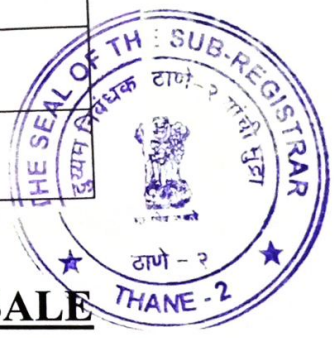


Customer Copy		Sr No 32718
Deposit Br		Date 20/10/08
Pay to Acct No 11737200010056		idbi bank A/C stamp duty
Type of Document		
Type of Stamp	Special Adhesive	
Franking Value	Rs	41180/-
Service Charges	Rs	10/-
Total	Rs	41,190/-
Name and address of stamp duty paying party		
Jalinder H. Mule.		
Cheque / DD No		
Draw on bank		
signature of purchaser		
(For Bank's Use only)		
DC No	Date	
Franking Sr. No		
Authorized by (sign Name & EIN)		
Please Sign the declaration printed behind		

त न न - २
दस्त क्रमांक ११००/२००८
१/२०



For Industrial Development Bank of India Ltd.
Authorised Signatory

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into and executed at Kalwa, Dist. Thane, on this 20th day of Oct. 2008.

BETWEEN

M/S. SHREE VAISHNAVI DEVELOPERS, a Partnership Firm, having its office at Santoshi Apartment, Shop No. 3, Ground Floor, Kharegaon, Kalwa, Thane - 400605, hereinafter called and referred to as **"THE BUILDERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include heirs, executors, administrators, successors, survivors and last survivors of the firm, assigns) of the **ONE PART;**

SIGNATURE -1

Industrial Development Bank of India Ltd. Ground Floor, India Ltd. Ground Floor, G/1 yeshwant Building, Near Malhar Cinema, Gokhale Road, Naupada/Thane-400602. D-51ST/P/V/C. R. 1007/05/05/1266-69
भारत 69245
168003
RE-00411801-P85367
15:04
SPECIAL ADHESIVE OCT 20 2008
MAHARASHTRA

AND

1) MR. JALINDER HARIBHAU MULE, age 33 years,

Occ. service 2) _____

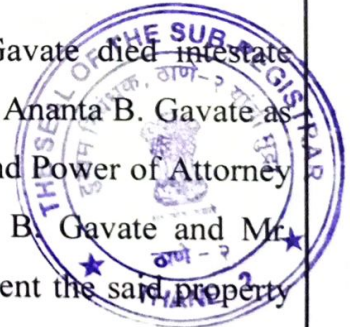
age _____ years, Occ. _____, both Indian Inhabitant, having

address at Siddhivinayak Bld. B-7 Room No. 4
Gajanan Nagar, Vitawa Kalwa Thane

hereinafter called and referred to as "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors & administrators and assigns) of the **SECOND PART**.

WHEREAS the Mr. Babu Govind Gavate, hereinafter called as "ORIGINAL OWNER" owned absolutely seized and possessed of and/or well and sufficiently entitled to the plot of land bearing **Survey No. 353, Hissa No. 2 & 3, Village - Kalwa**, admeasuring 3660 Sq. Mtrs. area, lying, being and situate at Kalwa, Thane - 400605, within the limits of Thane Municipal Corporation, more particularly described in the Schedule written hereinunder ;

AND WHEREAS the Mr. Babu Govind Gavate died intestate leaving behind him Mr. Dhanaji B. Gavate and Mr. Ananta B. Gavate as the legal heirs executed Development Agreement and Power of Attorney in favour of the builder herein, the Mr. Dhanaji B. Gavate and Mr. Ananta B. Gavate has agreed to give for development the said property to the builder and the builder herein has agreed to acquire for development the property for the consideration and upon the terms and conditions contained therein.



रस्त कमांक CC 60 / 2000
212e

SIGNATURE

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AND WHEREAS in pursuance of the said agreement the original owner has placed the builder in exclusive physical possession of the said property and has also in favour of the builder a power of attorney providing and authorizing the builder to negotiate and settle the matters of development of the said property with the prospective purchasers of the flats/shops in the building to be constructed on the said property.

AND WHEREAS by virtue of the agreement and power of attorney the builder alone has the sole and exclusive rights to construct the building on the and to sell flat in the said building to be constructed on the said property and to enter into agreements with the purchaser of the flat and receive sale price in respect thereof;

AND WHEREAS the builder has evolved a scheme for construction of a new building with self contained flats/shops to be known as "SHRADDHA SABURI C-1" on the property described in the schedule hereinafter written and desirous of selling the Flat/Shop on "OWNERSHIP BASIS" with a view to ultimately that the owner of such Flats/Shops shall from themselves into a Co-operative Housing Society and upon the owner of all flats/shops in such building pay all their dues and strictly complying with all terms and conditions of their respective agreement with the builder would get executed a conveyance of such building with the said property appurtenant thereto in favour of such society.

AND WHEREAS the builders has entered into a standard agreement with an Architect, registered with the Council of Architects and such agreement is as per the Agreement prescribed by the Council of Architects;

रजि. नं. ३
दस्त क्रमांक CCE 0 / 200
3/20

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5/11-11/10 -3-

AND WHEREAS the builders have appointed a structural engineer for the preparation of structural design and drawing of the buildings and the builders accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building.

AND WHEREAS the purchaser/s demanded form the builder and builder have given inspection to the purchaser/s of all documents of the title relating to the said property, plans, and all such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion of the Construction Sale/Management and Transfer) Act, 1963 and the rules made thereunder ;

AND WHEREAS the inspection of the copies of all documents and all other relevant revenue records, showing the nature of the title of the builders to the said land on which the flats/shops are to be constructed and copies of the plans, specifications of the flats/shops agreed to be purchased by the purchaser/s approval by the concerned local authorities have been given and furnished by the builders to the Purchaser/s;

AND WHEREAS the builders have given inspection of and have supplied to the purchaser such documents as stipulated in Rule 4 of the Maharashtra State Ownership Flats Rules, 1964 as demanded by flats/shops purchaser/s;

AND WHEREAS the party of the second part is desirous of acquiring form the party of the one part a Flat/Shop No. 407 , admeasuring about 840 Sq. Ft. (Built-up) area, on 4th Floor, in

SIGNATURE

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पत्र - २
दस्त क्रमांक <u>८८८०</u> / २००८
<u>९२८</u>

the said proposed building for consideration and on such terms and conditions hereinafter appearing;

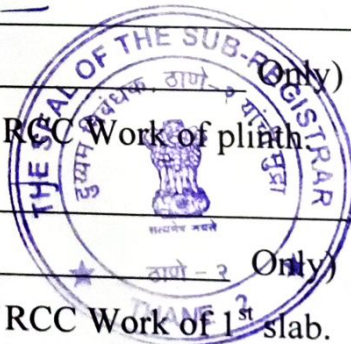
AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

- 1) The Builder shall construct the said building consisting of Ground plus Seven upper floors on the said property/plots in accordance with the plans, specifications, designs, sanctioned by the competent authorities;
- 2) The Purchaser/s agree/s to purchase from the Builder and hereby he/she/they agrees/d to sell to the Purchaser/s Flat/Shop No. 407, admeasuring about 840 Sq. Ft. (Built-up) area, on 4th Floor, in the "SHRADDHA SABURI C-1", as per the plan approved by the Builders for the Total Price of Rs. 9,00,000/- (Rupees Nine Lakh - 00/-) and schedule of payment will be paid as under :

a) Rs. 2,00,000/- (Rupees Two Lakh - 00/- Only) as Earnest Money on execution of the Agreement.

b) Rs. — (Rupees — Only) on completion of RCC Work of plinth.

c) Rs. — (Rupees — Only) on completion of RCC Work of 1st slab.



टनन-२
दस्ता अर्जांकित
५/२८

SIGNATURE

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[Handwritten Signature] -5-

expenses concerned this agreement and the conveyance and any other documents or document to be executed by the Builders in favour of the Co-operative Housing society when formed including expenses towards stamp duty and registration charges shall be borne and paid by the Purchaser/s alone.

- 29) This agreement shall always be subject to the provisions of Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules made thereunder.

SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OR PARCEL OF LAND bearing Survey No. 353, Hissa No. 2 & 3, Village – Kalwa, admeasuring 3660 Sq. Mtrs. area, lying, being and situate at Kalwa, Thane - 400605, within the limits of Thane Municipal Corporation and within the limits of Registration and Sub – Registration District of Thane and bounded as follows :

On or towards the East	:	<u>Mahand Adl.</u>
On or towards the West	:	<u>open plot.</u>
On or towards the South	:	<u>sai prasun Adl.</u>
On or towards the North	:	<u>Garden.</u>

SCHEDULE OF THE PREMISES TO BE PURCHASED

BY THE PURCHASER/S

ALL THAT PREMISES bearing Flat/Shop No. 407, admeasuring about 840 Sq. Ft. (Built-up) area, on 4th Floor, in the "SHRADDHA SABURI C-1", situated on the land described in the schedule written hereinabove.

दस्ता क्रमांक	CC60/2000
<u>9/1/20</u>	

SIGNATURE

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IN WITNESS WHEREOF the parties hereinabove have signed this agreement on the day and year first hereinabove mentioned.

SIGNED SEALED & DELIVERED

by the withinnamed "BUILDERS"

M/S. SHREE VAISHNAVI DEVELOPERS

Through its Partner

MR. AMOL N. PAWAR,

in presence of

1) [Signature]

2)

SIGNED SEALED AND DELIVERED

by the withinnamed "PURCHASER/S"

MR. JALINDER H. MULE.

in the presence of

1) [Signature]

2)

[Signature]

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दस्त क्रमांक CCEU/2002
१०/२०



THANE MUNICIPAL CORPORATION, THANE

613

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT
PERMISSION/COMMENCEMENT CERTIFICATE
GROUND + 7 UPPER FLOORS

P. No. २००६/७१९

TMC/TDI/ १२६०

DATE: ०२/०५/०७

वि. आर. काले अॅण्ड असोसिएट्स (वा.वि.)

ARCHITECT

बाबू गोविंद गवते (मालक)

OWNERS

With reference to your application No.512 dated 13/02/07 for development permission / grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and to erect building No. वरीलप्रमाणे in Village Vitawa-Kalwe Ward No. ---, situated at Road / Street ---, C.T.S. No / S. No. 53 Hissa No / Fika No. 2/3 the development permission / commencement certificate is granted subject to the following conditions.

1) The land vacanted in consequence of the enforcement of the set back line shall form Part of the public street.

2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any until occupancy permission has been granted.

3) The development Permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.

4) This permission does not entitle you to develop the land which does not vest in you.

५) सी.सी.पूर्वी सर्व भाडोत्रींचे करारनामे सादर करणे आवश्यक.

६) सी.सी.पूर्वी सुधारित उतारा दाखल करणे आवश्यक.

७) सी.सी.पूर्वी रस्त्याखालील जागेचे क्षेत्र ठ.म.प.च्या नावे करणेबाबत नोंदणीकृत घोषणापत्र तसेच हद्द कायम मोजणी नकाशा सादर करणे आवश्यक.

८) सी.सी.पूर्वी अस्तित्वातील तोडावयाची वांधकामाची मिळकत कर तसेच पाणी बिलाची धकवाकी नसलेबाबत संबंधित विभागाचे दाखले सादर करणे आवश्यक.

९) सी.सी.पूर्वी अेन अे. आदेश सादर करणे आवश्यक.

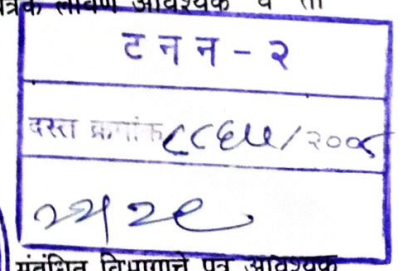
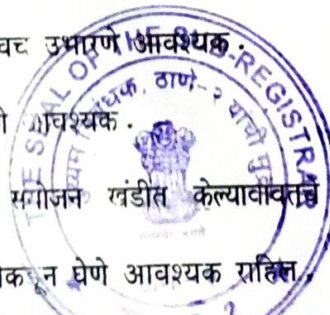
१०) सी.एन.पूर्वी भुखंडाच्या दर्शनी वाजूस नियमाप्रमाणे सविस्तर माहिती पत्रक सादर करणे आवश्यक व तो ओ.सी.पर्यंत कायम ठेवणे आवश्यक.

११) सी.एन.पूर्वी सुरक्षिततेच्या दृष्टिने संरक्षक कवच उभारणे आवश्यक.

१२) सी.सी.पूर्वी आवश्यक शुल्कांचा भरणा करणे आवश्यक.

१३) सी.एन.पूर्वी अस्तित्वातील वांधकामाची नळ मोजणी खंडीस केल्याबाबत संबंधित विभागाचे पत्र आवश्यक.

१४) सी.एन.पूर्वी रस्त्यांचे सिमांकन भूमापन यांचेकडून घेणे आवश्यक राहिले.



1) जोच्यापूर्वी ड्रेनेज विभागाकडील स्ट्रॉम वॉटर ड्रेन वायत ना हरकत दाखला सादर करणे आवश्यक .

2) जोच्यापूर्वी उर्वरित हद्दीवर मोजणी नकाशान्वये कुपनभिंतीचे बांधकाम करणे आवश्यक .

3) ओ.सी.पूर्वी वृक्ष, पाणी व ड्रेनेज विभागाकडील ना हरकत दाखला दाखल करणे आवश्यक .

4) ओ.सी.पूर्वी रस्त्याखालील क्षेत्र ठा.म.पा.चे नावे करणेवायत मा.र.का. उतारा दाखल करणे आवश्यक .

5) ओ.सी.पूर्वी सोलर सिस्टीम व रेन वॉटर हार्वेस्टिंगची तरतूद करणे आवश्यक राहिल .

6) बांधकामास ठा.म.पा.पाणी पुरवठा करणार नाही . फक्त पिण्याचे पाणी उपलब्धतेनुसार देण्यात येईल .

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

सावधान

जर नकाशानुसार बांधकाम न करणे तसेच विकास म.भिंतीचे नियुक्त आवक त्वा परवाभावा न बांधकाम करणे, महाराष्ट्र प्रादेशिक व नगर बांधकाम अधिनियमाचे कलम 42 नुसार पात्र मुन्हा आहे. त्यासाठी जास्तीत जास्त 2 वर्षे व रुपये 4000/- दंड होऊ शकतो."



Yours faithfully,

[Signature]
Executive Engineer

Town Development Dept.
Municipal Corporation.
the City of Thane.



[Signature]

टनन-२
दस्त क्रमांक CCEU/2007
03/22



(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/COMMENCEMENT CERTIFICATE

GROUND + 7 UPPER FLOORS

M.P. No. २००६/७१९

TMC/TDD/७८६२

DATE: २०/०६/०९

MR. AR. KALHE & ASSOCIATES (PVT. LTD.)

ARCHITECT

SHRI. BABU GOVIND GAVTE (MALK)

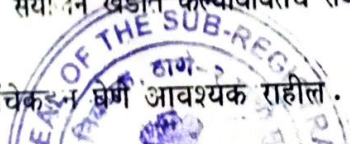
OWNERS

Sir,

With reference to your application No. 957 dated 06/08/07 for development permission / grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and to erect building No. वरीलप्रमाणे in Village Vitawa-Kalwe Ward No. ---, situated at Road / Street ---, C.T.S. No / S. No. 353 Hissa No / Tika No. 2/3 the development permission / commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any until occupancy permission has been granted.
- 3) The development Permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) प्रस्तावाधीन मिळकती बाबत किंवा मालकी हक्काबाबत काही वाद उपस्थित झाल्यास त्याचे संपूर्ण जबाबदारी विकासक / जमिन मालक यांची राहिल.
- ६) बांधकाम चालू करणेपूर्वी नगर भूमापन कार्यालयाकडील हद्द कायम मोजणी नकाशा दाखल करणे आवश्यक.
- ७) अ. महसूल/क.१/टे.१/एन एपी/एस आर- २७८/०७, दि. १४/०८/०७ च्या बिनशेती आदेशातील अटी शर्ती बंधनकारक राहतील.
- ८) सी.एन.पूर्वी भूखंडाच्या दर्शनी वाजूस नियमाप्रमाणे सविस्तर माहिती पत्रक लावणे आवश्यक व ती ओ.सी. पर्यंत कायम ठेवणे.
- ९) सी.एन.पूर्वी सुरक्षिततेच्या दृष्टीने संरक्षक कवच उभारणे आवश्यक.
- १०) सी.एन.पूर्वी अस्तित्वातील बांधकामाची नळ संयोजन खंडीन केल्याबाबतचे संबंधित विभागाचे पत्र आवश्यक.
- ११) सी.एन.पूर्वी रस्त्याचे सिमांकन भूमापन यांचेकडून घेणे आवश्यक राहिल.

न न - २
दस्त क्रमांक ८८६६/२००९
२४/२६



प्लानपूर्वी उर्वरित हद्दीवर मोजणी नकाशान्वये कुंपणभिंतीचे बांधकाम करणे आवश्यक .

जो. सी. पूर्वी वृक्ष पाणी व इनेज विभागाकडील ना हरकत दाखला दाखल करणे आवश्यक .

जो. सी. पूर्वी रस्त्याखालील क्षेत्र ठा. म. पा. चे नावे कणेबाबत मा. र. का. उतारा दाखल करणे आवश्यक .

जो. सी. पूर्वी सोलर सिस्टीम व रेन वॉटर हार्वेस्टिंगची तरतूद करणे आवश्यक राहिल .

बांधकामास ठा. म. पा. पाणी पुरवठा करणार नाही . फक्त पिण्याचे पाणी उपलब्धतेनुसार देण्यात येईल .

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

सावधान

नकाशाानुसार बांधकाम करणे तसेच विकसन निकाशातून बांधकाम करणे आवश्यक त्या परवानगा न घेऊन बांधकाम करणे, महाराष्ट्र प्रादेशिक व नगर पंचायत अधिनियमाचे कलम ५२ नुसार गुन्हा आहे. त्यासाठी जास्तीत जास्त २ वर्षे जे ५०००/- दंड होऊ शकतो."



Yours faithfully,

[Signature] 24/10/06
EXECUTIVE ENGINEER.

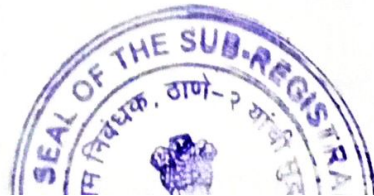
Town Planning & Development Dept.
Municipal Corporation.
the City of Thane.

[Signature]

[Signature]

- CC :- 1) Dy. Municipal Commissioner - Zone
2) E. E. (Encroachment)
3) Competent Authority (U.L.C.)
for Sec. 20, 21, and 22 if required.
4) T.I.L.R. for necessary correction in record of Land is affected by Road.
widening / reservation.

टंचन-२
दस्ता प्रमाण <i>[Signature]</i> / २०
<i>[Signature]</i> / २२



10/2008
17:18 pm

दुय्यम निबंधकः
सह दु.नि.ठाणे 2

दस्त गोषवारा भाग-1

टनन2

दस्त क्र 8867/2008

252e

दस्त क्रमांक : 8867/2008

दस्ताचा प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: जालिंदर हरीभाऊ मुळे - -
पत्ता: घर/फ्लॅट नं.: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं.: -
पेट/वसाहत: -
शहर/गाव: सिध्दीविनायक अपार्ट., विटावा, कळवा, ठाणे
तालुका: -
पिन: -
फोन नम्बर: -

लिहून घेणार

वय 33

सही

जा. ट. 180



2 नाव: मे. श्री वैष्णवी डेव्हलपर्स तर्फे भागीदार श्री अमोल
एन. पवार - -
पत्ता: घर/फ्लॅट नं.: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं.: -
पेट/वसाहत: -
शहर/गाव: संतोषी अपार्ट., कळवा, ठाणे
तालुका: -
पिन: -

लिहून देणार

वय 35

सही

Amol Pawar



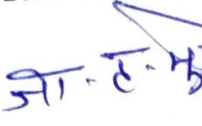
दस्त गोषवारा भाग - 2

टनन2

दस्त क्रमांक (8867/2008)

2020

दस्त क्र. [टनन2-8867-2008] चा गोषवारा
बाजार मूल्य : 1171500 मोबदला 900000 भरलेले मुद्रांक शुल्क : 41180

दस्त हजर केल्याचा दिनांक : 20/10/2008 05:07 PM
निष्ठादनाचा दिनांक : 20/10/2008
दस्त हजर करणा-याची सही : 

दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 20/10/2008 05:07 PM
शिकका क्र. 2 ची वेळ : (फी) 20/10/2008 05:11 PM
शिकका क्र. 3 ची वेळ : (कबुली) 20/10/2008 05:11 PM
शिकका क्र. 4 ची वेळ : (ओळख) 20/10/2008 05:12 PM

दस्त नोंद केल्याचा दिनांक : 20/10/2008 05:12 PM

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

1) भागुजी नामदेव कुलवडे - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: - 

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: विटावा, ठाणे

तालुका: -

पिन: -

2) संजय भागुजी कुलवडे - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

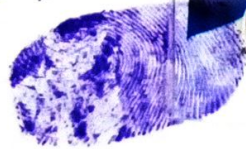
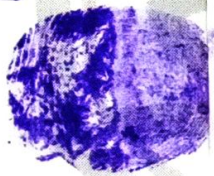
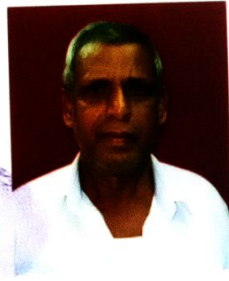
ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: सदर

तालुका: -

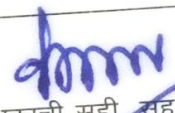
पिन: -

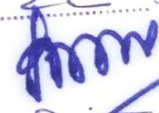


पावती क्र.: 9210 दिनांक: 20/10/2008
पावतीचे वर्णन
नांव: जालिंदर हरीभाऊ मुळे - -

11720 : नोंदणी फी
580 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

12300: एकूण


दु. निबंधकाची सही, सह दु. नि. ठाणे 2

प्रमाणित करणेत येते की या दस्तामध्ये
एकूण  पाने आहेत.

सह दुय्यम निबंधक, ठाणे क्र. 2

पुस्तक क्रमांक 9210
..... 580 क्रमांकावर नोंदला



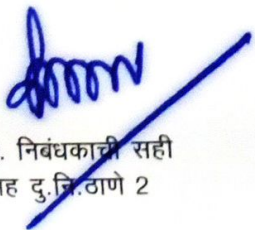
एत. ए. लालन

सह दुय्यम निबंधक ठाणे क्र. 2

तारीख 20/10/2008 माहें 20 सन 2008



दु. निबंधकाची सही
सह दु. नि. ठाणे 2



STAMP OF APPROVAL OF PLANS

E.COVER ROAD
STORAGE WATER



Plan is approved Subject to conditions
 Permitted in Permit No. V R 1002/692
 TDC/ED.D.R./TPS/ NEO Date: 02/04/01
 [Signature] [Signature]
 Town Development Officer Asst. Director of Town Planning
 Thane Municipal Corporation of
 The City of Thane.

सावधान

“मंजूर नकाशांनुसार बांधकाम व कार्ये संपन्न विकासात
 निवृत्त निवृत्तानीतुसार बांधकाम व कार्ये संपन्न विकासात
 येथे बांधकाम बांध करणे, बांधकाम बांधणे व कार्ये
 संपन्न बांधकाम बांधकामांचे बांधकाम ५२ मुताब
 ट इलक व मुक्त आहे. त्यासाठी आवश्यक बांधकाम २ र्थ
 र्थ व बांधकाम ५०००/- र्थ बांधकाम.”

A) AREA STATEMENT		SQ. MTS.
1	AREA OF PLOT	3660.00
2	DEDUCTIONS FOR:	
3	LAND TO BE HANDED OVER TO GOVT.	
4	PROPOSED ROAD (AREA UNDER ROAD WIDENING)	
5	ANY RESERVATION	
	TOTAL (4+5+6)	
7	NET GROSS AREA OF PLOT (1-2)	3660.00
8	DEDUCTION FOR	
9	RECREATION GROUND AS PER REGULATION 56 15%	
10	INTERNAL ROADS	