१८५ | १०३
 २०११

Name:
Address:
Amount:

I.C.I.C.I Bank Ltd., Galleria Shopping
Mall, Hiranandani Gardens, Powai
Mumbai 400 076.

भारत 66290
185060

SPECIAL
ADHESIVE
महाराष्ट्र
FEB 10 2006

(Fig) 100

In words: ...

Sachin Navalkar
Officer
POWER OF ATTORNEY
ICICI Bank Ltd.



R.0000100/-P85212

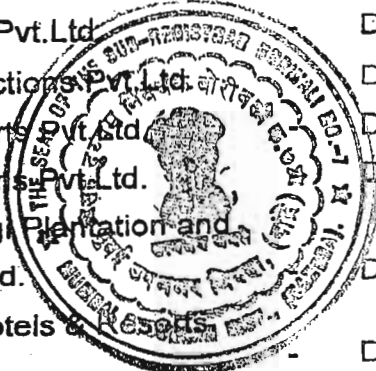
INDIA STAMP DUTY MAHARASHTRA

TO ALL TO WHOM THESE PRESENTS SHALL
COME, We, 1) NIRANJAN LAKHUMAL HIRANANDANI 2)
SURENDRA LAKHUMAL HIRANANDANI, (3) KAMAL N.
HIRANANDANI and (4) PRITI S. HIRANANDANI, having
Registered Office of our firms / companies at 514, Dalamal
Towers, Nariman Point, Mumbai 400 021, and office at
"Olympia", Central Avenue, Hiranandani Gardens,
Mumbai 400 076, DO HEREBY SEND GREETINGS :

WHEREAS, we are concerned with the following
companies / firms, in the capacity as directors / partners -

owai, बदर-१३
39000 | 2
२००६

- 1) Gopi Properties Development Pvt.Ltd. - Directors.
- 2) Hiranandani Constructions Pvt.Ltd. - Directors.
- 3) Hiranandani Developers Pvt.Ltd. - Directors.
- 4) Hiranandani Properties Pvt.Ltd. - Directors.
- 5) Powai Cliff Hill Resorts Pvt.Ltd. - Directors.
- 6) Roma Builders Pvt.Ltd. - Directors.
- 7) Sea Face Builders Pvt.Ltd. - Directors.
- 8) Gamma Constructions Pvt.Ltd. - Directors.
- 9) Jolly Anil India Ltd. - Directors.
- 10) Bafhira Builders Pvt.Ltd. - Directors.
- 11) Niranjani Investments Pvt.Ltd. - Directors.
- 12) Air Inn Pvt.Ltd. - Directors.
- 13) Classic Commercial Services Pvt.Ltd. - Directors.
- 14) Regency Resorts Pvt.Ltd. - Directors.
- 15) Harmony Constructions Pvt.Ltd. - Directors.
- 16) Hiranandani Exports Pvt.Ltd. - Directors.
- 17) Sears Constructions Pvt.Ltd. - Directors.
- 18) Shree Saptashringi Plantation and Floriculture Pvt. Ltd. - Directors.
- 19) Lake Meadows Hotels & Resorts Pvt.Ltd. - Directors.
- 20) Deep-Jyot. Properties Investments and Financial Services Pvt.Ltd. - Directors.



बदर-१६
७९८५ | ७४
२०११

Handwritten signatures and marks at the bottom of the page.

- 21) BECL Financial Services Pvt.Ltd. - Directors.
- 22) Priyadarshan Hotels & Resorts Pvt.Ltd. - Directors.
- 23) Sahyadri Real Estate Dealers and Developers Pvt.Ltd. - Directors.
- 24) Lakewood Malls Pvt.Ltd. - Directors.
- 25) Titus Technologies Pvt.Ltd. - Directors.
- 26) Sphota Tech Pvt. Ltd. - Directors.
- 27) Rodas Softwares Pvt.Ltd. - Directors.
- 28) Dynamix Vacation Resorts Pvt.Ltd. - Directors.
- 29) Wave Broadcasting Pvt.Ltd. - Directors.
- 30) PLM Property Services (India) Pvt.Ltd. - Directors.
- 31) Powai Housing Development Pvt.Ltd. - Directors.
- 32) Hiranandani Realtors Pvt.Ltd. - Directors.
- 33) Stonewood Constructions Pvt.Ltd. - Directors.
- 34) Lakepoint Builders Pvt.Ltd. - Directors.
- 35) Hiranandani Healthcare Pvt.Ltd. - Directors.
- 36) Olympia Constructions Pvt.Ltd. - Directors.
- 37) Hiranandani Township Pvt.Ltd. - Directors.
- 38) Hiranandani Upscale Projects Pvt.Ltd. - Directors.
- 39) Hiranandani Neighbourhood Projects Pvt.Ltd. - Directors.
- 40) Glen Realtors Pvt.Ltd. - Directors.
- 41) Caviana Constructions Pvt.Ltd. - Directors.
- 42) Hazelnut Constructions Pvt.Ltd. - Directors.
- 43) Hiranandani Associates - Partners.
- 44) Hiranandani Builders - Partners.
- 45) Hiranandani Enterprises - Partners.
- 46) Hiranandani Estates - Partners.
- 47) Hiranandani Home Makers - Partners.
- 48) Hiranandani Industrial Enterprises - Partners.
- 49) Hiranandani International - Partners.
- 50) Hiranandani Lake Gardens - Partners.
- 51) Lake View Developers - Partners.
- 52) Omega Associates - Partners.

बदर-१३
5707 19
2008
Directors



बदर-१६
5707 104
2011



Handwritten signature and initials.

- | | | | | |
|-------------------------------------|---|-----------|------|---|
| 53) Classique Associates | - | Partners: | 3988 | 8 |
| 54) Crescendo Associates | - | Partners: | | |
| 55) Alpha Associates | - | Partners: | 2006 | |
| 56) Futura Builders | - | Partners: | | |
| 57) Apex Constructions | - | Partners: | | |
| 58) Green Valley Developers | - | Partners: | | |
| 59) Hira Nagar Constructions | - | Partners: | | |
| 60) Gufic Hiranandani Constructions | - | Partners: | | |
| 61) Vardhman Hiranandani Developers | - | Partners: | | |
| 62) Hiranandani Developers. | - | Partners: | | |

777 - 92	
3988	8
2006	

AND WHEREAS, for the sake of convenience, we are desirous of appointing some persons to be our true and lawful attorney for us and in our names and also on behalf of the said companies / firms as also all other companies and firm / firms in which we are directors partners, that may be formed hereinafter to do and perform the following acts, deeds, matters and connection with the registration of the documents of aforesaid companies / firms.



NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT We, 1) Niranjan Lakhmal Hiranandani, 2) Surendra Lakhmal Hiranandani, 3) Kamal Niranjan Hiranandani and 4) Priti Surendra Hiranandani, do hereby revoke and terminate previous Power of Attorney executed by us dated 29th September, 2001 and do hereby appoint, authorize and constitute each of the following persons viz. (1) J.B. Mendon, (2) Mr.H. M. Khan, (3) Mr.B.N. Hegde, (4) Mr.Dilip Kapadia, (5) Mr.Kinjal Desai, (6) Mr.Sanjay S. Parekh, (7) Mr.Sanjay Mohanraj, (8) Mr.B. Vashist, 9) Pravin Mahurkar, (10) Gourab Bhutiani, (11) Usman Mohammed, and (12) Dheera Desai to be our true and lawful attorneys in our names and in the names of all

777-92
3988 8
2006



Handwritten signatures and initials.

and/or any of the aforesaid companies / firms to do the following acts, deeds, matters and things jointly and individually.

बदर-१३	
३९४४	५
२००६	

- 1) To appear before the Sub-Registrar of Assurances at Mumbai, Bandra, Chembur, Navi Mumbai, Thane, Pune and before all Sub Registrars of Assurances of different places, districts all over Maharashtra and present documents for registration on behalf of us and our aforesaid companies / firms.
- 2) To present for registration and admit execution of the documents executed or may be executed by us and the aforesaid companies / firms.
- 3) To do all acts things necessary for the registration of the documents to receive the same back after they are registered and to do all acts and things necessary on this behalf as effectively as we could do.
- 4) AND we do hereby for ourselves and for our aforesaid companies / firms, agree to confirm and ratify all such acts, deeds and things that may be lawfully done by our said attorneys and/or any of them on our behalf and in our names and/or on behalf of aforesaid companies / firms by virtue of this Power of Attorney and the same shall be binding on us and aforesaid companies / firms.



IN WITNESS WHEREOF, we have set and subscribed our hands hereunto this Power of Attorney on this 28 day of February, 2006

28 बदर-१६
४९५५७७
२०११

Handwritten initials and signatures: 'H', 'R', and 'K'.



SIGNED AND DELIVERED BY THE
 WITHIN NAMED
 1) NIRANJAN LAKHUMAL
 HIRANANDANI
 2) SURENDRA LAKHUMAL
 HIRANANDANI
 3) KAMAL N. HIRANANDANI, AND
 4) PRITI S. HIRANANDANI
 IN THE PRESENCE OF.....

बदर १२	
३९०४	६
२००६	

[Handwritten signatures]
 K.N. K
 P. S. Hiranandani

- (1) Mr. J. B. Mendon,
- (2) Mr. H. M. Khan,
- (3) Mr. B. N. Hegde,
- (4) Mr. Dilip Kapadia,
- (5) Mr. Kinjal Desai,
- (6) Mr. Sanjay S. Parekh,
- (7) Mr. Sanjay Mohanraj
- (8) Mr. B. K. Vashist
- (9) Pravin Mahurkar,
- (10) Sourabh Bhutiani,
- (11) Usman Mohammed
- (12) Dheeraj Keswar

[Handwritten signature]

[Handwritten signature]

B. N. Hegde

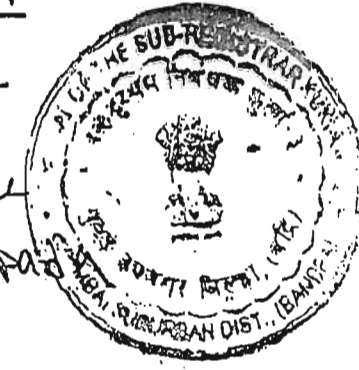
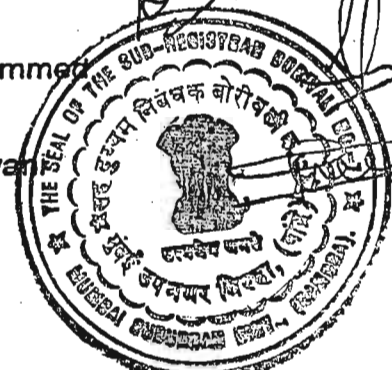
Dilip P. Kapadia

Kinjal Desai

[Handwritten signature]

B. K. Vashist

[Handwritten signature]



बदर-१६
३९५५/१०८
२०११

BEFORE ME.

खिस्तूज योणात



Sanjay

(MR. SANJAY S. PAREKH)

बदर-१३	
3900	U
२००६	



Kintal

(MR. KINTAL DESAI)



Usman

(MR. USMAN MOHAMUD)



Dheeraj

बदर-१६	
०९५	Ue
२०११	

(MR. DHEERAJ KESWANI)



Dheeraj Keswani

लिपि केंद्र



(DILIP KAPADIA)



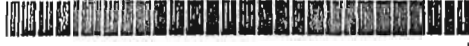
Dilip. P. Kapadia



बदर-१३	
३७४०	१८
२००६	



बदर--१६	
४७८५	८०
२०११	



12/04/2006

दुय्यम निबंधकः

दस्ता गोपवारा भाग-1

बदर 13

दस्ता क्र 3144/2006

4.40.36 pass

सद. प्र. नि. पा-एल 3

दस्ता क्रमांक : 3144/2006

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नामः निरंजन एल हिरानंदानी - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नावः ओलंपिया , सेंट्रल अॅक्सेच्यु हिरानंदानी बिझनेस पार्क, पवई मु 78 ईमारत नं: - पेट/यसाहत: - शहर/गाव:- तालुका	लिहून देणार वय 55 सही		
2	नामः सुरेंद्र एल हिरानंदानी - - पत्ता: घर/फ्लॅट नं: बरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नावः - ईमारत नं: - पेट/यसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 51 सही		
3	नामः कमल एन हिरानंदानी - - पत्ता: घर/फ्लॅट नं: बरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नावः - ईमारत नं: - पेट/यसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 48 सही		

खालील 12 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव
4	प्रिती एस हिरानंदानी - -
5	जे बी मेडन - -
6	एच एम खान - -
7	बी एन हेगडे - -
8	दिलीप फपाडीया - -
9	किजल देसाई - -
10	संजय एस पारेख - -
11	संजय मोहनराज - -
12	बी के यशीष्ठ - -
14	सीरम भुटानी - -
15	उस्मान मोहम्मद - -
16	धीरज केसवानी - -

बदर--१६

४९५५/९

२०११



दस्ताऐवज करून देणार तथाकथित [मुखत्यारनामा] दस्ताऐवज करून दिल्याचे कबूल करतात.

1 OF 1

13/04/2006

दुय्यम निबंधक:

वस्त गोपयारा भाग-1

बदर13

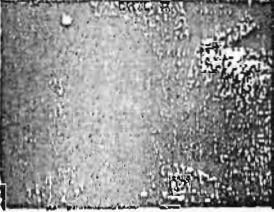



12.13.21 pm

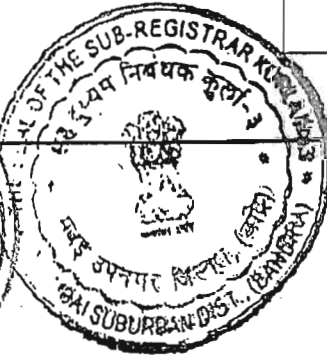
पत्त पु.ग.पा-पुरा 3

पत्त नं 3144/2006

दस्त क्रमांक : 3144/2006

दस्ताचा प्रकार : मुखत्पारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
9	नाम: किजल देसाई - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: -- ईमारतीचे नाव: - ईमारत नं: - पेट/पसाहता: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 30 सही	उपलब्ध नाही	उपलब्ध नाही
10	नाम: संजय एस पारेख - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/पसाहता: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 30 सही	उपलब्ध नाही	उपलब्ध नाही
11	नाम: संजय मोहनराज - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: -- ईमारतीचे नाव: - ईमारत नं: - पेट/पसाहता: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 30 सही		
12	नाम: भी के यशीष्ठ - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/पसाहता: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 63 सही		
13	नाम: प्रविण माहूरकर - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/पसाहता: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 30 सही	उपलब्ध नाही	उपलब्ध नाही



बदर--१६
२०११



13/04/2006

दुय्यम निबंधकः

दस्ता गोपघारा भाग-1

बदर 13

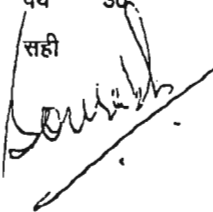
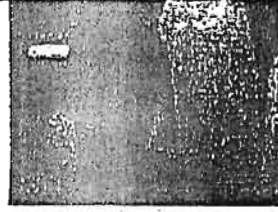

12:45:51 pm

सह द. नि. का-कुर्ला 3

दस्ता प्र 3144/ZU00

दस्त क्रमांक : 3144/2006

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
14	नाव: सीरभ मुटानी - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 30 सही 		
15	नाव: उस्मान मोहम्मद - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 28 सही	उपलब्ध नाही	उपलब्ध नाही
16	नाव: धीरज केसयानी - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 29 सही	उपलब्ध नाही	उपलब्ध नाही



बदर-१६
 ४९८५ | ८०
 २०११

दस्तऐवज करून देणार तथाकथित [मुखत्यारनामा] दस्तऐवज करून दिल्याचे कमूल करतात.

13/04/2006

दुय्यम निबंधकः

दस्त गोषवारा भाग 1

वदर 13

दस्ता क्र 3144/2006

12:43:50 pm

राह प्र.पि.पा-फुर्ला 3

दस्ता क्रमांक : 3144/2006

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
4	<p>नायक: प्रिती एस हिरानंदानी</p> <p>पत्ता: घर/फ्लॉट नं: वरीलप्रमाणे</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: -</p>	<p>लिहून घेणार</p> <p>वय 41</p> <p>सही</p> <p><i>P. S. Hiranandani</i></p>		
5	<p>नायक: जे बी मेडन - -</p> <p>पत्ता: घर/फ्लॉट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: ओलंपिया, सेंट्रल अॅडेन्सु हिरानंदानी</p> <p>बिजनेस पार्क, पयई मुं 76</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>प</p>	<p>लिहून घेणार</p> <p>वय 43</p> <p>सही</p>	उपलब्ध नाही	उपलब्ध नाही
6	<p>नायक: एच एन खान - -</p> <p>पत्ता: घर/फ्लॉट नं: वरीलप्रमाणे</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: -</p>	<p>लिहून घेणार</p> <p>वय 42</p> <p>सही</p> <p><i>[Signature]</i></p>		
7	<p>नायक: बी एन हेगडे - -</p> <p>पत्ता: घर/फ्लॉट नं: वरीलप्रमाणे</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: -</p>	<p>लिहून घेणार</p> <p>वय 43</p> <p>सही</p> <p><i>B.N. Hegde</i></p>		
8	<p>नायक: दिलीप कपाडीया - -</p> <p>पत्ता: घर/फ्लॉट नं: वरीलप्रमाणे</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: -</p>	<p>लिहून घेणार</p> <p>वय 45</p> <p>सही</p>	उपलब्ध नाही	उपलब्ध नाही



वदर-१६

४९५५ / ८५

२०११

दस्ताएवज करुन देणार तथाकथीत मुखत्यारनामा दस्ताएवज करुन दिल्याचे कबूल करतात.

1 OF 3



दस्ता गोपयारा भाग ६

बदर १३
दिनांक: 12/04/2006

दस्त क्र. [बदर 13-3144-2006] या गोपयारा
बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

पावली क्र.: 3148 दिनांक: 12/04/2006
पावलीचे वर्णन
नाय: निरंजन एल हिरानदानी - -

दस्त हजर केल्याचा दिनांक : 12/04/2006 04:42 PM
निष्पादनाचा दिनांक : 28/02/2006
दस्त हजर करणा-याची सही :

100 : नोंदणी फी
300 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
उज्यात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी
400: एकूण

दस्ताचा प्रकार : 48) मुखत्यारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 12/04/2006 04:42 PM
शिकका क्र. 2 ची वेळ : (फी) 12/04/2006 04:47 PM (कार्यवाही पूर्ण)
शिकका क्र. 3 ची वेळ : (कथुली) 13/04/2006 12:45 PM
शिकका क्र. 4 ची वेळ : (ओळख) 13/04/2006 12:45 PM

दु. निबंधकाची सही, सह दु.नि.का-कुर्ला 3
एस. एन. दुतांडे

दस्त नोंद केल्याचा दिनांक : 13/04/2006 12:46 PM

ओळख :
खालील इसम असे निवेदीत करतात की, वस्तुप्रयोजन करून देणा-यांना व्यक्तीराः ओळखतात,
व त्यांची ओळख पटवितात.

- 1) विजय हुमणे- - , घर/प्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: ओलंपिया , सेंट्रल अँक्यु हिरानदानी बिझनेस पार्क, भयई मु 76.
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
- 2) रमणीक शाह- - , घर/प्लॉट नं: बरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण रु. १००००००००० पाने आहेत.
बदर-१३ / २००६
मुखक क्रमांक १ कर्नाटकर
नोंदता
दिनांक

सह दुय्यम निबंधक कुर्ला-३
मुंबई उपनगर जिल्हा,
एस. एन. दुतांडे

दु. निबंधकाची सही
सह दु.नि.का-कुर्ला 3

एस. एन. दुतांडे



बदर-१३
४२५५ / CE
२०११

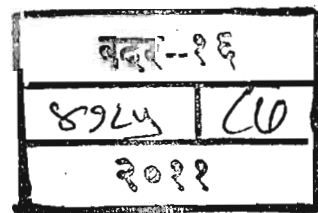
घोषणापत्र

मी ~~क्रिजल देसाई~~ याद्वारे घोषित
करतो की, दुय्यम निबंधक ~~कोरविकी-७~~ यांचे कार्यालयात ~~२२/१०/११~~
या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.
श्री. ~~सुरेंद्र पुल हिशानदाजी~~ व इ. यांनी दि. ~~२२/१०/११~~ रोजी
मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला
आहे / निष्पादीत करून कबुली नवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून
देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार
व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे
कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध
असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे
आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी
पात्र राहिन याची मला जाणीव आहे.

दिनांक:- २८/०४/२०११

10/10/11
कुलमुखत्यारपत्रधारकाचे नांव
व सही

PMG-1





Enriching Lives

MINUTES OF MEETING OF BOARD OF DIRECTORS OF DEBASHU SERVICES PRIVATE LIMITED HELD AT WEDNESDAY 25TH NOVEMBER, 2009 AT REGISTERED OFFICE OF THE COMPANY AT 18, SAPTAK PLAZA, 2ND FLOOR, SHIVAJI NAGAR, NAGPUR AT 11:00 A. M.

PRESENT:

- | | |
|--------------------------|---------------------|
| 1. Shri Saptarshi Naha | Director/ Chairman |
| 2. Shri Manab Naha | Managing Director |
| 3. Shri Debarshi Naha | Whole-time Director |
| 4. Shri Sukumar Adhikari | Director |

1. CHAIRMAN:

Shri Saptarshi Naha occupied the chair.

2. MINUTES OF PREVIOUS BOARD MEETING:

Minutes of the previous Board Meeting were read and confirmed.

3. PURCHASE OF OFFICE CUM GUEST HOUSE:

The chairman informed the Board that the business of company is expanding and to explore new business prospect and for better services it is desirable to have office cum guest house at Mumbai. For this purpose Chairman informed about the details of properties available at propose scheme known as "Estonia B" situated at Hiranandani Haritage, Poisar Bridge, S. V. Road, Kandivali (W) Mumbai having a Carpet area of 137 Sq. mtrs which is equivalent to 1475 Sq. Fts at a approximate cost of Rs. 1.72 Crores of a reputed builder Hiranandani Construction Private Limited. The Board after having detailed discussion passed the following resolution:

"RESOLVED THAT the company do purchase a office cum guest house in a propose scheme known as "Estonia B" situated at Hiranandani Haritage, Poisar Bridge, S. V. Road, Kandivali (W) Mumbai having a Carpet area of 137 Sq. mtrs which is equivalent to 1475 Sq. Fts at a consideration not exceeding Rs. 1.80 Crores of a reputed builder Hiranandani Construction Private Limited."

RESOLVED FURTHER THAT Shri Saptarshi Naha, Director be and is hereby authorized to give advance and to execute agreement to sell / sale deed and to submit such document and information and to do all such acts, deeds and things as may be necessary to give effect to the above resolution.

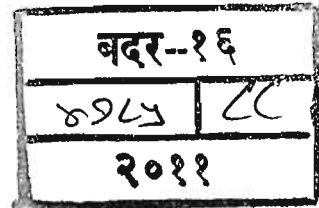
4. VOTE OF THANKS:

There being no other business the meeting was concluded with a vote of thanks to the chair..

//CERTIFIED TRUE COPY//

Date: 30th November 2009
Place: Nagpur


CHAIRMAN



Debashu Services Pvt. Limited

Saptak Plaza, 18, Shivaji Nagar, (Opp. Saraswati School), Nagpur - 440 010 (MS).

Tel.: (712) 2248332 / 2248333 / 2248334 / 2248335 / 2248336 / 2248337 / 2248338 / 2248339 / 2248340 / Fax: (0712) 2248332

Email: info@debashu.com





सत्यमेव जयते

प्रारूप ० आई० आर०
Form I. R.

निगमन का प्रमाण-पत्र

CERTIFICATE OF INCORPORATION

ता० का सं०
No. 11-55118 of 19 90

मैं एतद्वारा प्रमाणित करता हूँ कि आज

कम्पनी प्रतिनियम 1956 (1956 का 1) के अधीन निगमित की गई है और यह कम्पनी परिसीमित है।

I hereby certify that **DEBASHI SERVICES PRIVATE LIMITED**

is this day incorporated under the Companies Act, 1956 (of 1956) and that the Company is limited.

मेरे हस्ताक्षर से आज ता०

Given under my hand at **BOMBAY THE EIGHTEENTH**

JANUARY One thousand nine hundred and **NINETY**



बदर-१६
७१५
२०११

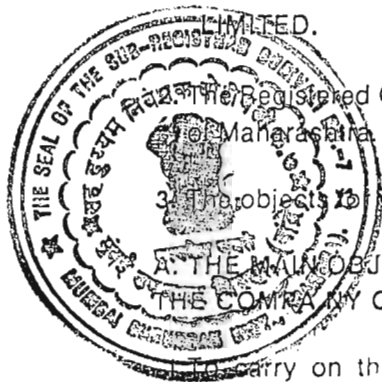
(V. N. JAGANNATH)
कम्पनियों का रजिस्ट्रार
ASST. Registrar of Companies
Maharashtra

MEMORANDUM OF ASSOCIATION

OF

DEBASHU SERVICES (PRIVATE) LIMITED.

1. The name of the company is DEBASHU SERVICES (PRIVATE) LIMITED.

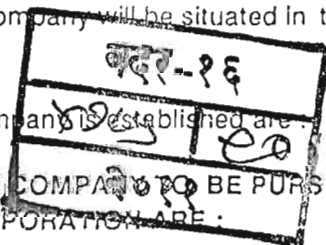


2. The Registered Office of the Company will be situated in the State of Maharashtra.

3. The objects for which the Company is established are:

A. THE MAIN OBJECTS OF THE COMPANY TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE:

To carry on the business as purchasers, resellers, suppliers, agents, dealers, traders, designers, and processors, and fabricators for any kind of plastic and steel material.



2. To carry on the business by undertaking turnkey projects/partial contracts for Mechanical, electrical and civil works to do liaisoning job and also to obtain labour-base works and contracts.

B. OBJECTS INCIDENTAL OR ANCILLARY TO THE ATTAINMENT OF MAIN OBJECTS.

3. To carry on the business as processors, designers, consultants, producers, manufacturers, buyers, sellers, resellers, exchangers, exporters, importers, distributors, or dealers or agents of all types of raw materials, consumables and other items (including finished and semi-finished products), directly or indirectly required in production, manufacture processing, designing or otherwise dealing with the systems, equipments, instruments, items, or products related to the company's business or parts thereof.

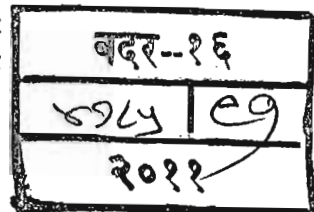
4. To apply for tender, purchase or otherwise acquire any contract, sub-contract, orders, licences and concessions for and in relation to the business of the company and to undertake execute, carry out, dispose of or otherwise turn to account the same.

5. To buy, invest, in and /or hold shares, stocks, debentures, bonds, obligations, and securities issued or guaranteed by any company or body incorporated or unincorporated or by a person or association or otherwise who or which may be, carrying on business similar to the company's business or having objects similar to the company's objects or otherwise.

6. To lend money with or without security and to make advances upon, hold in trust, issue, buy, sell, or otherwise acquire or dispose off on commission or otherwise any of the securities or investments of all kinds, to act as agents for any of the above or the like purpose.

7. To receive money, on loan or borrow or raise or secure the payment of money in such manner as the company shall think fit subject to the provisions of section 58 A and directives of Reserve Bank of India.

8. To receive money on deposit or loan and borrow or raise or secure the payment of money in such manner as the company shall think fit by the issue debentures or debentures stock, to secure repayments of any money borrowed raised by mortgage, charge or lien upon all or any of the property or assets of the company (both present and future.) including its uncalled capital as the case may provide subject to the provision of section 58 A and directives of Reserve Bank of India.



9. To borrow or raise or secure the payment by the issue or the sale of debentures, debentures stock, bond, obligations, mortgages and securities of all kinds and to charge or secure the same by trust, deed or otherwise on the undertaking of the company or upon any specific property and rights of the company or otherwise subject to the provisions of section 58 A and directives of RBI.

10. To promote and/or impart managerial, technical, administrative and other advise consultancy and tender financial help or assistance to any other companies or company, enterprise or person in India or abroad in areas directly or indirectly connected with the company's business.

11. To draw, make, accept, endorse, discount, negotiate, execute and issue bills of exchange, promissory notes and other negotiable instruments or transferable instruments and raise money for the purpose of the company.

12. To acquire, manufacture, and deal in any other manner in all such stock-in-trade goods and effects as may be necessary or convenient or directly or indirectly connected with any business being carried out by the company.

13. To sell, put to charge, improve, manage, develop or grant rights or privileges, in respect of or otherwise deal with all or any of the property and rights of the company.

14. To purchase or otherwise acquire, sell, dispose of or deal in real estate and or property of all kinds and in particular land, building business concerns, mortgages and concessions of all kinds.

15. To deposit money or open and operate accounts with any individual firm, company, Bank, Bank and Bankers, or any other and pay into and withdraw money, accept loans from such deposits/ accounts from time to time.



business of manufacturers, buyers, sellers, resellers, all packing materials and other consumables required for the business of the company or otherwise

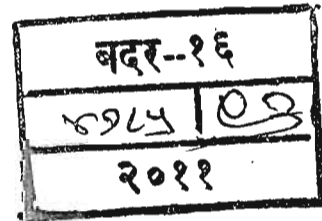
Authorized Share Capital of the company is Rs. 40,00,000/- (Forty lakh only) divided into 40,000 (forty thousand only) shares of Rs. 100 (One hundred only) each with power to increase or reduce such capital from time to time in accordance with the regulations of the company and the legislative provisions for the time being

बदर-१६
१२/११/२०१६

in force in this behalf and with power to divide the shares in the capital into shares of different classes and to attach thereto respectively and preferential, qualified special rights or condition as provided by the company and in conformity with the relevant provisions for the time being in force.

We - the several persons, whose names, addresses and descriptions are subscribed thereto are desirous of being formed into a Company in pursuance of this memorandum of association and respectively agree to take the number of shares in the capital of the company set opposite our respective names.

S.No.	Name and Address Description of the subscriber	No. of shares taken by the subscriber	Signature of subscriber	Name and Address Description of the Witness and his Signature
1.	Shri Shriniwas son of Kesharao Gotey, 350, Hanuman nagar, NAGPUR. Businessman.	250 Shares of Rs.100/- each.		
2.	Shri Manab son of Naha, Laxmi Vaibhav Society, Laxmi nagar, NAGPUR. 10	250 Shares of 100 each		



Address

of the

Signature

ARTICLES OF ASSOCIATION

OF

DEBASHU SERVICE (PRIVATE) LIMITED

1. The regulation contained in Table 'A' in the First Schedule to the Companies Act 1988 shall apply to this company except in regard to the matters contained in these Articles. The regulations for the management of the company and its affairs for the observance thereof by the shareholders or their representative shall, subject to any exercise of the statutory powers of the company in reference to its regulations, expressly provided by the Act, be such as are contained in these Articles.



INTERPRITATIONS

बुदर--१६

२१/१२/२०१९

2. In the interpretations of this articles the following expressions shall have the following meanings, unless the context otherwise re-

- (a) "The Act" or "The said Act" means "The Company's Act, 1988 as amended from time to time.
- (b) "The Company" means "Debashu Service Private Limited"

(c) "Directors" means the directors for the time being of this Company.

(d) "The Board" means the Board of directors for the time being of this Company.

(e) "Month" means an English Calander Month.

(f) "Office" means the "Registered Office" for the time being of the Company.

(g) Executor or Administrator means a person who has obtained o73 probate or letters of adminstration as the case may be, from such compitant court having effect in India and shall include an executer or administrator or the holder of certificate , appointed or granted by such compitant court and authorised to nlgcti ate or transfer the shares of the deceased member.

(h) "Seal" means common seal for the time being of the Company.

(i) "Persons" means and includes , individuals , firms, corporate bodies and association of persons,whether registered or not.

(j) Year and Financial Year shall have the meaning assigned by section 2(17) of the Act

(k) Member means a registered holder of share in the company and Includes the subscribers to the Memorandum of the Company.

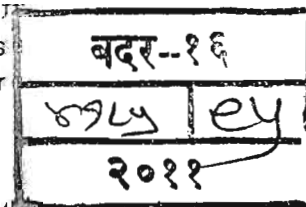
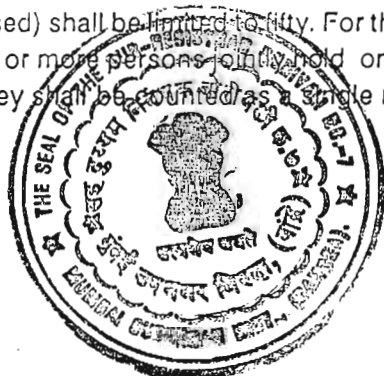
Unless the subject matters or context otherwise provides , words or expressions contalnted and refered in this articles shall have the same meaning as defined in the Act.

PRIVATE COMPANY

3. The Company ls private Company, within the meaning of section 3(1) clause(iii) of the Companies Act, 1988 and accordingly.

(a) The right to transfer the share of the company shall be restricted in the manner and to the extent hereinafter provided in this regulation.

(b) The number of members of the Company (exclusive of persons in the employment of the Company and persons who having been formerly in employment of the Company, were members of the Company, while in that employment and have continued to be members after the employment ceased) shall be limited to fifty. For the purposes of this provision when two or more persons jointly hold one or more shares in the Company they shall be counted as a single member.



(c) No invitations shall be issued to the public to subscribe for any share, in or debentures of the Company.

SHARE CAPITAL

The Authorised Share Capital of the company is Rs. 40,00,000/- (Rupees forty lacs only) divided into 40,000 (forty thousand only) shares of 100/- (Rupees one hundred only) each with the power to increase or reduce the capital. The company may from time to time, by an ordinary resolution, increase by such sum, the share capital, to be divided into shares of such amount as may be specified in the resolution.

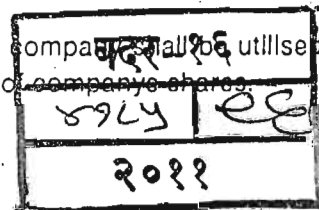
5. The Company shall have the power to issue preference shares including redeemable preference shares in accordance with the provision of the section 80 of the Act. Subject to the provisions of the Act and these Articles. The shares in the capital of the company shall be under the control of directors who may allot or otherwise dispose off the same or any of them to such person(s) on such terms and conditions and either at par or (subject to compliance with the provisions of the section 79 of the Act) at a discount and at such terms they may from time to time, think fit.

6. Subject to the provisions of the Act and this Article and the Company may allot and issue of the shares in the capital of the company in payment or part payment for any property sold or transfer or for services rendered to the company on or above formation or promotion of the company or the conduct of its business or otherwise and any shares so allotted may be issued as fully paid up shares.

7. Except as required by law, no person shall be recognised by the company as holding any share upon any trust and the company shall not be bound or be compelled in any way to recognise (even when having notice thereof) any equitable contingent, future, or partial interest in any shares or any interest in any fractional part of a share or (except only as by these regulations or by law otherwise provided) any other right in respect of any shares except an absolute right to the share or interest therein.



The funds of the company shall be utilised in the purchase of shares to the security of company's shares.



9. The company may pay commission, in consideration to the subscribing or agreeing to subscribe whether absolutely or conditionally for any shares in the company or procuring or agreeing to procure subscriptions whether absolutely or conditionally, for any shares in the company. The rate of the commission shall however not exceed the rate of 5% of the nominal value of such share and the said commission may be paid wholly in cash and/or in the form of shares of the company as may be agreed. The company may also pay such brokerage on issue of shares.

10. Every person whose name is entered as a member in the register of members shall be entitled to receive within three months after allotment or within two months after the application for the registration of transfer of any shares under the common seal of the company.

(1) One certificate for all his shares free of cost.

(2) Several certificates, each for one or more of his shares, upon payment of Rs.2/- for every certificate after the first. Every certificate shall be issued under the seal and shall specify the shares to which it relates and amount paid up thereon.

In respect of any share or shares held jointly by several persons, the company shall not be bound to issue more than one certificate and delivery of a certificate to one of several joint owners shall be sufficient delivery to all such holders.

11. If a certificate is defaced, lost, destroyed, it may be renewed on payment of fee if any not exceeding Rs.2/- upon production of proof thereof to the satisfaction of Board and on such indemnity and the payment of out of pocket expenses expended by the company or the Board think proper in investigating the evidence.

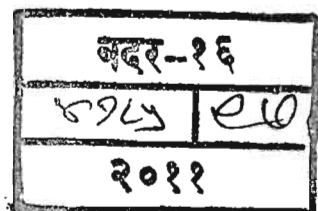
LIEON ON SHARES

12.(1). The company shall have first a Paramount Lien on every share (not being fully paid share) for all moneys whether presently payable or not called or payable at a fixed time, in respect of that share.

13.a) On all shares (not being fully paid shares) standing registered in the name of a single person, for all moneys presently payable or not by him or from his estate of the company.

b) Provided that the Board of Directors may at any time declare any share to be wholly or in part exempt from the provisions of this clause.

14. The company's Lien if any on shares shall also be applied on all dividends payable thereon.



15. The company may sell, in such manner as the Board thinks fit, any shares on which the company has a lien: Provided that no sale shall be made (i) Unless a sum in respect of which the lien exists is presently payable, or (ii) Until the expiration of 14 days after a notice in writing specifying the demand for payment of such part of the amount in respect of which the lien exists as is presently payable, has been issued to the registered holder of the share for the time being or the person entitled thereto for reason of his death or insolvency.

16.a) To give effect to any such sale, the Board may authorise some person to transfer the shares sold to the purchasers thereof.

b) The purchaser shall be registered as a holder of the shares comprised in any such transfer.

c) The purchaser shall not be bound to see the application of the purchase money, nor shall his title to the shares be effected by any irregularity or invalidity in the proceedings in reference to the sale.

17.a) The proceeds of the sale shall be received by the company and applied in payment of such part of the amount in respect of which the lien exists as is presently payable.

b) The residue if any, shall subject to like lien for sums not presently payable, as existed upon the shares before the sale, be paid to the persons entitled to the shares at the date of sale.

TRANSFER OF THE SHARES

18. Subject to restriction of these Articles, share shall be transferable, and the transfer of any shares in the company shall be in writing in the prescribed form under the Companies (Central Govt) General Rules and From 1988 and shall be signed by the Transferor, and the Transferee shares of different classes shall not be transferred on the same instrument to transfer without the consent of the Board. There shall be paid to the company in respect of the registration of any transfer such fees, not exceeding Rs. 2/- as the Board deems fit.



The Instrument of Transfer duly typed and executed by the Transferor and the transferee shall be lodged with the company, accompanied by the certificate of the shares comprised therein and such evidence as the Board may require to prove the title of the Transferor and thereupon and upon the payment of proper fees, the Transferee shall (subject to the Board's right to decline to register hereinafter mentioned in clause 4 of this article) be registered as a member in respect of such shares, and the instrument of transfer shall be retained by the Company.

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20. The Right of Members to transfer shall be restricted as follows :

(a) A share may be transferred by a member or other person entitled to transfer, to any Member selected by the transferor, but to share shall be transferred to any person who is not a member, without prior written permission of the Board, or any director or directors appointed by the Board in this regard.

(b) All issues and matters relating to the Transfer(s) shall be final only when so decided by the majority of the directors of the Company. The Board shall however have the power to offer these shares first to the promoter Directors, then the other Directors, and lastly to any share-holder, or any other person unanimously selected by the Board as one to whom it is desirable in the interest of the Company to be admitted to membership.

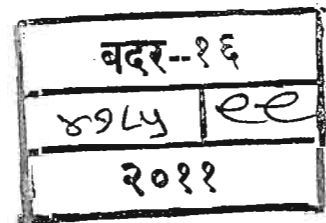
(c) In case any difference arises between the proposing transferor or/and purchasing members as to their fair value of the shares. The Auditors of the Company shall on the application of either of the parties, certify in writing the sum which, in their opinion is the fair value, and such sum shall be deemed to be the fair value and in so certifying the Auditors shall be considered to be acting as experts and not as Arbitrators, and accordingly the Indian Arbitration Act shall not apply.

21. The Board may, without assigning any reason, refuse to register, and transfer of shares, and no transfer shall be registered the non-registration whereof is necessary for the purpose of assuming that the number of members does not exceed the limit prescribed by Article 4.

22. Subject to the provisions of section 154, the registration of transfers may be suspended at such times and for such periods as the Board may from time to time determine.

Provided that such registration shall not be suspended for more than Forty Five days in the aggregate in any 1 year.

23. Notwithstanding anything contained in Regulation of Table A the Board may in their absolute right and discretion transfer any shares without insisting on probate, letters of administration or any other representation to the legal heirs of any deceased member on taking such indemnity and /or other terms that they may require.



TRANSMISSION OF SHARES

24. The Executors or the administrators or the holders of successions certificate to the estate of a deceased member (not being one several joint holders) shall be the only person recognised by the Company, as having any title to the share registered in the name of such deceased member and in case of death of any one or more of the joint holders of any shares, survivor(s) shall be the only persons recognised by the Company as having any title to or interest in such shares, but nothing contained herein shall be taken to release the estate of the deceased joint holder from any liability on share held by him jointly with any other person. Before recognising any executor or administrator, the directors may require to obtain a probate letters of administration.

25. Any person becoming entitled to shares in consequence of the death, bankruptcy, lunacy, or insolvency of any of the members may upon production of share certificate and such evidence of his title as the directors deem sufficient, may subject to the regulation governing transfer and his eligibility to membership herein contained be registered as a member.

JOINT HOLDERS

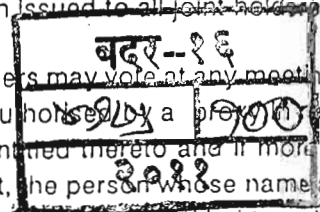
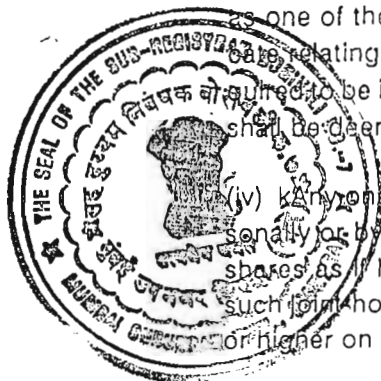
26. When more than one person registered as the holders of any share(s), they shall be deemed to hold the same jointly with benefits of survivorship subject to following regulations.

(i) The joint holders shall be jointly and severally liable for payment of calls in respect of their shares.

(ii) The Company shall be entitled to decline to register more than four persons as joint holders of any shares.

(iii) The person whose name appears first in the register of members shall be entitled to delivery of the certificate relating to such share and all other notices and documents required to be issued and any notice or document given to such person shall be deemed to have been issued to all joint holders.

(iv) Any one of the joint holders may vote at any meeting either personally or by an agent duly authorised by a power of attorney in respect of their shares as if he were solely entitled thereto and if more than one of such joint holders are present, the person whose name appears first or higher on register of members shall be entitled to vote.



CALLS ON SHARES

27. The Board may from time to time make calls upon the members in respect of any money unpaid on their shares. Provided that no call shall exceed one fourth of the face value of the share or be payable at least one month from the date fixed for previous call and subject to the receiving of at least fourteen days notice specifying the time or times of payment each member shall pay to the Company, at the time or times and place so specified the amount called on his shares.

28.(a) If a member fails to pay call or instalment of a call, on the day appointed for payment, thereof, the directors may at any time thereafter serve notice on him requiring the payment of call or an instalment alongwith interest @ 12% or at such lower rate as the Board may determine per annum from the day appointed for payment till the date of actual payment.

(b) The Board shall have the power to waive payment of such interest wholly or in part.

29. The aforesaid notice shall name a further day (not earlier than the expiration of fourteen days from the date of service of the notice, on or before which the payment shall be made, and in the event of failure, the shares in respect of which the default is made, will be liable for forfeiture.

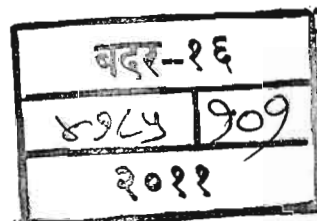
30. A person whose shares have been forfeited shall cease to be member in respect of the forfeited shares but will notwithstanding the forfeiture, remain liable for payment to the Company, all sums which at the time of forfeiture were payable by him in respect of share alongwith interest thereon from the date of forfeiture till payment.

31. Any member may deposit any amount against calls in advance against his shares and such deposit shall be adjusted against the calls on shares issued to such members. The Board of Directors may pay such interest as they think fit of such calls received in advance.

PROCEEDINGS AT GENERAL MEETING

32. All general meetings other than Annual General meeting shall be called extraordinary general meetings.

33. The Board may whenever it thinks fit call an extraordinary general meeting.



34. A general meeting of the Company may be called by giving 7(Seven) days notice in writing exclusive of the day on which notice is served or deemed to be served but inclusive of the day for which the notice given and section 171 shall apply, subject to the said modification. A general meeting may with the consent of all the members be called by such short notice and in such manner as the members may think fit.

35. Provisions of section 173(2) requiring statement of material fact to be annexed to the notice calling a General Meeting shall not apply to the Company.

36.1. 3 Members personally present shall be the Quorum at a general meeting as otherwise provided by law.

2. In case quorum is not present within half an hour of the scheduled time of the meeting, the meeting shall stand adjourned till the same day in the next week at the same place and same time if (not being a public holiday). If at the said adjourned meeting the quorum is not present the members present shall form the quorum. In case of meeting called by requisition the meeting shall be dissolved if quorum is not present.

37. An instrument appointing a proxy shall be valid if it is received by the Company at least 24 hours before the meeting and as such section 176(3) shall apply subject to the said modification.

38. The Chairman of the Board of Directors, if any, shall preside Chairman at every general meeting. If the Chairman of the Board is not present, any director may preside and if no Director is present, then the members present may elect any person amongst them to the Chairman of the meeting.

39. The Chairman may with the consent of the meeting adjourn the meeting from time to time and from place to place but not business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which adjournment took place.

No member shall exercise any voting right in respect of any shares registered in his name, or which are or any other sums presently payable by him have not been paid or in regard to which the Company has exercised any right of lien.



BOARD OF DIRECTORS

Subject to the provisions of Section 252 of the Act, the number of directors including Managing Director of the Company shall not be less than 2(two) and more than 11 (Eleven).

42. Following shall be the permanent Directors of the Company.

- 1) Shrinivas Kesharao Gotey
- 2) MANAB Son of DURGAMOHAN/NAHA.

43. The Company in General Meeting shall have the power to appoint any person(s) as permanent Directors not liable for retirement.

44. The permanent Directors and Managing Director shall not be subject to retirement at any General Meeting and shall not be counted for determining the number of directors to be retired at each General Meeting.

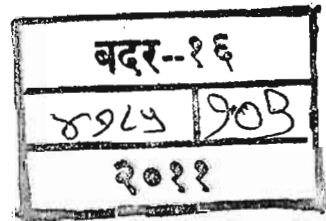
✓ 45. At every General Meeting all other Directors, other than permanent directors shall retire. The retiring Directors shall be eligible for re-election.

46. The Company at any General Meeting at which the Directors retire in the manner aforesaid, may fill up the vacated office by electing person thereon.

47. Minimum qualification shares shall be obtained by the directors within 2 months of their appointment and same shall be of 250 shares of Rs.100/- of the Company.

48. Subject to restrictions imposed by law for the time being in force, no Director or Managing Director of the company, shall be disqualified from his office because of contracting with the company either in the capacity of a grower, vender, purchaser, agent or otherwise by himself or any other person/party in which he is interested. However, the nature of his, their interest must be disclosed to him/them. A General notice as referred to in section 299(3) of the Act shall be deemed to be sufficient disclosure of interest under these Articles.

49. The sitting fees payable to Directors shall be Rs.250/- for each meeting of the Board of Directors attended by him/them.



50. The Board may allow and pay to any Director for the purpose of attending the meeting such sum as the Board may consider fair reimbursement for travelling, lodging, boarding and other expenses in addition to his sitting fees for attending such meetings.

51. A Director may become a Director of any Company promoted by the Company or in which it may be interested as a vendor, shareholder or otherwise and subject to the provisions of the Act and these Articles, no such Directors shall be accountable for any benefits received as Director or shareholder of such Company.

If any Director be called upon to perform extra services for the Company, the Board of Directors may sanction a special remuneration for his or their work as they may think proper. Such remuneration shall be confirmed in next General Meeting.

✓ 52. The Board of Directors may appoint a Managing Director of the Company for term not exceeding five years.

✓ 53. The detailed terms and conditions of appointment of the Managing Director shall be executed by an agreement the draft of which shall be approved by the members in General Meeting but the same should be retrospectively effective from the date of his appointment.

54. Remuneration of the full time Directors shall be of Rs.5000/- PM.

55. Subject to the provisions of the Act and to terms of any contract with him the Managing Director shall have the whole or substantially the whole of the management of the affairs of the Company.

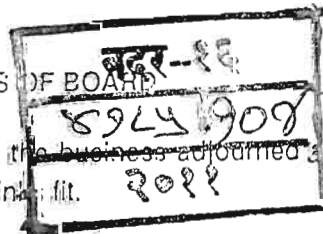
56. The Managing Director shall be empowered to delegate the powers, authorities and discretion vested in him to any Director, officer or employee of the Company as he thinks fit.

MEETING OF THE BOARD OF DIRECTORS

57. In terms of section 285 of the Act the Meeting of the Board shall be held in every 3 calendar months.



PROCEEDINGS OF BOARD



58. The Board may meet to despatch the business adjourned and otherwise regulate its meetings as it thinks fit.

59. Three Directors personally present shall be the quorum for the meeting of the Directors.

60. The Directors shall appoint one among them to Chairman of the meeting and determine the period for which he is to hold office.

61. If at any meeting the Chairman is not present within 15 minutes after the time appointed for holding the meeting, the Directors present may choose any one of them as Chairman of the meeting.

62. Questions arising at any meeting of the Board shall be decided by a majority of votes. In case of an equality of votes, the Chairman of the Board shall have a second or casting vote.

63. A Director can vote in respect of any contract or arrangement in which he is interested.

64. Save as expressly provided in Act, a resolution in writing, signed by all or majority of the Directors shall be as effective for all purposes as a resolution passed at meeting of Directors, duly called, held and constituted.

65. The Board may subject to the provisions of the Act, delegate their powers to committee consisting of the such number of members of its body as they think fit and regulate the functions of each such committee.

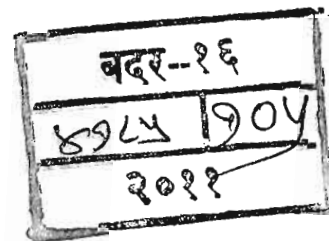
MANAGER OR SECRETARY

66. Manager or Secretary, who may be even the Director of the Company may be appointed by the Board for such remuneration and upon such conditions as it may think fit and any Manager or Secretary so appointed may be removed by the Board.

POWERS AND DUTIES OF DIRECTORS

67. Subject to the provisions of the Act and these Articles, the Board shall be empowered to exercise all such power and to do all such acts and things, as the Company is authorised to exercise and do. But the Board shall not exercise any power to do any act or thing which is required whether by the Act or Memorandum of Association or Articles of Association or otherwise to be exercised or done by the Company in General Meeting.

68. No regulation made by the Company in General Meeting shall invalidate any prior acts of the Board which would have been valid if that regulation had not been made.



69. The Company shall have power to borrow from any personnel and secure payment of any sum or sums of money for the purpose of the Company and the Board may from time to time exercise this power and may also accept any sum as loan or otherwise from any one or more Directors or the Company on security or otherwise and on such terms and conditions as they think fit.

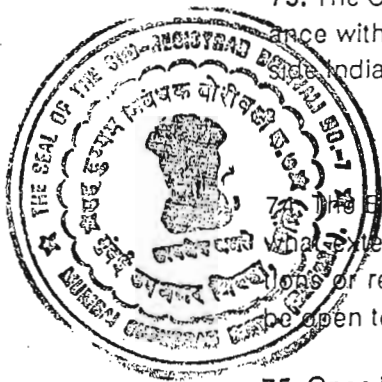
70. The Board of Directors may provide for the security for the repayment in such manner and on such terms and conditions and in particular by issue of bonds, Debentures, or by creating mortgage charge, pledge, hypothecation or any other security on the undertaking of the whole or any part of the property of the Company including existing or future property including uncalled capital for the time being.

71. If the Directors or any other person shall become personally liable for the payment of any sum prima facie due from the Company, the Director or any person may execute or cause to be executed any mortgage, charge or security over or affecting the whole or any part of the assets of the Company by way of indemnity to become liable to secure the Directors or person as aforesaid from any losses of such liability.

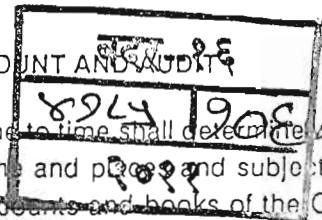
SEAL

72. The Company shall have a common seal and Directors shall provide for the safe custody of the seal. The seal shall not be affixed to any document, except by authority or resolution of the Board and in the presence of at least one Director who shall sign every document to which the seal of the Company is affixed, such signature shall be conclusive evidence of the fact that the seal has been properly affixed.

73. The Company shall be at liberty to have an official seal in accordance with section 50 of the Act, for use in any territory or place outside India.



ACCOUNT AND AUDIT



74. The Board may from time to time shall determine whether and to what extent and at what time and place and subject to the conditions or regulations that accounts and books of the Company shall be open to the inspection of the members (not being a Director).

75. Once in every year the accounts of the Company shall be audited and the correctness of the profit and loss account and the state of affairs of the Balance shall be certified by an Auditor(s) provisions regarding appointment, qualifications of auditors shall be governed by the provisions of Companies Act, in this regard.

SECRECY

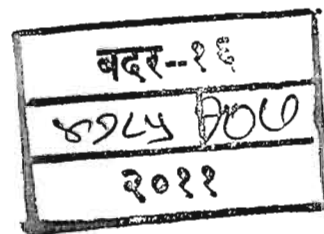
76. No member shall be entitled to visit or inspect the premises of the Company without the permission of the Board of the Managing Director to require the discovery of any information respecting any details of the Company's trading or any matter which is or may be in the nature of trade secret, mystery of trade, or secret process or any manner whatever which may relate to the conduct of the business of the Company.

77. Every Director, manager, secretary of the Company, its members, officers, agents, accountants or any other person(s) employed in the Company, shall observe strict secrecy in respect of the transactions of the Company which may come to their knowledge during the discharge of their duties except when the said disclosure is required to be made by the Board or by operation of a court of law.

WINDING UP

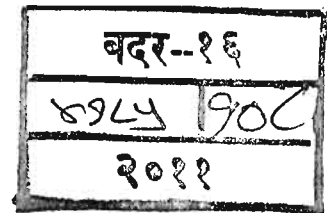
78. Subject to the provisions of the Act, if the Company is wound up and the assets available for distribution among the members are more than sufficient to repay the whole of paid up share capital, the excess shall be distributed amongst the members in proportion to the capital paid or which ought to have been paid on the shares at the commencement of the winding up or held by their representatives other than the amount paid in advance on calls. If the assets available for distribution are not sufficient to repay the entire paid up capital, such assets shall be distributed so that, as nearly as may be the losses shall be borne by the members in proportion to the capital paid or which ought to have been paid on the shares at the commencement of the winding up or held by their representatives other than amount paid in advance on calls. But this clause is to be without prejudice to the rights of the holders of shares issued upon special condition.

We the several persons whose names, addresses, and descriptions are subscribed thereto are desirous of being formed into a Company in pursuance of this Articles of Association and respectively agree to take the number of shares in the capital of the Company said opp. to our respective names.



COMPANY AUTHORISED TO CAPITALISE ITS FREE RESERVES

79. The Company in General Meeting may resolve that any moneys, investments or other assets forming part of the undivided profits of the Company and available for division (Or representing Premium received on the issue of shares and standing to the credit of the share premium account) be capitalised and distributed amongst such of the shareholders as would be entitled to receive the same if distributed by way of dividend and in the same proportions on the footing that they become entitled thereto as capital and that all or any part of such capitalised fund be applied on behalf of such shareholders in paying up in full either at par or at such premium as the resolution may provide any unissued shares of the Company which shall be distributed accordingly or towards payment of the uncalled liability on any issued shares and that such distribution or payment shall be accepted by such shareholders in full satisfaction of their premium account and capital redemption reserve account may, for the purpose of this Article, only be applied in the paying of any unissued shares to be issued to members of the company as fully paid bonus shares.



We - the several persons, whose names, addresses and descriptions are subscribed thereto are desirous of being formed into a company in pursuance of this memorandum of association and respectively agree to take the number of shares in the capital of the company set opposite our respective names.

S. No.	Name and Address Description of the Subscriber	No. of Shares taken by the subscriber	Signature of subscriber	Name and Address Description of the Witness and his Signature
1.	Shri. Shrinivas Son of Keshaorao Gotey, 350, Hanuman nagar, NAGPUR, Businessman.	250 Shares of Rs. 100/- each		
2.	Shri Manab son of Naha Laxmi Vaibhav Society, Laxmi Nagar, NAGPUR 10.	250 Shares of 100 each		



बदर-१६
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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAACH0409H



नाम / NAME

HIRANANDANI CONSTRUCTIONS PRIVATE LIMITED

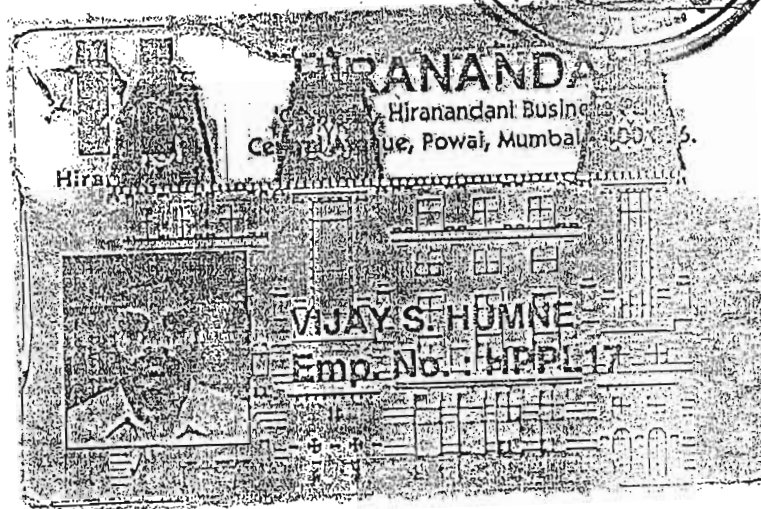
निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION

29-10-1974

R. D. Singh

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)



भारत निर्वाचक आयोग
ऑलखमंत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
TGJ2234433



व्यक्तिक नाम / Name of the Voter
व्यक्तिक नाम / Name of the Voter
व्यक्तिक नाम / Name of the Voter
व्यक्तिक नाम / Name of the Voter

बदर-१६
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२०११

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAACD6682J



नाम /NAME
DEBASHU SERVICES PRIVATE LIMITED

निगम/बनने की तिथि /DATE OF INCORPORATION/FORMATION
ANCESTRAL

[Handwritten Signature]

आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX, VIDARBH

For Debashu Services Pvt. Ltd.

[Handwritten Signature]
Director

आयकर विभाग
INCOME TAX DEPARTMENT
AMANDITA NAHA



भारत सरकार
GOVT. OF INDIA

सुब्रता निर्मलचंद्रा सेन

12/05/1981

Permanent Account Number
AFPPN6563F



[Handwritten Signature]



[Handwritten Signature]

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACBPN9973A



नाम /NAME
SAPTARSHI MANAB NAHA

पिता का नाम /FATHER'S NAME
MANAB DURGAMOHAN NAHA

जन्म तिथि /DATE OF BIRTH
18-10-1980

हस्ताक्षर /SIGNATURE

बदर-१६
०४९५९९९
२०११

[Handwritten Signature]

मुल्यांकनाचे वर्ष	2011	दिनांक	4/28/2011
जिल्हा	मुंबई(उपनगर)		
प्रमुख मूल्य विभाग	- 79-कांदीवली बोरीवली		
उपमूल्य विभाग	- 79/353-भुभाग: उत्तरेस 90 फुट वि.यो. रस्ता, पुर्वे व दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.		
मिळकतीचा क्रमांक	सि.टी.एस. नंबर -- 27		
नागरी क्षेत्राचे नांव	मुंबई(उपनगर)		
मिळकतीचे वर्गीकरण	बांधीव		

89/353
79

बाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
31,000	61,800	82,000	102,200	61,800

मिळकतीचे क्षेत्र	164.40	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका		उद्वाहन सविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	मजला	2

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

= 61,800.00 * 100.00 /100

= 61,800.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ (Rule 19 or 20)

= 61,800.00 * 164.40 * 100.00 /100

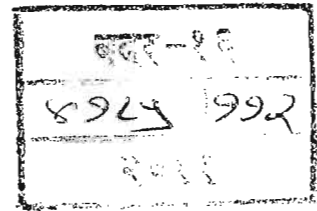
= 10,159,920.00

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

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

= 10,159,920.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 10,159,920.00



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

अनु क्र. ओळखीचे नाव व पत्ता

1

नाव:विजय एस हुमणे

वय:42

पत्ता:ऑलीपीया पवई

पिन कोड:400076



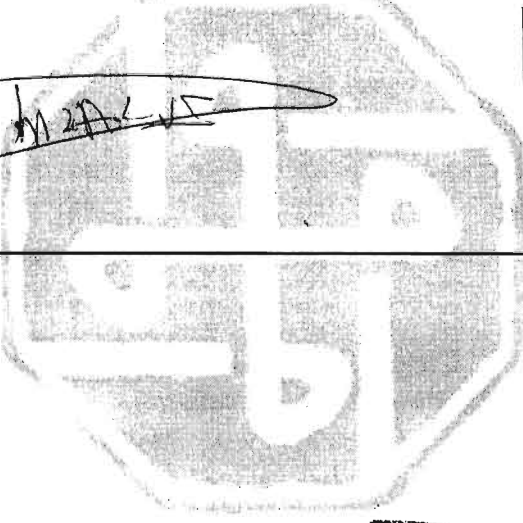
2

नाव:देवेंद्र - साळवी

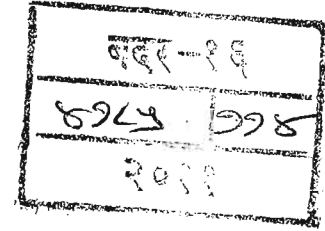
वय:30

पत्ता:ऑलीपीया पवई

पिन कोड:400076



4185/2





Thursday, April 28, 2011
6:46:13PM

दस्त गोषवारा भाग-1

वदर16

दस्त क्रमांक : 4185/2011

/

दस्त क्रमांक : वदर16 /4185/ 2011

बाजार मुल्य: रु.10,159,920/-

मोबदला: रु.17,200,500/-

भरलेले मुद्रांक शुल्क: रु.842,800/-

दु.नि.बोरीवली 7 (बोरीवली) यांचे कार्यालयात

अ.क्र.4185 वर दि.28/04/2011

रोजी 6:35:06:000PM वा. हजर केला.

पावती

सादर करणाराचे नाव: मे डेबाशु सर्विसेस प्रा लि तर्फे संचालक
सप्तर्षी नाह - -

नोंदणी फी :

रु.30,

दस्त हाताळणी फी :

रु.2,

पृष्ठांची संख्या : 114

एकुण

रु.32,

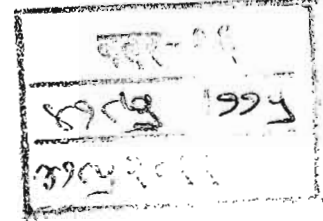
दस्त हजर करणा-याची सही :-

सह. दुय्यम नि.ज.क बोरीवली-७,
सह दु. नि. बोरीवली 7
सुंदर उषनगर जिल्हा.

सह. दुय्यम नि.ज.क बोरीवली-७,
सह दु. नि. बोरीवली 7
सुंदर उषनगर जिल्हा.

शिक्का क्र.1 Apr 28 2011 6:45PM ची वेळ: (सादरीकरण)

शिक्का क्र.2 Apr 28 2011 6:45PM ची वेळ: (फी)



प्रमाणित दस्त्यात येते की, या
दस्ताव्याचे पृष्ठाने १९९५ पाने आहेत.

वदर... १६/३९८५ /२०११

पुस्तक क्रमांक १, म.नां.क्र. वर
नोंदला.

दिनांक: 28 APR 2011

सह दुय्यम नि.ज.क, बोरीवली क्र. ७,
सुंदर उषनगर जिल्हा.

गावाचे नाव : कांदिवली

- | | |
|--|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | रु.17,200,500/- |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | रु.10,159,920/- |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | सि.टी.एस. नंबर-सि.टी.एस. नंबर -- 27 पालिकेचे नाव: मुंबई शह इतर वर्णन : सदनिका क्र 201 , मजला, इस्टोनिया बी बिल्डींग, हिरानंदानी हेरीटेज पॉईसर ब्रीज एस व्ही रोड कांदिवली प. मुं-67.-----
मिळकत कांदिवली व पॉईसर दोन्ही गावामध्ये समाविष्ट आहे. |
| (5) क्षेत्रफळ | 164.40 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1) नाव:- मे हिरानंदानी कन्स्ट्रू प्रा लि चे संचालक सुरेंद्र एल हिरानंदानी तर्फे मुखत्यार किंजल देसाई ; वय: 35;पत्ता :-514 दलामल टॉयर्स नरीमन पॉईंट मुं पिन कोड:- 400021 पॅन नंबर: AAACH040 |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1)नाव:- मे डेबाशु सर्विसेस प्रा लि तर्फे संचालक ससर्णी नाह - - ; वय:30; पत्ता:-18 सप्तक प्लाझा शिवाजी नगर नागपूर;पिन कोड:-440010; पॅन नं:-AAACD6682J;
2)नाव:- ससर्णी नाह - - ; वय:30; पत्ता:-18 सप्तक प्लाझा शिवाजी नगर नागपूर;पिन कोड:-4400 पॅन नं:-ACBPN9973A;
3)नाव:- आनंदीता नाह - - ; वय:29; पत्ता:-18 सप्तक प्लाझा शिवाजी नगर नागपूर;पिन कोड:-44 पॅन नं:-AFPPN6563F; |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 04/28/2011 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 04/28/2011 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 4185/2011 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु.842,800/- |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | रु.30,000/- |
| (14) शेरा | |



बोरीवली शहर
दुय्यम निबंधक बोरीवली 7
मुंबई उपनगर निलंबना.

MEMORANDUM OF ASSOCIATION

AND

ARTICLES OF ASSOCIATION

OF

DEBASHU SERVICES (PRIVATE) LIMITED

REGISTERED OFFICE

SHOP NO.8

LAXMI VAIBHAV SOCIETY

LAXMINAGAR SQUARE

NAGPUR 440 010

बदर--१६	
२०११	

Dated this _____ day of _____

BETWEEN

M/S. HIRANANDANI CONSTRUCTIONS PVT.
LTD. ... The Promoters

AND

Mr. / Ms. / M/s. _____
... The Purchaser/s

AGREEMENT FOR SALE

Flat / Premises No. _____ in the Building
" _____ " on the _____ Floor.

~~बदर-१६
२०११~~