



Sale Agreement



**ANSAL HOUSING
& CONSTRUCTION LTD.**

Mumbai Office : 2 'HILL CREST', N.S. ROAD NO. 10, JVPD SCHEME, MUMBAI-400 049
PHONE : 6250409, 6283547, 6288161 • FAX : 6203854

Regd. & Head Office : 15, UGF, Indra Prakash, 21 Barakhamba Road, New Delhi-110 001
Phones : 011-3352063-67, 011-3357103-06 • Fax : 011-3350847
e-mail : info@ansals.com • website : www.ansals.com



Customer Copy	
Date	28/12/10
Acct Stamp Duty Mumbai	
Rs	94900
Charges	1000
Rs	95900
Stamp duty paying party	
Hemant Bhatnagar shah	
Bhavani Hemant shah	
Received from banks	
Rs.	24900/-
Payable Stamp Duty	
Rs.	109590
Rs.	109390
(For Bank's Use only)	

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ARTICLES OF AGREEMENT made at Mumbai this THIRTIETH day of DECEMBER TWO THOUSAND FOUR

Between : ANSAL HOUSING & CONSTRUCTION LIMITED an existing Public Limited Company Incorporated and registered under the provisions of the Companies Act., 1956 having its Registered Office at 15 UGF, Indra Prakash, 21, Barakhamba Road, New Delhi-110 001 and its branch office at Hill Crest, Flat No. 2, N.S. Road No. 10, J. V. P. D. Scheme, Mumbai-400 049. Hereinafter referred to as "the developer" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the First Part : And : Aevee Iron & Steel Works Private Limited an existing Private Limited Company incorporated and registered under the provisions of the Companies Act., 1956 having its Registered Office at Bal Rajeshwar Road, Model Town, Mulund (West), Mumbai-400 080. Hereinafter referred to as "the Company" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors) PAN No - AAJPS4925R.

of the Second Part; And Mr. / Mrs. / M/s. HEMANT BALCHAND SHAH Mrs. BHAUNA HEMANT SHAH of MUMBAI, Indian Inhabitant residing at 104, ROYAL TOUCH, YOGI HILLS, MULUND(W) MUMBAI - 400080 having his / her / their Office / Residence at

hereinafter referred to as "the purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/its heirs, executors, administrators, or successors and assigns) of the Third part;

And whereas by an Indenture of Sub-Lease dated 10th February, 1971 made by and between the Late Mr. Lakhpatrai Agarwal as Sub-Lessor of the One Part and Mrs. Usha Rani Gupta, Ashok Devraj Gupta and Vijay Devraj Gupta, all carrying on business in partnership in the firm, name and style of M/s. Aevee Iron & Steel Works (then a Partnership firm registered under the Indian Partnership Act., 1932) as Sub-Lessees of the Other Part and registered under Serial No. 5269/71, Book 111 with the Sub-Registrar of Assurances,

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Mumbai, the Sub-Lessor demised unto the Sub-Lessee the property situated at Model Town, Mulund (West) bearing Survey No. 254 (Part) and City survey No. 20-B admeasuring approximately 10,040, Square Yards equivalent to 8,395 Square Meters or thereabouts and more particularly described in the Schedule hereunder written (hereinafter referred to as "the said property") being a part of the larger property demised under the Indenture of Lease dated 27th March, 1967 by the Nathu Lalji Charity Trust as Owners and Head Lessors (hereinafter referred to as "the Owners") of the One Part and Pranjivan Madhavji and five others therein referred to as "the Lessees" (hereinafter referred to as "the Predecessor-in-title" of the Late Lakpatrai Agarwal) of the Other Part for a term of 99 (Ninety-nine) years from the 1st April, 1966 at the rent and with an option for renewal for a further term of 99 (ninety-nine) years therein contained;

And Whereas the Company is the successor-in-title of the said firm of Messrs. Aevee Iron & Steel Works in respect of the leasehold rights in respect of the said property more particularly described in the Schedule hereunder written acquired by the said firm under the said Indenture of Sub-Lease;

And Whereas by an Agreement dated 22nd January, 1994 made by and between the Company of the One Part and Uttam Steels Limited (hereinafter referred to as "Uttam Steel") of the Second part, the Company and Uttam Steel agreed to jointly develop the said property on certain terms and conditions agreed to between them;

And whereas the Company and Uttam Steel evolved a Scheme for Development of the said property with a view to constructing a 'Residential Complex' on the said property more particularly described in the Schedule hereunder written and selling Flats, Shops and other premises on what is popularly known as "Ownership basis" and transferring and conveying the Company's leasehold rights under the said Sub-Lease together with the buildings thereon to a Co-operative Society or a Limited Company to be formed of purchasers and registered under applicable law ;

And whereas the said Lakpatrai Aggarwal died leaving the larger property and his last will and Testament dated 7th day of November, 1988 by which he bequeathed the said larger property including the said property to his son Ramesh Aggarwal (hereinafter referred to as "the Sub-Lessor");

And whereas the Sub-Lessor obtained Letters of Administration to the estate of his said late father from the High Court at Mumbai under its Testamentary and Intestate Jurisdiction in petition No. 331 of 1989 and gave his written consent to the said Scheme of Development as outlined above to the Company ;

And whereas pursuant to the Scheme of Development the Company obtained a Re-development No Objection Certificate No. C/ULC/D.III/22/52999 dated 18th July, 1995 from the Competent Authority under the provisions of the Urban Land (Ceiling & Regulation) Act., 1976 ;

And whereas on the Application made by the said Company the marginal surplus Land admeasuring 264.25 Square metres out of the said property was exempted by the Competent Authority under Section 20 of the Urban Land (Ceiling & Regulation) Act. 1976 from the provisions of Chapter III of the said Act., by its Order No. C/ULC/DESK-VI/SR-20/IDC dated the 24th January, 1995 as amended by its Order/Corrindendum No. C/ULC/D.III/22/5299 DATED THE 18TH JULY, 1995

And whereas pursuant to the Scheme of Development, the Company and Uttam Steel prepared and submitted to the Municipal Corporation of Greater Mumbai Building Proposal for constructing the Residential Complex which was sanctioned vide L.O.D. No. CE/4150/BPES/AT dated 2nd May, 1995 and;

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And whereas the said property has been converted from Industrial use to Residential use by Order issued by the collector of Mumbai;

And whereas by a Tripartite Agreement dated 20th March, 1996 made by and between Uttam Steel of the One Part, the Developer of the Second Part and the Company of the Third Part (hereinafter referred to as "the Tripartite Agreement") Uttam Steel with the consent of the Company transferred its rights and obligations as Joint Venturer to the Developer and thereby Uttam Steel withdraw from the project and all rights, powers, authorities and obligations of Uttam Steel became vested in the Developer to the intent and effect that the Developer and the Company would jointly develop the said property on terms and conditions recorded in the Tripartite Agreement.

And whereas the Company and the Developer have entered into a Standard Agreement with M/s Hafeez Contractor, Architect (hereinafter referred to as "the project Architects") registered with the Council of Architects and the said Agreement as per the Agreement prescribed by the Council of Architects.

And whereas Developer has and also appointed Mehro Consultant as Structural Engineers for the preparation of the structural designs and drawings of the building and the Company have agreed to accept the professional supervision of the Architects and Structural Engineers ;

And whereas in exercise of the powers and authorities reserved to the Developers the Developer has commenced preliminary work of development on the said property ;

And whereas the title to the said leasehold land has been investigated by SHABBIR S. KAPADIA Advocates & Solicitors for the Company who have provided their Certificate of Title a print whereof is hereto "A" annexed and marked "Annexure 'A' ;

And whereas extracts from the Record of Rights and the property Register Card are hereto annexed and marked "B" collectively ;

And whereas the purchaser being desirous of purchasing a Flat/Shop has read the provision of the said Indenture of Sub-lease dated 10th November, 1971 the said Agreement and has taken inspection of the said property and acquainted himself/herself/itself with the Scheme of development of the said property ;

And whereas the purchaser hereby confirms that the Company and the Developer have produced all information and documents and have made full and true disclosure of all the items covered under Clauses (a) to (k) of Sub-Section 3 of the Maharashtra ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act., 1963 (Maharashtra Act. No. XLV of 1963) as amended by amendment hereinafter for brevity's sake to be referred to as "the said Act" as well as items covered under Clauses (a) to (g) or Rule 4 of the Maharashtra Ownership Flats Rules, 1964 hereinafter for brevity's sake referred to as "the said Rules" and the purchaser is satisfied with the same and has no further or

other information nor disclosure to be required from the Developer ;

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And whereas the purchaser has agreed to purchase the Flat/Shop No. 800
On the SECOND floor of wing "A of A Bldg" of the Building
presently under construction on the said property more particularly described in the Schedule
hereunder written with full knowledge of the terms and conditions on which the Development
Scheme has been sanctioned by the Municipal Corporation of Greater Mumbai and the
provision of the said two Agreements :

And whereas the parties hereto are required to execute an Agreement in writing in
respect of the allotment and sale of the said Flat/Shop namely this Agreement;

Now This Agreement Witnesseth And It Is Hereby Agreed By And Between the Parties
Hereto As Follows :-



1. The Company and the developer shall under normal circumstances construct and
setup the residential Complex on the said property situate at Model Town, Mulund (West)
admeasuring 10,040 square yards that is 8,395 Square meters more particularly described
in the Schedule hereunder written in accordance with the Building Proposal sanctioned by
the Municipal Corporation of Greater Mumbai as may be amended, modified or varied as
the Developer may consider necessary or as may be required to be modified or amended
by the Municipal Corporation of Greater Mumbai or other Concerned Authorities. The
Purchaser hereby agrees and irrevocably authorises the Developer to carry out such
modification and changes to the Building Proposal provided, however, that if such
modifications and changes increase or decrease the area of the Flat/Shop agreed to be
sold to the Purchaser, the Developer shall obtain the permission of the purchaser. This
shall be deemed to be consent granted by the Purchasers to the Company and the Developer
under Section 7 of the Maharashtra Ownership Flats (Regulation of the Permission of
Construction, Sale, Management and Transfer) Act, 1963 ;

2. The Developer shall sell and the Purchasers shall purchase the said Flat/Shop No.
201 on the SECOND floor of wing
"A" of the Building no. A1 admeasuring
723 Square feet (Carpet or Super Area No balconies) as per Floor
Plan hereto annexed at or for the lumpsum price of Rs. 22,21,000/- (Rupees
Twenty Two Lakh Twenty One thousand only only)
inclusive of Rs. 6,46,703 (Rupees Six Lakh Forty
Six thousand Seven Hundred Three only) being the approximate value
of the common amenities and facilities as described in Annexure 'C' and the appropriate
value of the fittings and fixtures as per details in Annexure 'D' The said lumpsum price shall
be paid by the Purchaser to the Developer as per the Annexure :-

a) The lumpsum purchase price payable by the Purchaser in accordance with the
provisions of this Clause shall for convenience be paid by Demand Drafts drawn in favour
of the Developer.

b) The Developer shall allot to the Purchaser upon written request being made by the
Purchaser to the Developer (subject to availability) one car parking space under stilts or in
the open spaces in the compound earmarked for parking of a car belonging to the Purchaser
for such consideration and on such terms and conditions as the Developer shall decide in
their sole discretion. The said Flat/Shop are hereinafter referred to for the sake of

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convenience as "the said Premises" ;

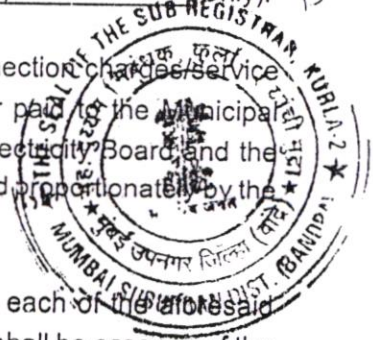
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c) It is specifically agreed that the apportionment of Rs. 6,46,733/1 (Rupees Six Lakh forty six thousand seven hundred Three Only) as the proportionate price of common amenities is notional and the same is not subject to change even if the percentage of undivided share of the said premises in the common areas and facilities increase or decrease, the intent of the parties being that the said premises are sold to and purchased by the Purchaser with all the appurtenant rights for the lumpsum of Rs. 22,21,000/- (Rupees Twenty two Lakh Twenty one thousand only Only).

The lumpsum purchase price is exclusive of electricity/water connection charges/service connections/installation of Fire Fighting equipment as payable or paid to the Municipal Corporation of Greater Mumbai and / or the Maharashtra State Electricity Board and the Government of Maharashtra as per Rules and Regulations to be paid proportionately by the Flat Purchasers on demand by the sellers.

3. It is hereby expressly agreed that the time for payment of each of the above said installments of the purchase price as set out in Clause 2 the above shall be essence of the contract. In the event of the purchaser making any default in payment of the instalments of the purchase price, the Developers will be entitled to terminate this Agreement and in that event, all the monies (except the Earnest Money of Rs. 2,22,100/- (Rupees Two Lakh twenty two thousand One Hundred Only) paid hereunder by the Purchaser shall be refunded to the Purchaser by the Developers (but without any interest, compensation, damage or costs) sixty days after the termination of this Agreement and the Developers will be entitled, immediately after the termination of this Agreement, to sell and / or dispose off the said premises in favour of any other party and the Purchaser herein will have no right to objection sale/disposal of the said premises by the Developers. Without prejudice to the above and the other rights of the Developers under this Agreement and/or in law, the Developer may, at their own option, accept from the Purchaser the payment of the defaulted instalments @ 24% per annum for the period of which the payment has been delayed.

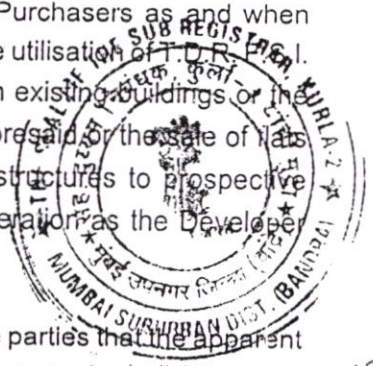
4. (a) The construction of the building and other structures upon the said property have been sanctioned by the Municipal Corporation of Greater Mumbai on the basis of the aggregate of the F.S.I. as attributable to the said property. The Purchaser(s) hereby declare(s) that if at any time prior to the execution of the said Deed of Assignment provided in this Agreement, the Floor Space Index at present applicable to the said property remains partially unutilised by Developer or the same is increased due to any change or modification in the Development Control Regulations For Greater Mumbai, 1991 or under any other laws or building control regulations or rules, the benefit thereof shall vest in the Developer alone and exclusively, without the Purchaser(s) being entitled to claim any rebate or in any manner in respect thereof, and the Developer shall be entitled to use such unutilised or further Floor Space Index or any part thereof for construction on the said property or for any other purpose as it deems fit. The Developer have informed the Purchaser that the Developer is in the process of acquiring Transfer of Development Rights Floor Space Index ("T.D.R. F.S.I.") and will as soon as such T.D.R. F.S.I. is acquired, amend the existing plans or prepare fresh plans with a view to consume such T.D.R. F.S.I. according to the Development Control Rules and any F.S.I. which is not available or may be available and will obtain L.O.D. and Commencement Certificate from the Municipal Corporation of Greater Mumbai through



Concerned Authorities in respect of the modified plans or the fresh plans as the case may be. The Developer shall be entitled to and are hereby authorised by the Purchasers to construct additional structures and/or floors upon any of the said buildings to be constructed upon the said property in accordance with Building Plans and Specifications sanctioned by the Municipal Corporation of Greater Mumbai and other Concerned Authorities and to sell flats and other premises on Ownership basis to prospective Purchasers and such prospective Purchasers shall be admitted and enrolled as Members of the Co-operative Society or Limited Company or Association of Flat Purchasers to be formed and registered under applicable laws;

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b) The Purchaser(s) or any of the Purchasers of flats and other premises or the Co-operative Society or Limited Company or Association of Flat Purchasers as and when formed and registered shall not be entitled to object or obstruct the utilisation of T.D.R. or any further F.S.I. in the construction of additional floors upon existing buildings or the Construction of any additional buildings and/or structures as aforesaid for the sale of flats and their premises on such additional floors or buildings, or structures to prospective Purchasers on such terms and conditions and for such consideration as the Developer may deem fit.



5. It is expressly agreed and understood by and between the parties that the apparent consideration for the purpose of the transaction under this Agreement, shall be and is Rs. 22,21,085/- (Rupees Twenty two lakh

Twenty one thousand only. Only) mutually agreed under Clause 2 to

be paid by the Purchaser(s) to the Developer, that the said apparent consideration is the fair and reasonable market value of the said flat in the open market and when it would have ordinarily fetched the same market value, and that the allotment of the said Flat to the Purchaser(s) is in fact a sale in the open market made by and between the parties hereto. It is further agreed and between the parties hereto that the execution of the Deed of Assignment is a mere legal formality after formation and registration of the society, or Limited Company or Association of Flat Purchasers and the allotment of the said Flat to the Purchaser and its value on this date shall be the material date for the purpose of Income Tax Act, 1961.

6. The parties hereto hereby agree and declare as follows:

a) The possession of the said premises shall be given by the Developers to the Purchaser as licensed before the READY possession subject to the availability of cement, steel, water for construction and other building materials and subject to strike, civil commotion or act of God such as earthquake, flood or any other natural calamity and act of other cause beyond the control of the Developers. If the Developers fail to give the possession of the said premises on the aforesaid date and/or such further date as may be mutually extended, then it shall be at the option of the Purchaser to terminate this agreement in which event the Developers shall refund with on demand refund to the Purchaser all the monies paid by the Purchaser to the Developers therein together with simple interest @ 12% per annum from the date of the receipt of the respective instalments by the Developers and until such monies and interest are refunded, the same shall be a charge on the said property together with costs of any action taken by the Purchaser. extend of the amounts due to the Purchaser.

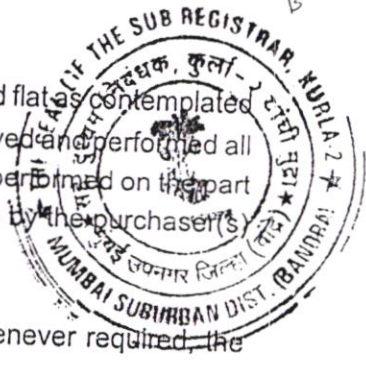
b) The possession of the said premises shall be given by the Developer to the Purchaser

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(s) subject to the building Occupation Certificate in respect of the said building in which the Flat is situate being issued by the concerned local body or authority, on or before but in any case upon the execution of the Deed of Assignment of the said property together with the buildings constructed thereon in favour of the Co-operative Society, or Limited Company, or Association of Flat Purchasers to be formed and registered under applicable laws and comprising of Purchasers of Flats and other premises in the buildings constructed by the Developer upon the said property (including the said purchasers) and until such time the possession of the said property, the building constructed thereon, and the Flats and premises comprised therein (including the said Flat) shall be deemed to be that of the Developer alone and exclusively.

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c) The purchaser(s) shall be entitled to take possession of the said flat as contemplated in Sub clause (a) above, only if the purchaser(s) shall have duly observed and performed all the obligations and stipulations contained herein to be observed and performed on the part of the purchaser(s) and shall have duly paid all the amounts payable by the purchaser(s) under this Agreement.

d) Before taking possessions of the said flat and thereafter whenever required, the purchaser(s) shall sign and deliver all writings and papers as may be necessary; including Letters of possession, letters relating to electric meters, Transfer Forms and other papers for the formation and registration of the proposed Co-operative Society, or Limited Company or Association of Flat purchasers;

e) Before taking possession of the said Flat, the purchaser(s) shall pay all the deposits payable to the Municipal Corporation of Greater Mumbai or the M.S.E.B. for permanent deposits or deposits for water connection and electricity charges which become payable in respect of the said Flat or the same shall be reimbursed to the Developer by the purchaser(s), who shall also pay proportionate share in respect of all payments made/or required to be made, by way of betterment charges, contributions, Municipal Taxes, property taxes including for land under construction, rates, cesses, charges and/or all other amounts in respect of the said property, and shall not raise any objection in respect thereof ;

f) Upon taking possession of the said premises and thereafter, the purchaser shall be entitled to use and occupy the said flat for the purpose for which it was agreed to be purchased, but without having any claim against the Developer as to specifications, amenities or any defects in the building or materials used in constructions of the building and the said flat ;

g) The purchaser shall at the time of delivery of possession of the Flat pay to the Developers an amount calculated at the rate of Rs. 25/- (Rupees Twenty Five only) Per

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Square Feet (Carpet area) which amount together with the amounts paid by other purchasers at the aforesaid rate will be earmarked and utilised towards the maintenance and repairs of the Infrastructure and other common facilities and amenities described in the List hereto annexed and marked Annexure 'F'. The aggregate amount less the amount spent by the Developers on the maintenance and repairs of the Infrastructure shall be transferred to the Co-operative Society or the Limited Company when formed and registered under applicable laws and such amount will be retained by the Society for being specifically utilised towards the maintenance and repairs of the Infrastructure ;

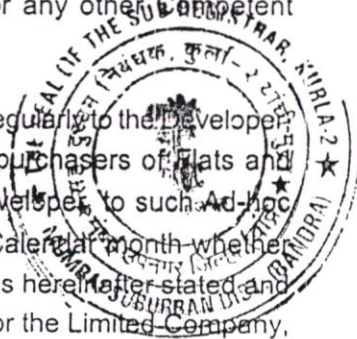
7. The purchaser(s) and purchasers of the other flats and premises in the building

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constructed upon the said property and other structures and additional floors and other buildings when constructed upon the said property shall join in forming and registering a Co-operative Society, or Limited Company or Association of Flat purchasers (to be known by such name as Company and Sub-Developers may decide, and for the purpose, the purchaser(s) shall sign from time to time other papers and documents and the Bye-Laws, or Memorandum And Articles of Association, or Constitution of such Society, Limited Company or Association, and for becoming a member thereof, and return the same to the Company within ten days of the same being forwarded to the purchaser(s) and the purchaser(s) shall consent to any changes or modifications made in the draft Bye-Laws, or Memorandum And Articles of Associations, or Constitutions as may be required by the Registrar of Co-operative Societies, Registrar of Companies or any other Competent Authority.

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8. The purchaser(s) hereby agree(s) and undertake(s) to pay regularly to the Developer or in case of formation of an Ad-hoc Committee [comprising of purchasers of Flats and premises including the purchaser(s)], with the consent of the Developer, to such Ad-hoc Committee, in advance on or before the 5th day every English Calendar month whether demanded or not, until the execution of the Deed of Assignment as hereinafter stated and thereafter the purchaser(s) shall pay to the Co-operative Society or the Limited Company, or Association of Flat purchasers, the proportionate share of the cost the cost of the Deed of assignment as the Developer or the said Society, or Limited Company or Association of Flat purchasers, and of all rates, charges, levies assessed or imposed upon or in respect of the building and/or the building constructed thereon, or for the use thereof, or upon the flat, its occupants, caretakers, etc., thereof by any local body or the Government and payable either by the Developer, occupants, Caretakers, etc., land/building and shall also pay proportionate share of all outgoings in respect thereof viz. lease rent taxes, insurance, sanitation, water charges, common lights, pumps, chowkidars, sweepers and all other common expenses and other expenses as may be necessary and/or incidental to the management and maintenance of the said Flat and the said building in which the said Flat is situate and other buildings constructed upon the said property, and more particularly described in Annexure 'E' annexed hereto, and shall indemnify, and keep indemnified, at all times, the Developer in that behalf.

9. On receipt by the Developer of the full payment of all the amounts due and payable by all purchasers of flats and premises comprised in the building constructed upon the said property, all the purchasers of flats and other premises, including the said purchaser(s), the Company and Developer shall co-operate with the purchasers in registering or incorporating a Co-operative Society or Limited Company or Association of Flat purchasers the rights of the members of such Co-operative Society or Limited Company or Association of Flat Purchasers as they may be, shall be subject to the overall rights of the Developer under this Agreement, and the Deed of Assignment, or other deeds or otherwise in pursuance thereof as provided hereunder or to the extent as may be permitted in the Deed of Assignment in favour of such Co-operative Society or Limited Company or Association of Flat purchasers, as the case may be. The amounts paid by the purchaser(s) to the Developer and Clause 17 shall carry any interest and remain with the Developer until such Deed of Assignment is executed in favour of the Co-operative Society, or Limited Company, or Association of Flat purchasers as aforesaid.

10. The purchaser(s) hereby agree(s) and covenant(s) with the Developer that from and after delivery of physical possession of the said flat to the purchaser(s), the purchaser(s) shall :

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(a) Keep and maintain the said flat in good order, state, repair and condition.

(b) Not do or suffer to be done anything in or to the said flat or the building in which it is situated, including terraces, staircase, common passages, or the open spaces thereof, which shall or may be contrary to or against the laws, rules, and regulations and Bye-Laws of the state or Local Body or any other authority;

(c) Duly observe and perform all the terms and conditions as may be imposed by the State or Local Body or other authority, and pay all further or increased levies, charge or taxes;

(d) Not demolish or cause to be demolished any walls or other structures or make or cause to be made any new construction, additions or alterations of any nature on or in the said flat, the said building in which it is situated or any part thereof, change the elevation or the colour scheme of the said building or any balconies, verandahs or galleries attached to the said flat, without the prior written consent of the Developer, and if it is found that the purchaser(s) has/have acted contrary to the various covenants under this Agreement or as a result thereof the Local Body or other authority refuses or objects to the grant of Building Completion Certificate, in any such event, the purchaser(s) shall become liable to arrange for and obtain the same at the cost and expenses of the purchaser(s), and the Developer shall be absolved from their responsibility of obtaining the Building Completion Certificate, and shall not be liable to other purchasers of the said premises in the said building, in that behalf;

e) At all times and at the purchaser's cost and expenses keep all partition walls, sewers, drains, pipes of and in the said premises and appurtenances thereto, in good tenable repair and conditions, and in particular so as to support, shelter and protect the other parts of the said building, and shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C. pards or make other structural changes in the said Premises, Save and except with the prior written permission of the Developer and/or the Society or Body.

f) Observe and perform the provisions of the Indenture of Sub-Lease dated 10th February, 1971 (without committing a breach) including payment of his/her share of the lease rent and taxes payable under the said Sub-Lease.

11. Nothing contained in these presents is intended, nor shall be construed, to confer upon the purchaser any right, title or interest of any kind whatsoever in, to or over the said premises or the said property or any part thereon such conferment shall take place only upon the execution of the Deed of Assignment of the said property more particularly described in the Schedule hereunder written with the buildings and structures standing thereon, including the said building. Such transfer being in favour of the Society/s or Body/s proposed to be formed, incorporated and registered under and in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960, or the Companies Act, 1956, as may be applicable, Such Society or Body shall be known by such name as the Registrar of Co-operative Societies, Registrar of Companies, Maharashtra or other Appropriate Authority under other applicable Act, may approve. The purchaser shall not prior to the execution of the Deed of Assignment, transfer by way of sale, lease or tenancy or license or part with the possession of the premises or any part thereof or create Third party Rights without the prior written permission of the Developer.

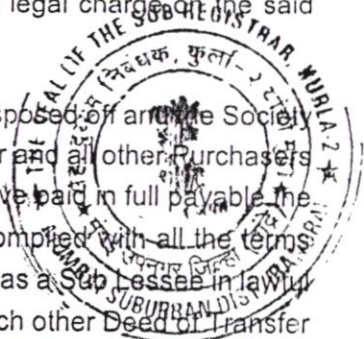
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12. The purchaser shall duly observe and perform the rules and regulations of the Society or Body that may be in force from time to time, the Building Rules and Bye-laws for the time being in force of the Municipal Corporation of Greater Mumbai or the Government and/or other public body or any other local authority or body, and shall sign all necessary papers and documents and do all other acts and things from time to time for safeguarding or protecting the interest of the Original Lessee the Company and the Society when formed and registered.

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13. The purchaser hereby agrees that in respect of any amount and/or interest or cost and expenses liable to be paid by the purchaser to the Company under or by virtue of these presents, the Developer shall have a possessory lien and first legal charge on the said premises so long as the same shall remain unpaid.

14. After all the premises in the said building are sold and disposed of and the Society and/or Body been formed and registered and after the purchaser and all other Purchasers of the said premises in the said building/on the said property have paid in full payable the purchase price under their respective agreement and strictly complied with all the terms and condition of their respective agreements the Company shall as a Sub Lessee in lawful possession of the property execute a Deed of Assignment or such other Deed of Transfer of the said Sub Lease in respect of the said property more particularly described in the Schedule hereunder written with buildings/constructed thereon in favour of such Society or Body. The Developer agrees and undertakes that the Developer shall join Confirming Party in the Deed of Assignment of the leasehold land and building more particularly described in the Schedule hereunder written in favour of the Co-operative Society or limited Company or condonement to be formed and registered pursuant to applicable laws in accordance with these these.



15. The building shall be known as Lotus at all times and the name shall not be changed by the Purchasers of flats or premises in the said building or by the Co-operative Society or Limited Company when formed and registered. The Society shall be named "Lotus" Co-operative Housing Society also shall not be changed by the Purchasers of the Co-operative Society.

M/S
B. H. S. K.

16. The Purchaser hereby confirm that prior to the execution of this Agreement, the Purchaser fully satisfied about the title of the Company and the title to the said property described in the Schedule hereunder written. The purchaser shall be entitled to investigate the title any further hereafter or raise any objection or request in any matter relating thereto.

17. The purchaser hereby convenant with the Owners and demand, the following amounts before taking possession of the premises :-

a) Rs. 250 /- (Rupees Two hundred and Fifty only) as entrance fee;

b) Rs. 30,000 /- (Rupees Thirty thousand only) as deposit on account of lease rent payable under the Sub-Lease taxes and other outgoings, for a period of one year;

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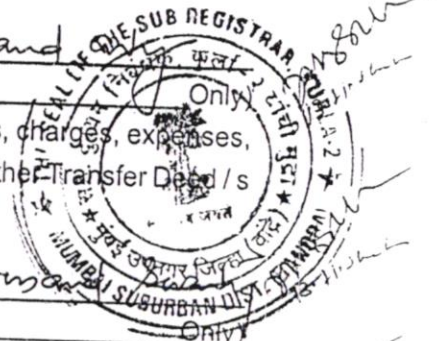
c) Rs. 4000/- (Rupees Four Thousand only)
towards electricity and water meter deposits;

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d) Rs. 3000/- (Rupees Three thousand only)
as a lumpsum payment towards costs, charges and expenses for the formation and registration of the said Society or other body.

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e) Rs. 3000/- (Rupees Three thousand only)
as deposit towards estimated proportionate share in the costs, charges, expenses, legal charges, of preparing the Conveyance / Assignment of other Transfer Deed / s to be executed pursuant to these presents;



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f) Rs. 18075/- (Rupees Eighteen thousand five only)
as permanent deposit towards maintenance of Infrastructure.

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g) Rs. 2000/- (Rupees Two thousand only)
lumpsum amount of legal charges for this agreement.

The aforesaid deposits and payments shall not carry interest. The account of amounts referred to above shall be made up by the Developer on the execution of the Conveyance / Assignment or other such transfer deed, and the balance, if any, after deducting therefrom, the amounts, if any, payable by the Purchaser to the Developer under and in accordance with the provision of this Agreement, shall be paid over by the Developer to the Society/s or Body/s or the adhoc Committee/s if any that may be formed, as the case may be. The Purchaser hereby covenant to pay such further amount or amounts to the Developer if any, of such deposits or payments referred to above get exhausted or is found to be insufficient to meet the expenses to be incurred by the Developer. The deposit mentioned at Item 'f' alongwith deposits from other Purchasers maintained in a Scheduled Bank and the said amount or part thereof and/or interest thereon shall be utilised towards maintenance of the Infrastructure. The aggregate of the said deposits or such balance and the unutilised interest thereon shall be transferred by the Developer to the Co-operative Society or a Limited Company to be formed of Purchasers in accordance with the provisions of these presents subject the Society/Limited Company giving an appropriate under-taking to utilise the deposits or the aforesaid purposed.

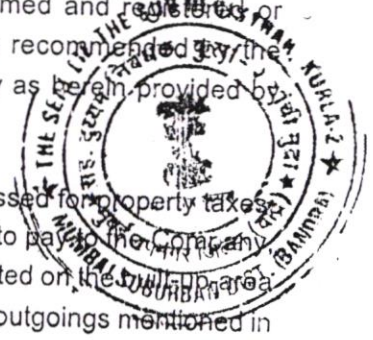
18. The Purchaser shall not be entitled to claim or demand any rebate and/or concession on any accounts, in the price and consideration of the said premises payable by the Purchaser to the Developer under this Agreement. The Purchaser shall have no claim upon all open spaces, lobbies, terrace, or other flats, shops, offices, garages, parking spaces, etc. (save and except the said Premises) which shall continue to remain the property of the Company and Developer until the said property and the said building and other buildings therein are conveyed and transferred by Assignment or other Transferred Deed to a Society/s of Body/ s as provided hereinabove, subject nevertheless to the rights of the Company and Developer as hereinafter stated and hereby confirmed by the Purchaser.

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Handwritten signature and name: B. H. Shukla

19. The Purchaser hereby agrees and confirms that the Company and Developer shall have right until the execution of the Assignment or Transfer, to construct other structures on the said property and/or make additions or charges or put up additional storeys, terraces and structures on the said building and other buildings on the said property, as the Developer deem fit, without any objection hindrance or obstruction from the Purchaser, such other buildings and structures and such additions and changes shall be the property of the Company and Developer and if all premises in the said building and other buildings on the said property are not sold by Company and the Developer the same shall be at their disposal and they alone shall be fully entitled to sell or otherwise deal with and dispose off the same, in such manner to other as they Purchaser or Society/s of Body/s formed and recommended by the Developer shall be admitted as members thereof unconditionally as herein provided by such Society/s or Body/s, if already formed.

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 3008/-



20. So long as the said Premises shall not be separately assessed for property taxes, water charges, and other outgoings, the Purchaser shall continue to pay to the Company such sum or sums as may be determined by the Developer calculated on the built-up area of the said Premises, as the proportionate share thereof and other outgoings mentioned in the Annexure 'E' hereto assessed on the whole building. The decision of the Company Architect in determining such proportionate share of the Purchaser according to the built-up-area of the said Premises (including the balcony, veranda and common areas) shall be final and binding on the Purchaser. Until such determination, the Purchaser agreed to pay to the Developer. Rs. 3008/- (Rupees Three thousand only)

per months, towards the proportionate share and contribution as above of the Purchaser and to pay the same within seven days from the date of demand thereof by the Developer without any deduction, objection or delay.

21. The Purchaser hereby agree that in the event of any amount by way of betterment charges, development tax or any other levy or as premium or security deposits, becomes payable to the Mumbai Municipal Corporation or the Government of Maharashtra State Electricity Board, Mahanagar Telephone Nigam Limited, or to any other Public or Local Body, for the purpose of giving water, electric, telephone connection for any other utility, or any other tax or payment of similar nature becoming payable by the Developer in respect of the said building, the same shall be reimbursed by the purchaser to the Owners in proportion to the built-up area of the said Premises and in determining such amount, the decision of the Project Architect shall be conclusive and binding upon the Purchaser. The Purchaser agrees to pay within seven days of demand, without any deduction, objection or delay, such proportionate share of such deposits and costs to the Developer.

22. The Purchaser hereby agrees that in the case the Government of Maharashtra apply Sales Tax or any other tax on Sale of flats /shops offices etc. if any such tax becomes payable in relation to the said Premises the Purchaser shall pay the same immediately on demand being made by the Developer and until such time the same shall remain unpaid or deposited by the Purchaser in a separate account. If the Developer, the Purchaser shall not be entitled to be put in physical possession of the said Premises. It is expressly agreed that the legal obligation and liability to pay or to pay any contributions towards the aforesaid Sales tax or such other tax on sale of flats/shops offices etc., shall be that of the Purchaser alone with interest and Penalty, if any, and no loss or damage

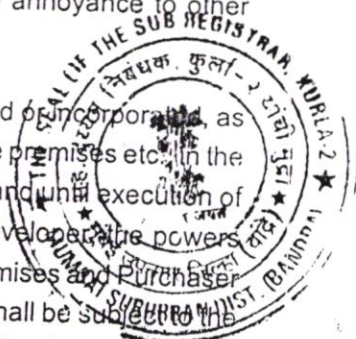
30/11/2013
 B. H. Shukla

arising to the Developer an account of non-payment thereof in time or otherwise by the Purchaser shall be reimbursed to the Developer on demand by the Purchaser.

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23. The Purchaser shall not use the said Premises or any part thereof or permit the same to be used for any immoral, or illegal purpose, or in a manner which may be or is likely to a cause for nuisance or annoyance to the Occupiers of other premises in the said building or to the company or occupiers of the neighbouring building on the said property and/or adjacent property/properties. The purchaser shall not throw dust, rubbish, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said building, so as to create any nuisance or cause annoyance to other occupants in the said building or the adjoining building or buildings.

24. In the event of Society/s or Body/s being formed and registered or incorporated as provided herein before the sale and disposal by the Developer of all the premises etc. in the said building and in other buildings constructed on the said property, and until execution of Assignment and handing over judicial possession thereof by the Developer, the powers and authorities of such Society/Body or of the Purchaser of the said premises and Purchaser of the other premises in the said building and in other such buildings shall be subject to the overall control of the Developer about all or any of the matters concerning the said building the construction and completion thereof and all amenities appurtenant thereto, and in particular, the Company and Developers shall have absolute authority and control, as regards the unsold flats etc., and the disposal thereof, as provided above.



25. M/s M.T. Miskita & Company, Advocate & Solicitors for the Developer shall prepare, engross and/or approve the Deed of Assignment or transfer of the said Sub-Lease and all other documents which are to be or may be executed in pursuance of this Agreement. The Purchaser shall bear pay and contribute towards all costs, professional charges, fees and expenses for the formation and registration or incorporation of the said Society/s of Body/s and the costs of Stamping and registration of this Agreement and all other Agreements and assurances, and of the Assignment or other Transfer Deed or Deeds, or any other document required to be executed by the Company and Developers or the Purchaser or the said Society or Body, and the entire professional costs, charges and expenses and other costs and expenses including Stamp Duty and registration fees, as aforesaid, shall be borne and paid exclusively by the said Society or proportionately by the Purchaser and all the purchasers of the other premises in the said building and other building on the said property, to the intent that the Developer shall not contribute anything towards any such expenses. The proportionate share of such costs, charges and expenses that may be payable by the Purchaser shall be paid by the Purchaser immediately on demand.

26. The Owner hereby confirms the Agreement recorded here to sell the said Flat/Shop to the purchaser for the consideration and on terms and conditions herein contained.

27. The purchasers agree that any indulgence, forbearance or delay on the part of the Developer in enforcing the terms and conditions of these presents or the grant of time to the purchaser shall not be constructed as a waiver of the breach of the terms and conditions of these presents nor shall waiver in any way prejudice the Developer.

28. All notices to be served on the purchaser as contemplated by this Agreement shall be deemed to have been duly served if addressed to the purchaser and sent by prepaid postal charges, under Certificate of posting, at the following address:

Mr./Mrs./M/s. HEMANT B. ... 104, ROYAL TOUCH, 5TH HILLS,
MULUND (W), MUMBAI - 400080.

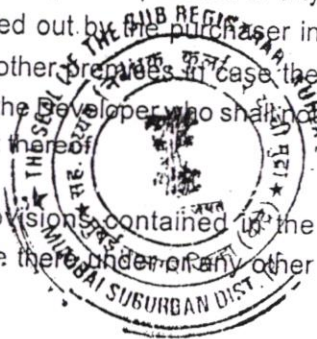
M.T. Miskita & Co.
B.H.S. & Co.

M.T. Miskita & Co.
B.H.S. & Co.

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It is clearly understood between the parties that any letters or other communication addressed by the Developers to the purchaser as aforesaid will be deemed to have been received by the purchaser notwithstanding change in the address of the purchaser unless the purchaser has previously notified the Developer in writing the change in his/her/its address and the new address.

29. After the possession of the said premises is handed over to the purchaser or after execution of Assignment of other such Transfer Deed/s as aforesaid, if any additions or alterations in or about or relating to the said building/s or in any unit therein are required to be carried out by or at the instance of the Government, the Municipal Corporation or any Statutory Authority, such additions or alteration shall be carried out by the purchaser in respect of the said premises and all other purchasers of the other premises in case the same relate to the said Building/s at their own costs, and not by the Developer who shall not in any manner be liable or responsible for the same or any part thereof.



B.H. Jha

30. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963, and the rules in force thereunder or any other provisions of the law applicable there to.

31. The stamp Duty, registration charge and other expenses of and incidental to this Agreement, and the Deed of Assignment and the registration thereof, shall be borne and paid by the purchaser alone. The purchaser shall bear and pay the Professional fees or charges of the Purchaser's Advocates/Solicitors, and of any other persons engaged or employed by the Purchasers.

32. After execution of this Agreement, the same will be presented and lodged with the Sub-Registrar of assurances at Bandra/Mumbai for registration thereof by the purchaser, who shall pay the necessary stamp Duty and registration charges and other fees in respect thereof, and shall intimate to the owners the lodgement number and date in case the Agreement is lodged by the Purchaser, immediately thereafter, for the purpose of admitting the execution hereof by the Owners. If the Purchaser shall fail to do so, the Owners shall not be responsible thereof and the consequence arising therefrom.

In witness Whereof the parties hereto have hereunto and to duplicate hereof set and subscribed their respective hands and seals the day and year last hereinabove written.

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The Schedule Above Referred To :-

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All these pieces or parcels of land or ground bearing Survey No. 264 (Part) and City Survey No. 218 admeasuring 10040 Square Yards equivalent to 8395 Square Metres or thereabouts situated at Bal Rajeshwar Road, L.B. Shastri Marg, Mulund (West), Mumbai 400 080 and bounded by as follows :-

- On or towards the North : by the property of Ganesh Flour Mills
- On or towards the East : bounded by 90 feet Road
- On or toward the South : by the property bearing Survey No. 253
- On or towards the West : by the property of Mr. Pandit



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 825/90
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IN WITNESS WHERE OF

The developer, The company the purchasers have here unto set & subscribed their hands & seal the day & year first here in above written.

SIGNED SEALED AND DELIVERED

by the withinnamed DEVELOPER
 Ansal Housing & Construction Limited

In the presence of

SIGNED SEALED AND DELIVERED

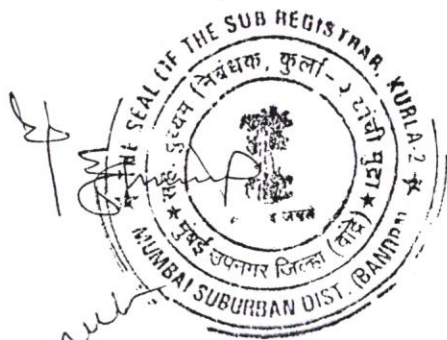
by the withinnamed "Company"
 Aevee Iron & Steel Works Private Limited

In the presence of

SIGNED SEALED AND DELIVERED

by the withinnamed PURCHASER
 Mr./Mrs./M/s. HEMANT BALGHAND
SHAH & M/s. BHAVNA HEMANT SHAH.

In the presence of



Receipt

Received of and from the Purchaser the sum of Rs. 50,000/-

(Rupees fifty thousand only Only) as and

by way of earnest money by Cheque No. 797601
 dated 14/2/04 drawn on the State Bank of India
Mumbai Bank Limited.

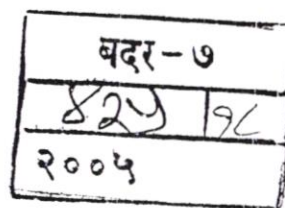
We Say Received,

For ANSAL HOUSING & CONSTRUCTION LIMITED

[Signature]
 Authorised Representative

ANNEXURE "A"

Shabbir S. Kapadia
Advocate & Solicitor
202/5, Deccan House,
Behind Coln tea House, Off Turner Road,
Bandra (West), Mumbai-400 050
Tel. : 640 03 25 / 643 54 03 Fax : 640 30 30



TO WHOMSOEVER IT MAY CONCERN.

I have investigated the title of M/s. Aevee Iron & Steel works private Limited (herinafter called "the Company") to the property situated at Muiund and described hereunder and I have to report as under :-

The Company is entitled to the leasehold rights to the property described hereunder for a term of 90 years commencing from 1st November, 1971 at the rent terms conditions and covenants contained in the Indenture of Sub-Lease dated 10th November, 1971 and registered with the Sub-Registrar of Assurances at Mumbai under No. 5629 dated 24th December, 1971. The Said Indenture of Lease provides that the Sub-Lease shall have an option for renewal for a further period of 99 years on expiry of the period of the said Sub-Lease Subject to payment of the revised rent and on the terms conditions and covenants contained in the said Indenture of Sub-Lease.

The Company's former Director M/s. Ashok Devraj Gupta and Vijay Devraj Gupta have made a Declaration dated 17th February, 1997 setting out all the relevant facts pertaining to the title of the said Company to the said property right from the date of grant of the said Sub-Lease upto the date hereof.

The Company's present Director Mr. Praveen Mighlani has also made a Declaration dated 10th March, 1997 setting out all the relevant facts pertaining to the title of the property as also the user of the said property available under the Development Plan of the Bombay Municipal Corporation as also the right of the company to develop the said property in accordance with the orders passed by the competent Authority under the Urban Land Ceiling and Regulation Act, 1976. I am informed by Mr. Praveen Mighlani that the company has agreed to the develop the said property jointly with Ansal Housing Construction Limited with a view to selling flats and other premises on what is popularly known as 'Ownership Basis' in Buildings to be constructed on the said property.

I have perused the notes on the searches taken from the records of the Collector, Bombay Suburban District as also the Sub-Registrar of Assurances at Bombay, As requested by the company I have not published the usual notice in the news papers as the company had already published such notices through their Advocates in local news papers and the said Advocates have received no claims on the publication of the said notices as stated in the said Declaration of Mr. Praveen Mighlani.

Relying on the statements and representations made in the Declaration of Mr. Ashok Devraj Gupta and Mr. Vijay Devraj Gupta as also in the Declaration made by Mr. Praveen Mighlani, after perusing the certified copy of the Indenture of Sub-Lease and xerox copies of the other documents produced, I certify that subject to what is stated hereinabove the title of the company to the said property is marketable and free from all incumbrances and claims and demands.

M. S. K.
B.H. Shinde

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THE SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land or ground bearing Survey No. 254 (part) and City Survey No. 20-B admeasuring 10,040 square yards equivalent to 8395 square metres or thereabouts situated at Bal Rajeshwar Road, L.B. Shastri Marg, Mulund, Mumbai 400 080 and bounded by as follows :-

- On or towards the North : by the property of Ganesh Flour Mills.
On or towards the East : bounded by 90 feet Road.
On or towards the South : by the property bearing Survey No. 253
On or towards the West : by the property of Mr. Pandit.

Dated this 11th day of March, 1997.



sd/-

Mr. S.S. Kapadia,
Advocate & Solicitor.

B.H. S. K.
B.H.S. K.

ANNEXURE "C"

पत्र :- ७
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सदर Building :

- (A) Common areas and facilities of the said premises in relation to the said Building :
- (a) The portion of the said property on which the plinth of the said Building shall be constructed, and the common service lines such as electricity, water, drainage, common recreation areas.
- (B) The following facilities which will be located throughout the building :
- (1) Water tank located on Ground Floor of the building :
- (2) Plumbing net-work throughout the Building :
- (3) Electric wiring net-work throughout the Building :
- (4) Necessary light, telephone and public water connections throughout the building: and
- (5) The foundations and main walls, columns, girders, beams and other parts of the building: and
- (6) All apparatus and installation existing and/or installed for common use.
- (C) The following facilities located in each one of the upper floors are restricted common areas and facilities restricted to the premises of respective floor :
- (i) A lobby which gives access to the stairway from the said premises.

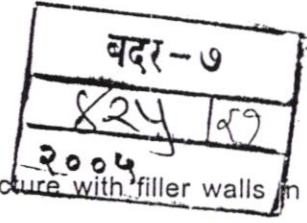


N.B. : The aforesaid statement is tentative and is liable to change in the event of their being change in the layout of the said Property and/or in the building plans of the said Building.

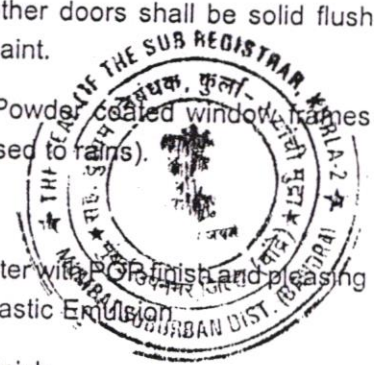
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Annexure 'D'
SPECIFICATIONS



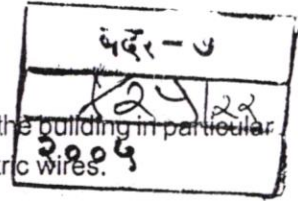
- Type of Construction** : RCC Frame structure with filler walls in bricks.
- Room Finishing & Flooring**
Living Room and Bed Rooms : Granomite/Marble/Ceramic flooring in living room and ceramic tiles in pleasing shades in bed room.
- Woodwork** : Main entrance door shall be decorative flush door with one side vincar with decorative moulding, other doors shall be solid flush doors with paint.
- Windows & Glazing** : Aluminium Powder coated window frames (those exposed to rains).
- WALL FINISHING**
- Interior Finish** : Cement Plaster with POP finish and pleasing shades in Plastic Emulsion.
- Exterior Finish** : Permanent finish
- TOILET**
- Flooring** : Ceramic tiles flooring in pleasing shades.
- Walls** : Door height ceramic dado.
- Sanitaryware** : Off white sanitary ware
- C.P. Fittings** : Modern elegant single lever fittings.
- KITCHEN**
- Flooring** : Baroda Green / Ceramic Tiles
- Counter** : Black Granite with stainless steel sink
- Dado 2' above the counter** : Ceramic tiles
- Lifts** : Modern elevators with genset back-up (tastefully done interiors), Granite design flooring outside the lift lobby (on each floor).
- Electricals** : Concealed conduit wiring. Sufficient power and electric points in all the rooms, Two cable T.V. points and two telephone points in each apartment. All the rooms are provided with A.C. points.
- Plumbing** : Concealed plumbing for hot and cold water pipe system.



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B.H. Shah

Annexure 'E'



1. The expenses of maintenance, repairs, redecoration etc., of the building in particular the roof, gutters, rain water pipes of the building, water pipes, electric wires.
2. The cost of cleaning and lighting the passages, landings, staircase, entrance lobby, service floor and other parts of the building as enjoyed or used by the Purchasers in common as aforesaid.
3. The cost of cleaning and lighting the compound and roads.
4. The cost of painting and redecorating the exterior of the building.
5. The cost of working and maintaining of light and service charges.
6. The cost of working and maintenance of other lights, electric water and service charges.
7. The cost of salaries of clerks, chowkidars, bill collectors, sweepers etc.
8. Lease Rent payable under the Sub-Lease dated 10th November 1971.
9. Municipal and other taxes.
10. Insurance of the building.
11. Cost of water meters or electric meters and/or deposit for water drainage or electricity.
12. Cost of maintenance of Internal Roads, Recreation/Garden areas/ Common amenities/Infrastructure.
13. Such other expenses as are necessary or incidental for the maintenance and upkeep of the building.



H. S. Chaudhary

MUNICIPAL CORPORATION OF GREAT BOMBAY

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

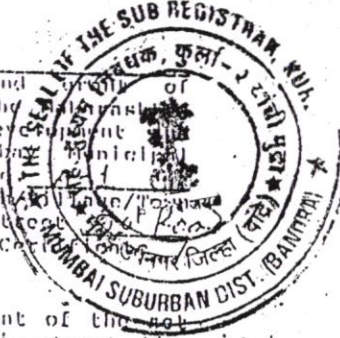
No. CF/ 4150 /MPS/AT.

COMMENCEMENT CERTIFICATE

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To :
Shri P. D. Gupta
c/o to Mrs. Anvee Iron
& steel works Pvt. Ltd.
 Sir,

With reference to your application No. _____ dated 6.7.64 for Development Permission and Commencement Certificate under section 45 and 69 of the Regional & Town Planning Act 1966, to carry out development building permission under section 146 of the Bombay Corporation Act, 1908 to erect a building in Building No. _____ on plot No. _____ C.T.S. No. 203 situated at Road / Street _____ Planning-Scheme No. Mx/lnel/w the Commencement Certificate Building permit is granted on the following conditions :

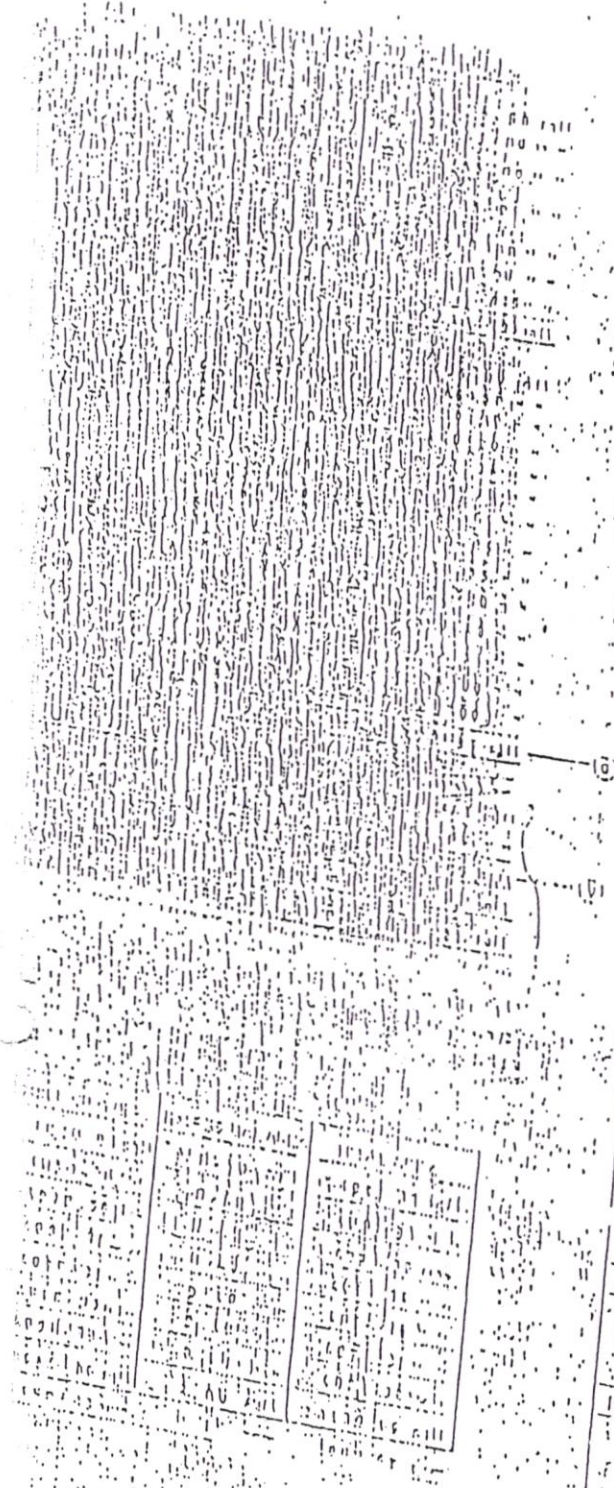


1. The land vacated in consequence of the endorsement of the back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.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

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CONTENTS OF SHEET
 PART I TO SEVEN FLOOR PLAN
 AREA DIAGRAM AND
 AREA CALCULATION

DESCRIPTION OF PROPOSAL
 PROPOSED BUILDING AT NO. 17
 C.I.S. NO. 100 OF VILLAGE-NUMBER
 17.751115, WIDE D.P. ROAD, U...

JOB NO.	DATE	NAME	SCALE
84705	1997	16/1/97	1:100

SIGNATURE OF ARCHITECT
 MUKESH H. SHAI
 ARCHITECT
 11, ...
 ...

A & M (MKG)

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/4150/BPES/AT

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To,
 Shri Mukesh Shah
 7 Vishwa Mohini, 1st floor,
 N.S.B. Road, Mulund [W]
 Mumbai - 80

Sub:- Full occupation permission for building No A & B bearing CTS No. 20 'B' of Village Mulund [W] at 27.45 mtrs wide D.P. Road behind Model Town Mumbai - 80

Sir,



That Full development consisting of Wing A & B comprising of 14 floors on land bearing CTS No 20 'B' of Village Mulund [W], at 27.45 mtrs wide D.P. Road behind Model Town Mulund [W], Mumbai may be occupied under the supervision of your Licensed Architect, License No CA/82/6764 may be occupied under the following conditions:-

1. That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.
2. That the remaining Terms and conditions of layout shall be complied with before asking occupation to the balance development in the layout.

A set of certified completion is returned herewith in token of Municipal approval.

Note: This permission is issued without prejudice to actions under sections 30 & 33-A of Mumbai Municipal Corporation Act.

Yours faithfully,

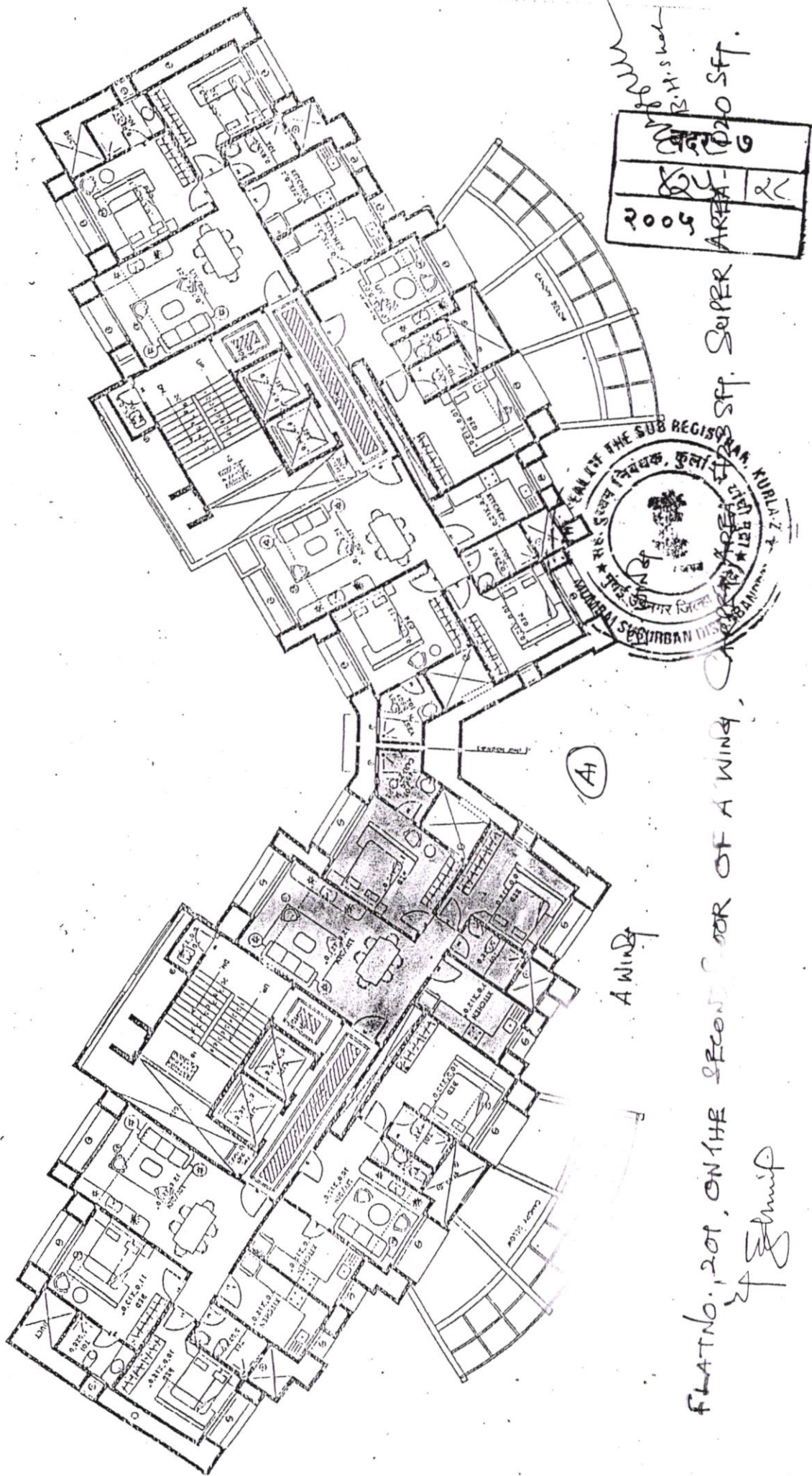
Executive Engineer
 Building Proposals (Western Subs)

122 JUN 2004

Copy forwarded for information to Owner
 M/s Ansal Housing and Construction Ltd, C.A. to M/s Ac Vee Iron & Steel Works Pvt.Ltd.

Executive Engineer
 Building Proposals (Western Subs)

M. H. Shah



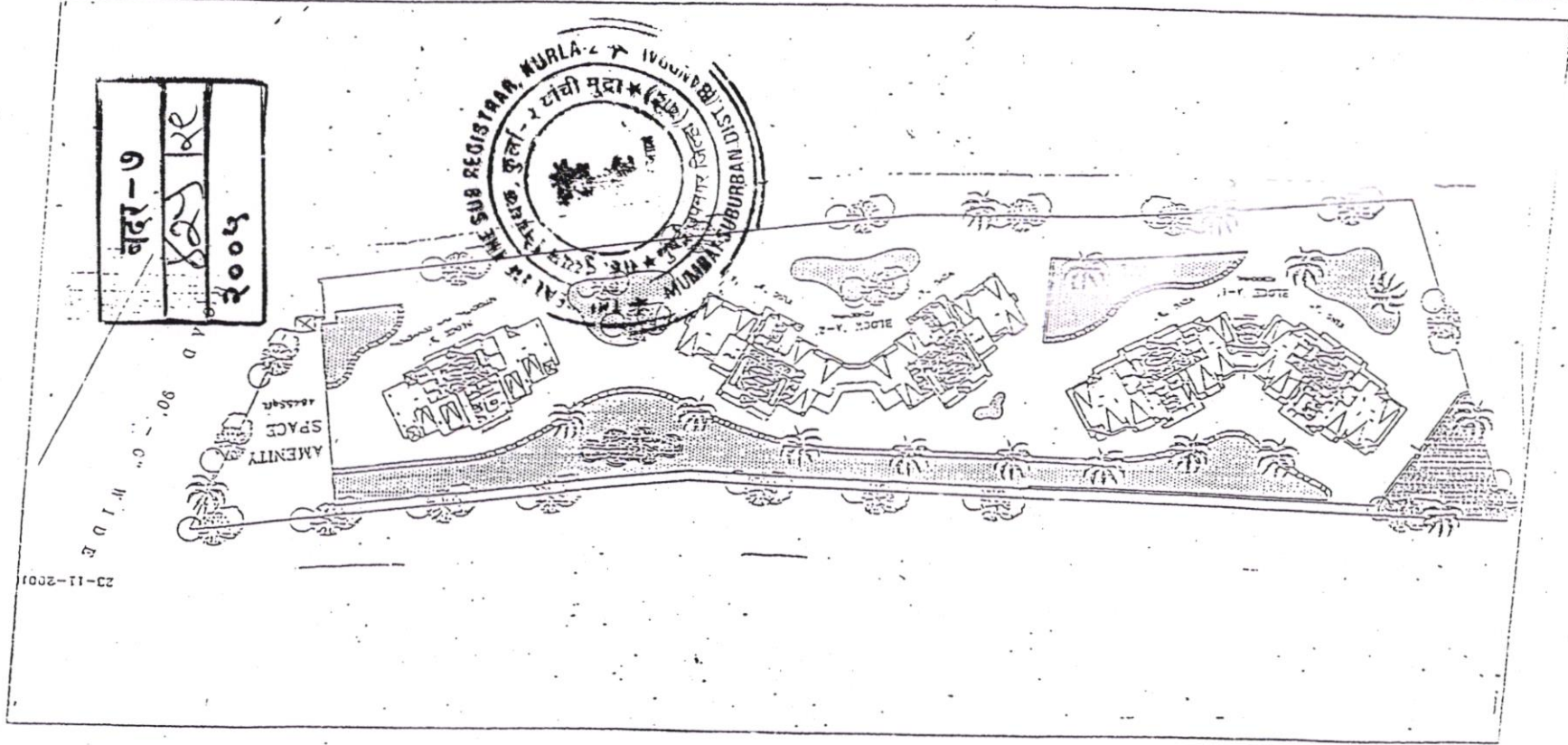
Handwritten notes: *Handwritten notes in the top right corner, including the name 'B. H. Shah' and the number '120 Sff'.*

FLAT NO. 201, ON THE SECOND FLOOR OF A WING,
 4 Ethnif

Mrs. B.H. Shah

[Handwritten signature]

THE PROMOTERS RESERVE THEIR RIGHTS TO MAKE ADDITIONS, AMENDMENTS, AS MAY BE NECESSITATED FROM TIME TO TIME, THE PLAN, AMENDMENTS AND FACILITIES SHOWN HERE ARE ONLY PROPOSED AND SHALL BE FINAL AS SHOWN BY THE PROMOTERS AT THE TIME OF EXECUTION OF THE AGREEMENT.



Annexure 'F'

Annexure G'

WHISPERING MEADOWS, Mumukshu Vihar, West
PAYMENT PLAN FOR BLDG. A1

बदर-७
82/30
२००५

INTEREST FREE CONSTRUCTION LINKED PAY PLAN

At the time of booking	10%
Within 60 days of booking	45%
On completion of Ninth Floor	05%
On completion of Eleventh Floor	05%
On completion of Thirteenth Floor	05%
On completion of Fifteenth Floor	05%
On completion of Brick work	05%
On completion of Flooring	05%
On completion of Internal Plaster	05%
On completion of External Plaster	05%
On Offer of Possession	05%



100% Payment on or before 31st
January 2005.

[Handwritten signature]

[Handwritten signature]
R.H. Shah



20/01/2005

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर7

दस्त क्र 425/2005

4:55:08 pm

कुर्ला 2 (विक्रोळी)

391

दस्त क्रमांक : 425/2005




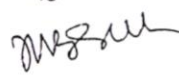


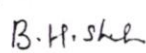


दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा उसा

<p>1 नाव: मेसर्स अंसल हाऊसिंग अँड कन्स्ट्रक्शन लि. व एव्ही आयर्न अँड स्टील वर्क्स प्रा. लि. तर्फे प्राधिकृत व्यक्ती विल्सन डेव्हीड -अेअेअेसीअे0377आर - - पत्ता: घर/फ्लॅट नं: हिल क्रेस्ट, फ्लॅट नं 2, एन एस रोड नं 10,</p>	<p>लिहून देणार वय 51 सही </p>		
<p>2 नाव: हेमंत बालचंद्र शाह - - पत्ता: घर/फ्लॅट नं: 104, रॉयल टच , योगी हिल , मुलुंड (प) मुं 80 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून घेणार वय 48 सही </p>		
<p>3 नाव: भावना हेमंत शाह - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून घेणार वय 43 सही </p>		





दस्त गोषवारा भाग - 2

वदर7
दस्त क्रमांक (425/2005)
32/32

दस्त क्र. [वदर7-425-2005] चा गोषवारा
बाजार मूल्य :1945500 मोबदला 2221000 भरलेले मुद्रांक शुल्क : 94800

पावती क्र.:429 दिनांक:20/01/2005
पावतीचे वर्णन
नांव: हेमंत बालचंद्र शाह - -

दस्त हजर केल्याचा दिनांक :20/01/2005 04:48 PM
निष्पादनाचा दिनांक : 30/12/2004
दस्त हजर करणा-याची सही :

22210 :नोंदणी फी
660 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) .->
एकत्रित फी

22870: एकूण

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 20/01/2005 04:48 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 20/01/2005 04:53 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 20/01/2005 04:54 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 20/01/2005 04:54 PM

डि. निबंधकाची सही, कुर्ला 2 (विक्रोळी)
र. द. खोडके

दस्त नोंद केल्याचा दिनांक : 20/01/2005 04:55 PM

ओळख :

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

1) अरुण सांगुर्डेकर - - ,घर/फ्लॅट नं: 5, कृष्णाई अपार्ट., नवघर रोड, मुलुंड (पू) मुं 81.

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

2) शैलेश शाह- - ,घर/फ्लॅट नं: 5, कृष्णाई अपार्ट., नवघर रोड, मुलुंड (पू) मुं 81.

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

डि. निबंधकाची सही
कुर्ला 2 (विक्रोळी)

र. द. खोडके



ब्रह्मशास्त्रानुसार रुजवात येते कि या दस्तामध्मे
एकूण रुजवात (32) पाने आहेत.
वदर 7/ 825 / 2005
दुस्तक क्रमांक 1 क्रमांकवर
नोंदला 20/09/2005
दिनांक

सिंह दुय्यम निबंधक कुर्ला-2
मुंबई उपनगर जिल्हा.

र. द. खोडके

