

Prime Residency

[Khar]

Flat No. 501

PPD

TO

1] Shri Sunil Raman Desai

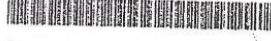
2] Mrs. Hema Sunil Desai

3] Mr. Rahul Sunil Desai



गावाचे नाव : बांद्रा

- (1) विलेखाचा प्रकार, मोवटल्याचे स्वरूप भाडेपट्टा व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोवदला रु. 8,000,000.00 वा.भा. रु. 9,744,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 531/एफ वर्णन: सिटीएस क्र. एफ/531 - सदनिका क्र. 502, 5वा मजला, "प्राईम रेसीडेन्सी", कारपार्किंग क्षेत्र - 11.15 चौरस मीटर, मासिक भाडे रु. 100/-
- (3) क्षेत्रफळ (1) 109.65 चौरस मीटर बांधीय
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) प्राईम प्रॉपर्टी डेव्हलपर्स चे संचालक पदमसी सोनी तर्फे मुखत्यार अगिल साळवी - -; घर/फ्लॅट नं: 101; गल्ली/रस्ता: गुलमोहर रोड क्र. 1; ईमारतीचे भाय: सोनी हाऊस; ईमारत नं: -; पेठ/वसाहत: प्लॉट क्र. 34; शहर/गाव: विलेपार्ले (प) ; तालुका: -; पिन: 49; पॅन नम्बर: AAGPS 1247 K .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुनिल रामन देसाई - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे भाय: भावनगर हाऊस, 2रा मजला ; ईमारत नं: -; पेठ/वसाहत: प्लॉट क्र. 2, रुईया पार्क ; शहर/गाव: जूहू ; तालुका: -; पिन: 49; पॅन नम्बर: AESPD 3114 L .
- (7) दिनांक करून दिल्याचा 28/06/2007
- (8) नोंदणीचा 28/06/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 5860 /2007
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 487200.00
- (11) वाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर



Thursday, June 28, 2007
11:20:00 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 5900

गावाचे नाव बांद्रा

दिनांक 28/06/2007

दस्तऐवजाचा अनुक्रमांक वदर1 - 05859 - 2007

दस्ता ऐवजाचा प्रकार भाडेपट्टा

सादर करणाऱ्याचे नाव: सुनिल रामन देसाई - -

नोंदणी फी

: - 30000.00


नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

: - 880.00

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (44)

एकूण रु. 30880.00

आपणास हा दस्त अंदाजे 11:34AM ह्या वेळेस मिळेल


दुय्यम निबंधक
अधेरी 1 (बांद्रा)

बाजार मूल्य: 9755300 रु.

मोबदल: 8000000 रु.

भरलेले मुद्रांक शुल्क: 488000 रु.

सुभाष चंद्र बोस विद्यापीठ

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बी ओ बी, मुं 72;

डीडी/धनाकर्ष क्रमांक: 342454; रक्कम: 30000 रु.; दिनांक: 25/06/2007

THE COSMOS CO-OPERATIVE BANK LTD., PUNE
FRANKING DEPOSIT SLIP

Customer Copy 413943

Branch: Vile Parle
Pay to: Cosmos Bank

Franking Value	Rs.	4,88,000
Service Charges	Rs.	00
Total	Rs.	4,88,000

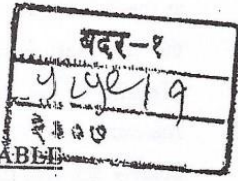
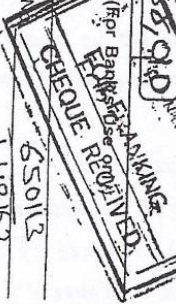
Name & Address of Stamp duty paying party

Shri Sunil Raman Desai

Tel. No.: / Mobile No.: 98200 1881
Purpose of Franking: Stamp Duty
in case of Franking Documents
Rs. 4,88,000

Tran ID
Franking Sr. No. 650113
148163

For The Cosmos Co-op. Bank Ltd., Pune
Service Tax Reg. No. BFN/188/STC/P111/C
Authorised Signatory



TRANSFERABLE, HERITABLE AND ASSIGNABLE TENANCY AGREEMENT

THIS ARTICLE OF AGREEMENT entered into at Mumbai this 28th day of June of the Christian year Two Thousand and Seven.

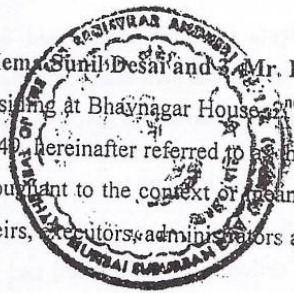
Between

Shri Padamshi L Soni, of Mumbai, Indian Inhabitant, Sole Proprietor of Prime Property Developers, having his office at 101, Soni House, Plot No. 34, Gulmohar Road No. 1, J. V. P. D. Scheme, Vile Parle (W), Mumbai 400 049, hereinafter referred to as the "Owner" (which expression shall, unless it is repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and assigns) of the ONE PART:

And

1. Shri. Sunil Raman Desai 2. Mrs. Hemant Sunil Desai and 3. Mr. Rahul Sunil Desai of Mumbai, Indian Inhabitant, residing at Bhaynagar House, 2nd Floor, Plot No-2, Ruia Park, Juhu, Mumbai- 400 049, hereinafter referred to as the "Tenant" (which expression shall, unless it is repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and assigns) of the OTHER PART:

MS
A. S. H.



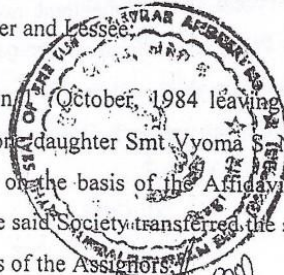
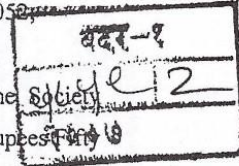
INDIA
STAMP DUTY
MUMBAI
R. 04880001-DE5114
JUN 26 2007
Special Administrative JUN 26 2007
श्री 50113
148163
14.14

For The Cosmos Co-op. Bank Ltd. Authorised Signatory
Bank Ltd., Vile Parle Branch, Mumbai
D-S/STP/W/C.R. 1004/06/200
22-64/04

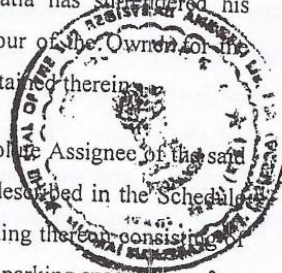
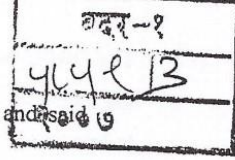
Rs. Four Lakh Eight Thousand Only

WHEREAS:

- (i) The Laxmi Co-operative Housing Society Ltd, being a Society incorporated under the provisions of the Maharashtra Co-operative Societies Act, 1960 (hereinafter for brevity's sake called the 'Society') is possessed of various plots of land in Khar (West), Mumbai 400 052;
- (ii) Late Shri Hiralal Maganlal Khandwala was a member of the Society holding 10 shares of the Society of the face value of Rs. 50/- (Rupees Fifty Only) each bearing Distinctive Nos. 211 to 220 evidenced by Share Certificate No. 000022 (herein after referred to as the "said shares");
- (iii) By an Indenture of Lease dated 14th March, 1925 (hereinafter referred to as the "said Head Lease") made between the Society of the One Part and the late Shri Hiralal Maganlal Khandwala therein referred to as the "Tenant" of the Other Part, and duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No. 1533 on 14th August 1925, the Society demised unto the late Hiralal Manganlal Khandwala, a Plot being Plot No. 274 bearing City Survey No. E-531 situated at the Junction of 9th and 12th Roads, Khar (West), admeasuring 876.93 Square Meters in the then Suburban Scheme No. VII (Khar) of the then Development Department Bombay (hereinafter referred to as the "said plot of land") and is more particularly described in the Schedule hereunder written and on the terms, conditions, stipulations and covenants and subject to the payment of the lease rent as set out in the said Indenture of Lease;
- (iv) The said Hiralal M. Khandwala died in Mumbai on 1st April, 1978 leaving his married daughter, namely, Smt. Amibala S. Desai, as his only heir and next-of-kin according to the Hindu Succession Act, 1956 by which he was governed at the time of his death;
- (v) After the death [demise] of the said Shri Hiralal M. Khandwala, the Society transferred the said shares and the said Plot in the name of the said Smt. Amibala S. Desai as the lawful Owner and Lessee;
- (vi) The said Smt. Amibala S. Desai died on 1st October, 1984 leaving her husband Shri Shailen Hiralal Desai and one daughter Smt. Vyoma S. Nair (hereinafter called the "Assignors") and on the basis of the Affidavit of Assignor No. 1 made in the year 1985, the said Society transferred the said Shares and the said Plot in the joint names of the Assignors;

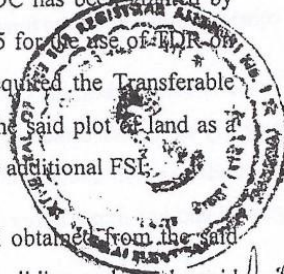
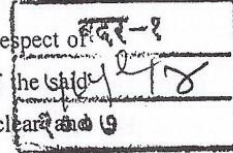


- (vii) In the premises the Assignors became absolutely seized and possessed or otherwise well and sufficiently entitled to the said plot of land bearing no. 274 and C. T. S. No. E-531 along with the building thereon known as "Sharda Kutir" comprising ground and one upper floor subject to two Tenants, Mr. Mody occupying the ground floor and Mr. Marfartia occupying the first floor of the building;
- (viii) Unless referred individually, the said shares, said plot of land and said building shall collectively be referred to as "the said property";
- (ix) The Society has by its Letter dated 1st January, 2005 given its consent to the assignment of the demised premises by the Assignors to the Assignee;
- (x) By a Deed of Assignment dated 20th January 2005, made and executed between the Assignors of the one part and the Owner of the other part, the Assignors did assign, transfer and assure unto to the Owner, all rights, liberties, privileges, easements and appurtenances whatsoever in respect of the said property in perpetuity for the consideration and on the terms and conditions therein contained;
- (xi) By an Agreement dated 15th December 2005, between the (1) Mrs. Manjula R. Mody and (2) Mr. Sanjay R. Mody of the one part (hereinafter referred to as "tenants") and Owner of the other part, the tenants have agreed to accept permanent accommodation on the 4th floor of the new building being flat No. 401, to be constructed by the Owner on the said plot of land in lieu of old premises on the ground floor in the said building Sharda Kutir;
- (xii) By an Agreement to Surrender Tenancy dated 25-02-2005 made between the Owner of the one part and Madanlal Babubhai Marfartia Karta and Manager of Madanlal Babubhai Marfatia Hindu Undivided Family of the other part, the said Madanlal Babubhai Marfatia has surrendered his monthly tenancy of the flat on 1st floor in favour of the Owner for the consideration and on the terms and condition contained therein;
- (xiii) In the circumstances, the Owner became the absolute Assignee of the said property as a Lessee thereof, more particularly described in the Schedule hereunder written along with the structures standing thereon consisting of ground and one upper floors and the said covered parking space;



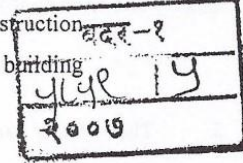
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- (xiv) In pursuance of the application made to the Additional Collector and Competent Authority, under provision of Urban Land (Ceiling & Regulation) Act, 1976, the Additional Collector & Competent Authority has granted its exemption Order being No. CO/ULC/D-III/22/ 8067 dated 25th August 2005. A copy of the said Order is annexed herewith as Annexure "A";
- (xv) The Owner declares and confirms that the title of the Owner in respect of the said plot of land is, subject to the terms and conditions of the said Indenture of lease and the Bye laws of the said Society, clear and marketable and free from encumbrances and reasonable doubts and in this regard the Owner has obtained the title certificate dated 17th March 2005 issued by his Advocate and Solicitors, M. T. Miskita & Co. certifying the title of the Owner to the said plot of land. A copy of the said title certificate is annexed hereto and marked as Annexure "B".
- (xvi) In accordance with the terms and conditions of the said Indenture, the Owner is desirous of redeveloping the said plot of land by constructing a new building on the said plot of land consisting of stilt and eight upper floors with two residential flats on each floor. The name of the building is "Prime Residency" (hereinafter referred to as the "said building");
- (xvii) In accordance with the terms and conditions of the said Indenture and the said Bye laws, the Owner has applied to the said Society for its No-Objection Certificate (NOC) for the development of the said plot of land by constructing the said building thereon, which NOC has been granted by the said Society vide its letter dated 14.07.2005 for redevelopment of the said plot of land by consuming FSI available in respect of the said plot of land;
- (xviii) In accordance with the terms and conditions of the said Indenture and the said Bye laws, the Owner has applied to the said Society for its No-Objection Certificate (NOC) for the use of Transferable Development Rights (TDRs) on the said plot of land which NOC has been granted by the said Society vide its letter dated 14th July 2005 for the use of TDR on the said plot of land. The Owner has further, acquired the Transferable Development Rights and loaded the same on to the said plot of land as a receiving plot so as to enable them to construct the additional FSI;
- (xix) The Owner, has in accordance with the approval obtained from the said Society, prepared the building plans for the said building and got the said



H. S. R.

building plans sanctioned and approved for construction of the said building in accordance with the sanctioned plans and IOD bearing No. CE/2043/WS/AH dated 10th February 2006 and commencement Certificates dated 14th March 2006 issued by the Municipal Corporation of Greater Mumbai (MCGM) in respect of the said building. The Owner has constructed stilts and upper floors and the construction work is in progress. The copies of the IOD, Commencement Certificate for the said building are annexed hereto and collectively marked as Annexure 'C'. The tenant has inspected the sanctioned and approved building plans for the said building. The Owner has thereafter commenced the construction of the said building in accordance with the sanctioned approved building plans of the said building;



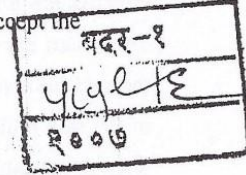
- (xx) The Tenant has represented that they are Gujarati Hindu Vegetarian and are in need of residence / accommodation to be used by them for residential purposes only and at the request of the Tenant, the Owner has for the consideration specified herein, agreed to grant to the Tenant on monthly perpetual transferable, heritable and assignable tenancy basis the Flat No. 501 admeasuring 109.60 square meters i.e. 1180 square feet built up area on the 5th floor of the said building known as Prime Residency and One Car Parking Space as decided by the owner, will be provided for the exclusive use of the Tenant (hereinafter collectively referred to as "the tenanted premises"). The said tenanted premises are more particularly shown on the plan annexed hereto and thereon demarcated in red colour boundary line and marked Annexure "D". The tenanted premises are granted on the terms and conditions hereinafter appearing and which the Owner has represented to the Tenant they are authorized to let out in the manner hereinafter appearing;
- (xxi) The Owner has in consideration of payment of the Non-Refundable Premium by the Tenant to the Owner in respect of the tenanted premises agreed to create a monthly perpetual transferable, heritable and assignable tenancy, in favour of the said Tenant in respect of the said tenanted premises on the terms and conditions set out herein below;
- (xxii) The Parties desire that the arrangement mutually arrived at between the Owner and the Tenant and the terms and conditions of the monthly perpetual transferable, heritable and assignable tenancy is reduced to writing as under.

SM
H. S. S.
[Signature]



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

1. It is agreed between the Parties hereto that the recitals contained hereinabove form an integral and operative part of this Agreement as if the same is specifically incorporated herein verbatim. The Owner hereby confirm the correctness of the recitals on the basis whereof the Tenant has agreed to accept the tenancy and execute this document.

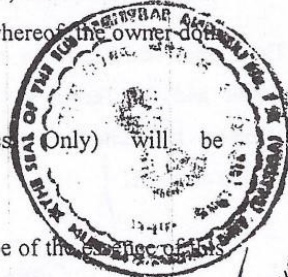


2. The Owner hereby agree to let to the Tenant on monthly perpetual transferable, heritable and assignable tenancy basis on the monthly rent of Rs. 100/- (Rupees One Hundred Only) (hereinafter referred to "the monthly rent") to be paid to the Owner on or before the 10th day of every month beginning from the date of obtaining the Occupancy Certificate or date of possession, or 1st April 2007, whichever is earliest, in respect of the said tenanted premises being the Flat No. 501 admeasuring 109.60 square meters i.e. 1180 square feet built up area on the 5th floor of the said building known as Prime Residency and one Car Parking Space for the exclusive use of the Tenant (hereinafter collectively referred to as the "tenanted premises"). The said tenanted premises is more particularly shown on the plan annexed hereto and thereon demarcated in red colour boundary line and marked Annexure "D" and are subject to and in accordance with the terms and conditions of the said Indenture and the said Bye-laws.

3. The Tenant has paid to the Owner a lump sum of Rs,80,00,000/- (Rupees Eighty Lacs Only) by way of Non-Refundable Premium for procuring tenancy rights in favour of the Tenant in respect of the said tenanted premises, which are both transferable and heritable. The said amount of Rs 80,00,000/- (Rupees Eighty Lacs Only) will be payable by the Tenant to the Owner as under:

- i) Rs. 10,00,000/- (Rupees Ten Lacs Only) has already been paid by the tenant by cheque no. 921358 dated 31 May 2007, drawn State Bank of India, Vile Parle Branch, payment and receipt whereof the owner do hereby admit and acknowledge;
- ii) Rs. 70,00,000/- (Rupees Seventy Lacs Only) will be payable on or before the 7 July 2007.

Time as to payment of the aforesaid amount shall be of the essence of the contract. Only on receipt of full payment of the said amount by the Owner



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from the Tenant in the manner as provided for hereinabove, shall the Owner issue rent receipt to the Tenant in respect of the tenanted premises.

If the Tenant commits default in payment of any of the installments aforesaid on their respective due dates (payment on time being the essence of the contract) and/or if the Tenant /s commits any default under this agreement and if the default continues in spite of 15 days notice in writing sent by the Owner to the Tenant, the Owner shall be at liberty to terminate this agreement in which event, the said advance or earnest money paid as also the installments and payments made by the Tenant to the Owner until that time shall stand forfeited. Upon termination of these presents the Owner shall be free to deal with and dispose off the said tenanted premises in such manner as it may deem it and the Tenant shall not be entitled to question such transfer or to claim any amount from the Owner.

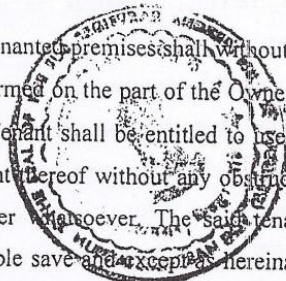
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Without prejudice to the aforesaid, the Owner may at its absolute discretion accept payment with interest at the rate of 18% per annum on the amounts of installments in respect whereof a delay/default has been committed by the Tenant for the delayed period. However this will not amount to waiver of any right or authority of the Owner including the right of the Owner to terminate the agreement and forfeit the money paid by the tenant to the Owner nor will the same amount to waiver of specific condition that payment on time is the essence of the contract.

4. The Owner has informed the Tenant that the tenanted premises shall be ready for occupation and shall be ready and willing to handover the possession of the said tenanted premises and the Tenant has upon such representation of the owner requested to the Owner that it shall take the possession of the said tenanted premises on or before 31st March 2007. The Owner has agreed that it shall handover the possession of the said tenanted premises to the Tenant on or before -----provided the Tenant has paid to the Owner inter-alia the non-refundable premium as mentioned in Clause 3 above and all such other amounts as mentioned in this agreement hereinbelow.

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5. The said tenancy in respect of the said tenanted premises shall without any further act or deed required to be done or performed on the part of the Owner, be deemed to commence from -----and the Tenant shall be entitled to use and occupy the said tenanted premises as the Tenant thereof without any obstruction or hindrance from any person/s in any manner. Moreover, The said tenancy created under this Agreement shall be irrevocable save and except as hereinafter provided and the Tenant shall use and occupy the said tenanted

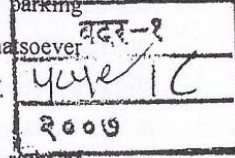


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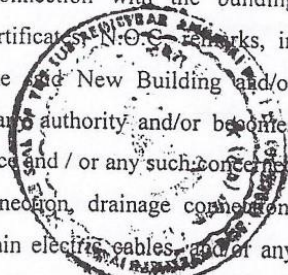
premises as the monthly tenant of the Owner in respect of the said tenanted premises.

6. Upon delivery of possession of the said tenanted premises by the Tenant as herein above mentioned, the Tenant shall be entitled to use and occupy the said tenanted premises as the monthly Tenant of the Owner without any claim of whatsoever nature being made by the Tenant at any time on the ownership rights to the said tenanted premises and/or the said building or any part thereof. Save and except unrestricted rights in respect of the said tenanted and car parking spaces premises, the Tenant shall have no right, title and interest of whatsoever nature in the said plot of land and / or the said building or any part thereof.



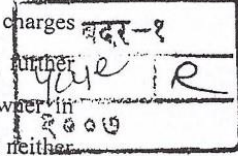
7. It is expressly agreed by and between the parties hereto that the right of the Tenant, individually and collectively is limited and restricted to the extent of the area of the said tenanted premises and nothing more and that all the open spaces, terraces, stilts, common areas, staircase, lift lobby, entrance lobby etc. shall belong to the Owner solely. Further, in the event if any other benefit arises from the said Plot, now or at anytime in future, then the same shall belong exclusively to the Owner and nobody else. It is further agreed that the Owner will be entitled to carry out further construction on the said Plot and/or the said Building (by way of vertical extension or horizontal extension), without any recourse to the Tenant. If for any reason or under any law for the time being in force a specific permission/No Objection Certificate is required to be taken from the Tenant, then the Tenant hereby grants his / her irrevocable consent/no-objection, now and in future. Provided however that such construction shall not prejudicially affect the said tenanted Premises and car parking space.

8. The Tenant has on or before execution hereof, paid to the said Owner a lumpsum amount of Rs 50,000/- (Rupees Fifty Thousand only) as and by way of deposit re-imbusement of the expenses that have been incurred by the Owner and/or that have become payable and/or that shall become payable by the Owner to MCGM and to various authorities whether by way of security deposit, development charges, betterment charges, in connection with the building approvals, permissions, sanctions, completion certificate, N.O.C. remarks, in respect of the said tenanted premises and/or the said New Building and/or becomes payable to the State Government, or any authority and/or becomes payable to MCGM, BSES Ltd, Tata Power, Reliance and / or any such concerned authorities for the purpose of getting water connection, drainage connection, electric connection, cost of substation, cost of main electric cables, and/or any other tax or payment of a similar nature as also costs incurred by the Owner in



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respect of servants toilet, bore wells, additional tank for storage of water, other facilities that would be provided. The charges referred to above are generally referred to as "charges for Development and Betterment facilities". The said charges for Development and Betterment facilities are non-refundable. The said charges for Development and Betterment facilities are over and above any other charges payable by the Tenant to the Building Owner / Owner. The Owner has explained to the Tenant and also shown an account of the amount spent / to be spent on the said Development and Betterment facilities and the Tenant has accepted and satisfied himself/herself about the account and that the said charges for Development and Betterment facilities are expended. The Tenant further confirms that he shall not ask any further queries/questions to the Owner in respect of the said charges for Development and Betterment facilities and neither shall the Tenant call upon the Owner to submit any account of the said charges for Development and Betterment facilities.

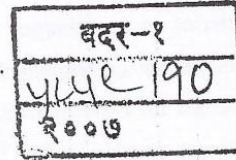


9. The Tenant shall, as agreed to hereinabove, pay to the Building Owner monthly rent of Rs.100/- for the said tenanted premises as net monthly rent payable on or before the 10th day of each calendar month. In addition to the monthly rent, the Tenant shall be liable to pay to the Owner/Association of the Tenants as the case may be proportionately for all payments, rates, municipal taxes and outgoings in respect of the said tenanted premises (hereinafter referred to as "the monthly outgoings"). The said monthly outgoings shall be used for paying the outgoings for the said building including

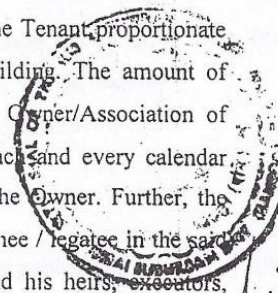
- (i) Municipal rent, rates and taxes such as water charges, electricity charges, cess, levy, revenue N A taxes;
- (ii) Charges payable either to the Municipal Corporation or to a private supplier for consumption of water;
- (iii) Charges payable to companies/authorities supplying electricity for pumping of water, lighting in the compound, lift, passages, air conditioned lobby and for any other purpose for which electricity is consumed for day to day maintenance;
- (iv) Property tax payable to the Municipal Corporation, Mumbai or any levy, duty, cess payable to the Corporation, State Government or any other body from time to time;
- (v) Cost of appointing Security;
- (vi) Cost of repairing and maintaining the lift;



- (vii) Cost of keeping the New Building clean and free from dirt and rubbish;
- (viii) Cost of services availed from sweeper, cleaner etc.
- (ix) Maintaining and repairing the common areas.
- (x) Maintaining and repairing the common toilets meant for the servants, watchman, drivers etc.
- (xi) The expenses of maintaining, repairing, improving, replacing, cleaning, lighting, the building and in particular the gutters, water pipes and the entire plumbing and electrical installation and systems in under or upon the said building and the main entrances, passages, landings and staircases of the building and the boundary walls, compounds, etc. of the said building;
- (xii) The cost of cleaning and lighting the passages, landing, staircases and other parts of the said building in which the said tenanted premises are located.
- (xiii) The cost of maintaining the exterior of the said building.
- (xiv) The salaries of clerks, bill collectors etc.
- (xv) The cost of maintenance of water pumps and other installations
- (xvi) Insurance of the said building.
- (xvii) Such other expenses necessary or incidental for the administration, maintenance and upkeep of the said building

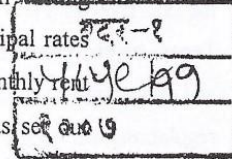


At the time of occupation / possession, the tenant will keep Rs. 1,20,000/- (Rupees One Lac Twenty Thousand Only) as an Advance Deposit to be adjusted towards the above maintenance charges. The said monthly outgoing proportionate amount payable by the Tenant as stated hereinabove shall be in the ratio as the built-up area of the said tenanted premises occupied by the Tenant proportionate to the total built-up area of all the flats in the said building. The amount of monthly outgoings shall be paid by the Tenant to the Owner/Association of tenants as the case may be, on or before the 10th of each and every calendar month on receiving in advance a written demand from the Owner. Further, the tenancy of the Tenant or his / her / their transferee / assignee / legatee in the said tenanted premises shall be terminable by the Owner and his heirs, executors,

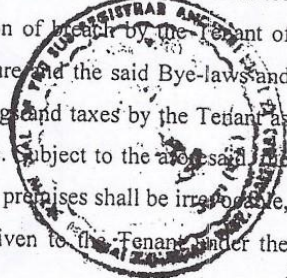


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administrators and assigns for non- payment of monthly rent and the monthly outgoings including municipal rates and taxes as specified in clause 9 of this Agreement for six consecutive months provided such monthly rent, monthly outgoings, municipal rates and taxes shall remain in arrears for six calendar months after the Tenant shall have received from the Owner notice in writing requiring payment of such monthly rent, monthly outgoings and municipal rates and taxes as shall have been in arrears. If the Tenants fail to pay the monthly rent as well as his share of municipal taxes and said monthly outgoings as set herein above on or before the respective dues dates, without prejudice to the rights of the Owner as stated above, the Tenant shall be liable to pay interest on the defaulted amount at the rate of 18% per annum on the amount outstanding from the day it has become due to the date of payment.



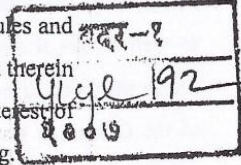
11. It is agreed between the parties hereto that if there is any increase in any type of outgoing payable in respect of the said tenanted premises to any Central, State and/or local authority and/or to any other body or bodies or person or persons, the same shall be borne and paid by the Tenant only.
12. In the event, if the Owner is called upon to pay any charges in respect of the said building or the said tenanted premises then the Tenant shall reimburse and make good to the Owner his proportionate share towards such cost/charges.
13. The amenities specifications agreed to be provided by the Owner in the said tenanted premises are set out in the Annexure "E".
14. Notwithstanding the provisions of the Maharashtra Rent Control Act, 1999 or any modification or re-enactment thereto, it is hereby agreed that the Tenant shall from the date of commencement of the tenancy of the said tenanted premises use, occupy, possess and enjoy the said tenanted premises as monthly tenant thereof and shall continue to enjoy the tenancy rights in respect of the said tenanted premises so long as he / she/ they shall comply with all the terms and conditions of this Agreement, the said Indenture and the said Bye-laws of the said Society and the Owner shall not terminate or determine the tenancy rights of the Tenant in respect of the said tenanted premises at any time hereinafter or adopt any proceedings or take any steps to vacate the Tenant from the said tenanted premises on any ground, save and except by reason of breach by the Tenant of any of the terms and conditions of the said Indenture and the said Bye-laws and non-payment of the monthly rent and other outgoings and taxes by the Tenant as agreed to be paid as per the clause 11 herein above. Subject to the above said the tenancy of the Tenant in respect of the said tenanted premises shall be irrevocable, transferable and heritable even if the protection given to the Tenant under the



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Maharashtra Rent Control Acts or any modification or any re-enactment thereto is removed by any of the legislature.

15. As per the Bye-laws of the said Society, all the occupants of the tenanted premises of the said building constructed on the said plot of land have to adhere to the said Bye-laws and other rules and regulations framed by the said Society. The Tenant hereby confirms that he/she has gone through the said Byelaws and agrees and undertakes to abide by the same at all times and comply with all the rules and regulations, till he/she occupies the said tenanted premises and has interest therein and that the Tenant shall not do anything which would jeopardize the interest of the Owner and other tenants/occupants of the tenements in the said building.

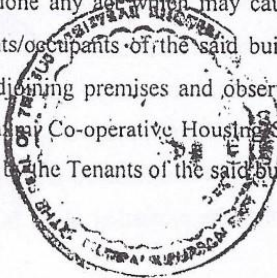


16. In the event the Tenant and / or his / their transferee / assignee / legatee commits a breach of any of the terms and conditions of this Agreement, the said Indenture and any of the rules, regulations and Bye-laws of the said Society, the Owner shall be entitled to terminate the tenancy if the Tenant fails to rectify such breach even after expiration of a period of six months from the receipt of the notice from the Owner calling upon the Tenant to rectify such breach and as also be authorized to take necessary action in the interests of the other Tenants and Association or as laid under the provisions of the Bye-laws of the said Society.

17. The Tenant further undertakes to indemnify and keep indemnified the Owner and other Tenants/occupants of the tenements in the said building, against any damages or losses caused to them due to the non-compliance of the Bye-laws, rules and regulations of the said Society by the said Tenant or any member of her family or any person occupying the said tenanted premises.

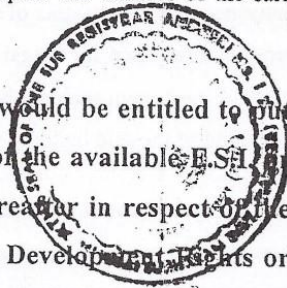
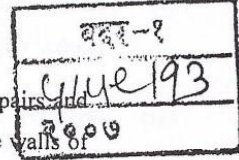
18. The Tenant himself/herself/themselves with intention to bring all persons into whomsoever hands the said tenanted premises may come, doth hereby covenant with the Owner and expressly confirms, declares, agrees and represents that the Tenant :

- (i) Shall use the said tenanted premises for residential purposes and for no other purpose;
- (ii) Shall not do or cause to be done any act which may cause nuisance or annoyance to any other tenants/occupants of the said building or to the owners or occupiers of the adjoining premises and observe all the rules and regulations of the said Land Co-operative Housing Society Limited and of the Association formed by the Tenants of the said building;



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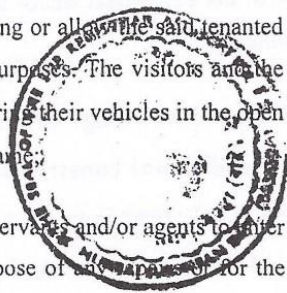
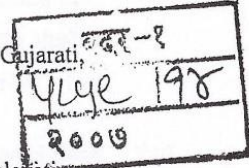
- (iii) Shall from the date of occupation of the said tenanted premises by them, pay the monthly rent and the monthly outgoings hereby reserved on the days and in the manner set out herein. If the Tenant fails to make payment of the monthly rent and the monthly outgoings on the due date thereof then interest at the rate of 12% per annum shall be paid from the date of default till payment thereof without prejudice to the rights of the Owner under the relevant provisions of law;
- (iv) Shall keep the said tenanted premises in good and tenantable repairs and shall not allow any leakage of water therefrom to the inside or outside walls of the said building and shall not do or omit to do anything which would cause nuisance or disturbance or spoil the environment (including but not limited to by throwing dirt or refuse or by creating noise) to the Owner or the other tenants/occupants of the said building;
- (v) The Tenant shall be entitled to carry out all repairs, renovations and changes in the internal layout of the said tenanted premises at his / her/ their own costs and expenses and shall also be entitled to carry out alterations, improvements and/or modifications to the interior of the said tenanted premises, which shall not be of structural nature. Further the Tenant may carry out any changes not of structural nature with the prior permission, sanction and approval of the MCGM and all other concerned authorities (if required). PROVIDED HOWEVER, THAT such alteration shall in no way consume any additional FSI or damage the RCC frame work, cover any common area or change the elevation of the said New Building. The Tenant Shall not put up any neon sign and/or hoarding outside the tenanted premises or anywhere else on the said building;
- (vi) Shall not store any goods, articles, things of hazardous, inflammable or combustible nature;
- (vii) Shall not enter upon and/or use for any purpose the terraces of the said building;
- (viii) Shall acknowledge that the Owner would be entitled to put up additional construction by use of the available F.S.I. of the said land or by using Transferable Development Rights or by use of any benefit available under the Development plan



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and/or the Development Control Regulations prevailing from time to time;

- (ix) Shall not cook and prepare upon the said tenanted premises any non-vegetarian foods of any kind;
- (x) Shall ensure that the user of the said tenanted premises will be a Gujarati, Hindu, Vegetarian at present and in future transfers;
- (xi) Shall not do any act so as to in any manner affect or alter the elevation, façade of the said building including without limitation the elevation boxes, ramp terraces, flower boxes, the pergola, dry balcony or by installing the air conditioner at a place other than specifically provided for installation of air conditioner;
- (xii) Shall co-operate with the Owner and thereafter with the Association if any, that may be formed of various tenants of the said building to keep and maintain the said tenanted premises and the said building thereon with highest standards of maintenance and hygiene so that the said building continues to be recognized as a first class building;
- (xiii) Shall on every transfer introduce the transferees /assignees to the Owner and to the said Association. The Tenant shall forward a certified copy of the agreement that may be entered into for such purpose and inform the Owner regarding the terms and conditions on which such transfer has been done and shall ensure that the transferee/assignee shall be bound by the terms and conditions of this agreement and also bind the transferee/assignee to all the undertakings / covenants stated herein and as may be decided by the said Association;
- (xiv) That he / she and his / her, their agents, servants, person inducted by him or any person residing with him shall not create any nuisance or annoyance to the occupants of the said building or all the said tenanted premises to be used for illegal or immoral purposes. The visitors and the guests of the Tenant shall not be entitled to bring their vehicles in the open compound of the said building and park the same;
- (xv) Shall allow and permit the Owner and their Servants and/or agents to enter upon the said tenanted premises for the purpose of any repairs or for the purposes of taking any water line, sewer line, electric connection at all reasonable times after due notice without any obstruction or objection;

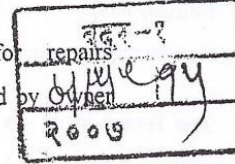


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(xvi) Shall not be entitled to store any goods or belongings outside the main door of the said tenanted premises on the staircase, landing and lift;

(xvii) Shall pay such increased amount of taxes, outgoings and charges as may be reasonably worked out and demanded by the Building Owner every month without any delay or default;

(xviii) Shall also be liable to pay prorata contribution for repairs /upkeep/repairing and maintenance as may be mutually agreed by Owner and Tenant;



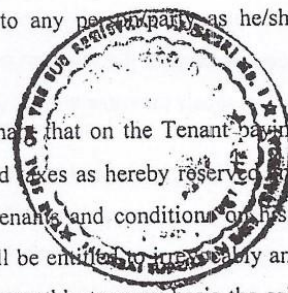
(xix) Shall subject to observing and performing the terms, conditions and covenants herein contained and making regular payment of the monthly rent, outgoings and taxes and charges and the full payment of amounts specified herein, the Tenant, his family, his assigns, transferees, nominees, servants and agents shall be entitled to use and occupy the said tenanted premises and enjoy the same, in perpetuity, subject to compliance of all the terms and conditions of this Agreement, the said Indenture and the said Bye-laws;

18. The Owner hereby confirm, declare, agree and represent that:

(a) The Owner has good right, full power and absolute authority to enter into this Agreement and let out the said tenanted premises as and by way of monthly perpetual transferable tenancy to the Tenant as herein provided;

(b) The said tenanted premises is free from all encumbrances, mortgage, charges, liens whatsoever and has not been assigned, transferred, leased to any person and there is no tenancy subsisting or existing in respect of the same and there shall be no encumbrances created on the same nor shall the said tenanted premises be assigned, transferred or let out to any person and the Tenant shall have full right and authority to transfer the said tenanted premises in the manner as stated herein to any person as he/she deems fit;

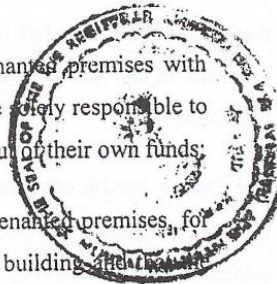
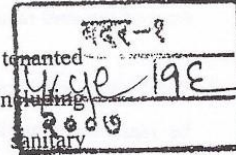
(c) The Owner hereby covenants with the Tenant that on the Tenant paying the rent, outgoings and municipal rates and taxes as hereby reserved and performing and observing the several covenants and conditions on his / their part herein contained, the Tenant shall be entitled to peacefully and peaceably use, occupy, hold and enjoy on monthly tenancy basis the said tenanted premises at all times without interruption by the Owner and/or agents and/or assigns and/or servants and representatives or by person/s



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rightfully claiming under or in trust for him / them and that this tenancy shall be irrevocably notwithstanding any amendment / re-enactment to the Maharashtra Rent Control Act;

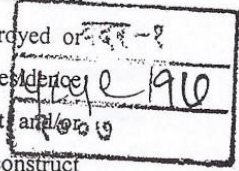
- (d) The Tenant shall be entitled to bring and install in the said tenanted premises from time to time such furniture, fittings and fixtures including any cupboards, fans, lights, electrical and electronic fittings, sanitary fittings, telephone and cable connections and other articles and things as may be required by the Tenant;
- (e) The Tenant shall whenever required be entitled to change the electric or sanitary fittings and install extra electric points in the said tenanted premises without obtaining the sanction or permission of the Owner,
- (f) The Tenant at his / their own risk and responsibility is / are free to borrow Housing Loan from any Financial Institution, Bank, Organization or person/s by mortgaging / pledging / creating lien over the tenancy rights of the Tenant in respect of the tenanted premises. However, such loan should be strictly personal and the repayment of the loan, interest and other charges on such loan shall be sole responsibility of the Tenant availing such loan. Since the Tenant has paid the full consideration as payable under this Agreement and has taken possession of the tenanted premises, the recourse available to the financial institution due to non-payment of the loan by the Tenant would be restricted only to the Tenant's right in respect of the tenanted premises and to the Tenant personally and not to the said Plot, the said building or any of the other premises in the said Building or other assets belonging to the Building Owner and/or the Owner, Moreover the Tenant agrees and undertakes that they will not be permitted to transfer, assign or in any other way/manner deal with the said tenanted premises prejudicial to the interest of the aforesaid banks/ financial institutions/mortgagee without the prior written consent of the aforesaid banks/financial institution/mortgagee;
- (g) The Owner or such prospective tenant/s of such tenanted premises with the terraces attached to the tenanted premises shall be solely responsible to maintain and repair the same at their own costs and out of their own funds;
- (h) The Owner will form the Association of Tenants / tenanted premises, for the purpose of maintaining the facilities of the said building. The said tenants shall be entitled to become member of the said Association, subject to the payment of all costs incurred for forming the same and shall



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abide by the rules and regulations of the said Association as and when formed in future;

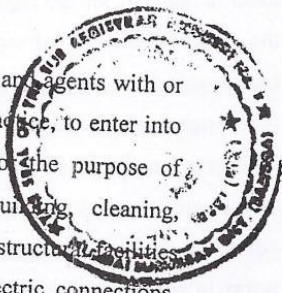
- (i) If by fire, enemy action, earthquake, tempest or flood or any other natural calamity or violence of any army or of a mob or other irresistible force any material part of the said tenanted premises is wholly destroyed or rendered substantially and permanently unfit for the purpose of residence then in that event the rights of the Tenant shall not be lost and/or extinguished and in such event, the Tenant shall be entitled to reconstruct the said tenanted premises at its own cost and expenses and use the same for his / their use and occupation and enjoyment on the same terms and conditions as are set out herein;



19. It is agreed by and between the parties hereto that the Owner shall be entitled to mortgage the said plot of land together with the building known as Prime Residency to be constructed thereon in favour of any financial institution, banks, or any other persons for financial assistance availed of by the Owner provided that such mortgage or charge shall in no manner whatsoever, affect the rights of the Tenant in respect of the said tenanted premises under this Agreement.

20. It is agreed between the parties that in the event of any fire, tempest, enemy action, floods, earthquakes or any other natural calamities resulting in the destruction of the building or render subsequently and permanently unfit for the purpose of residence, in which the said tenanted premises/premise is situated, then the rights of the Tenant in the said tenanted premises shall not be affected in any manner whatsoever and the Tenant along with other tenants of the said building shall be entitled to reconstruct the building and upon reconstruction of the said building the rights in respect of the said tenanted premises, limited to the extent of the size of the said tenanted premises shall continue /revive and the same shall not revert to the Owner or the Society. Provided however that the Tenant has paid the proportionate cost of reconstruction and development of such new tenanted premises in the New Building, in advance.

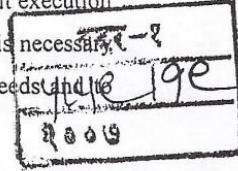
21. The Tenant shall allow the Owner and their Surveyors and agents with or without workmen and others at all reasonable times after due notice, to enter into and upon the said tenanted premises or any part thereof for the purpose of making, maintaining, repairing, improving, replacing re-building, cleaning, lighting and keeping in order and good condition the said infrastructure facilities, as also services, drains, pipes, cables, water connections, electric connections, wires, part structures and other conveniences belonging to or serving the said tenanted premises or the said building in which the said tenanted premises are



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the tenant or his / her / their successive transferees to let, sublet the said tenanted premises and/or to further assign the tenancy shall always be irrevocable.

23. The parties hereby agree and undertake to act and appear before the concerned sub-Registrar of Assurances or any other authority duly empowered to register this Agreement and to lodge the same for registration and admit execution thereof and to do all other things which in the opinion of the Owner is necessary to be done and to sign and execute and to get registered all such deeds and to submit such forms, declarations, No-Objection certificates.



24. The Tenant shall be entitled to bequeath the Transferable Tenancy Rights in respect of the said tenanted premises to such person/s as he may desire, subject to such beneficiary complying with the other terms of this Agreement and the Bye-laws of the said society.

25. The Tenant hereby agrees and undertakes to become a member of the association that may be formed by the Owner along with the other Tenants of the flats in the said building known as "Prime Residency Tenants Maintenance Association" in order to maintain the water pumps, lifts, cleaning, security and other services of the said building. Further, the Tenant hereby agrees and undertakes that on or before taking the possession of the said Tenanted premises he shall accept, endorse and agree to the Rules, Regulations governing the working of the said Prime Residency Tenants Maintenance Association that would be framed and finalized by the Owner. The Owner shall also become a member of the association which will collect all outgoing and service charges from the Tenant in the said building and the Tenant agrees to pay his / her / their proportionate share in the same to such association when formed. The said association shall help the Owner to look after the lifts, water pumps, electric fittings and machine and water meters and also to run, maintain and repair the same and keep the same in good working order and condition. The Owner shall also contribute proportionately towards such maintenance and repair in respect of the premises in the said building retained by him.

26. All repairs (including heavy repairs) to the said building shall be carried out by all the Tenants of the said building and the Owner, each one contributing to the costs of such repairs in proportion in which the built-up area of the premises held by him / her / them shall bear to the total built up area of the said building. It is expressly agreed by and between the parties hereto that the Maintenance Corpus and the income there from shall not be disturbed or used for any purpose whatsoever.



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27. The Owner shall insure the said building against all possible risk as may be permitted. The insurance premium in respect thereof shall be borne and paid by the Tenant proportionately with all other occupants of the said building. In the event of any damage to the said building, and after receiving reimbursement of claim proceeds from the Insurance Company, the Owner shall proportionately reimburse the claim proceeds to the respective Tenants.

28. The Stamp Duty and Registration charges if any, payable in respect of this transferable tenancy agreement shall be borne and paid by the Tenant alone.

29. Any delay or indulgence shown by the Owner in enforcing the terms of this agreement or any forbearance or giving of time to the Tenant by the Owner shall not be construed as a waiver on the part of the Owner of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Owner.

30. The said building shall be known as "Prime Residency" and the name of the building shall not be changed in perpetuity.

31. If any notice is required to be given by any of the parties hereto to each other, the same will be sent by registered post A/D at the address mentioned herein below and the same shall be sufficient notice to the parties hereto. Any change of address of any of the Parties hereto shall be notified in writing by registered post A/D at the address of the other parties mentioned hereinabove. For the said purpose the address of the Parties is set out herein below.

Address of the Owner: 101, Soni House, Plot No. 34,
Gulmohar Road No. 1,
JVPD Scheme, Vile Parle (W),
Mumbai 400 049.

Address of the Tenant: Bhavnagar House,
2nd Floor, Plot No-2,
Ruia Park, Juhu,
Mumbai 400 049.

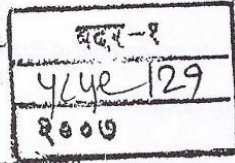
32. The Courts in Mumbai alone shall have exclusive jurisdiction in respect of any matters arising out of this Agreement.

33. This Agreement shall be binding on the heirs, executors, administrators and assignees of the Owner and the Tenant and the Owner as also each successive transferee / assignee / legatee of the Owner and the Tenant.

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34. For the purposes of this transaction, the details of the PAN of the Owner and the Tenant are as follows:

(a) Owner's PAN	Shri Padamshi L. Soni	AAGPS1247K
Tenant's PAN:	1. Shri Sunil Raman Desai	AESPD3114L
	2. Mrs. Hema Sunil Desai	AADPD9228L
	3. Mr. Rahul Sunil Desai	AIKPD6559P



35. The Tenant hereby declares that he has gone through this Agreement and all the documents related to the said property and the said tenanted premises and has expressly understood the contents, terms and conditions of the same and the Purchaser after being fully satisfied has entered into this Agreement.

36. The Tenant shall be liable to pay all the charges including service charges in respect of the tenanted premises and incidental thereto.

IN WITNESS WHEREOF the parties hereto have hereunto executed these presents and duplicate hereof on the day and the year First hereinabove written.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All that pieces or parcel of leasehold land being Plot No. 274 bearing City Survey No. E-531 situated at the Junction of 9th and 12th Roads, Khar (West), admeasuring 876.93 Square Meters in the then Suburban Scheme No. VII (Khar) of the then Development Department Bombay and bounded as follows:

On or towards the NORTH : By the existing 9th Road.

On or towards the SOUTH : By the property bearing CTS No. E/527.

On or towards the EAST : By the Property bearing CTS No. E/530.

On or towards the WEST : By the 12th Road.



SIGNED AND DELIVERED by the]

Within named "Owner"]

Mr. P. L. Soni]

Sole proprietor of Prime Property]

Developers]

in the presence of :]

FOR PRIME PROPERTY DEVELOPERS
PROPRIETOR

SIGNED AND DELIVERED by the]

Within named "Tenant"]

1. Shri Sunil Raman Desai]

2. Mrs. Hema Sunil Desai]

3. Mr. Rahul Sunil Desai]

in the presence of :]

१६१-१
५५५/१२२
२००७

Sunil R. Desai

Hema S. Desai

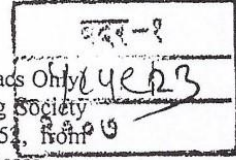
Rahul Desai



ANNEXURE 'E'RECEIPT

Received with thanks a sum of Rs. 80,00,000/- (Rupees Eighty Lacs Only) as part payment for Flat No. 501 at "The Laxmi Co-operative Housing Society Ltd." building, 9th & 12th Road Junction, Khar (W) Mumbai 400 053, from

1. Shri. Sunil Raman Desai 2. Mrs. Hema Sunil Desai 3. Rahul Sunil Desai



Sr No	Name	Date	Cheque No	Bank Name	Amount
1	1. Sunil Raman Desai	31.05.07	921358	State Bank of India,	10,00,000.00
2.					

Net Received

I SAY RECEIVED

(OWNER)



Scanned
11.36

Dated this day of 2007

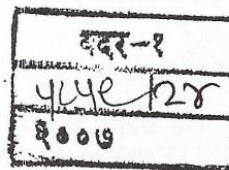
P. L. Soni Owner

AND

1. Shri. Sunil Raman Desai
2. Mrs. Hema Sunil Desai
3. Mr. Rahul Sunil Desai

TRANSFERABLE, HERITABLE,
ASSIGNABLE TENANCY
AGREEMENT

Annexure 'E'

**COMMON AMENITIES:**

Structure: The RCC Structure of the Building has been designed for Earthquake Resistance as per seismic zone III

Flooring: Spacious living, dining and bedrooms with marble / imported tiles flooring

Kitchen: Granite cooking platform with stainless steel sink, Dado with designer tiles

Bath-Cum-W.C.: Jacquar Toilet fittings with designer tiles

Doors: Wooden flush door with Melamine polish.

Windows: Anodised aluminium sliding windows

Electrical: Concealed wiring

Plumbing: Concealed plumbing

Walls and Paints: Smooth POP wall finish with quality paint

Lifts: 2 Schindler Automatic Lifts

1 (SW)
H.S. S
RCP

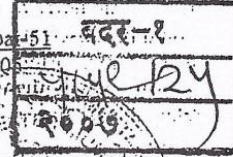


7168
Office of the "Additional Collector & C.A.

U.L.C. Brihanmumbai

5th floor, Administrative Bldg., M.S.D. Govt. Colony, Bandra (East) Mumbai-51
No. C/ULC/D.III/22/8067

Date: 25/8/2005



To,
Shri. Shailov H. Desai and others (Lcsacc)
C/o. Shri. P.L. Soni
C/o. Shri. Taranath Shetty (Architect)
1, Popular Apartment Tagore Road,
Santa Cruz (W), Mumbai 400054

Sub: Permission for redevelopment of property
bearing CTS No. E/53 of village Bandra
(W) Taluka Andheri in MSD

Sir,
A Please refer to your Architect's letter No. NIL dated 10/8/2005 seeking permission for redevelopment of the above mentioned property.

B At this stage, the land is non vacant and within the meaning of the U.L.(C&R) Act, 1976 because it is built up with ONE structures which containing One dwelling unit. The calculation of plinth area, land appurtenant, additional land appurtenant etc. show that the land is non vacant to the extent of 877.90 Sq.Mtrs (Eight hundred seventy seven point ninety Sq.Mtrs) excluding area under road set back to the extent of NIL Sq.Mtrs.

Thus, the question of permission under section 22 of the ULC Act, 1976, in your case can be considered only when the land becomes vacant after all the structures are demolished with the consent of the existing occupants /tenants of the premises and the proposed building has been constructed as per approved plans and is on the verge of completion. The order under Sec.22 with permission to retain the above land usually contains the following conditions:-

1. The letter of indent and permission under sec 22 shall be subject to the applicant's producing proof regarding the title of ownership of the land, possession, area and user thereof. The Municipal Corporation of Greater Mumbai should verify the same before issuing IOD/C.C.

2. The permission is operative for redeveloping the property in accordance with the provision of D.C.Regulation in force.

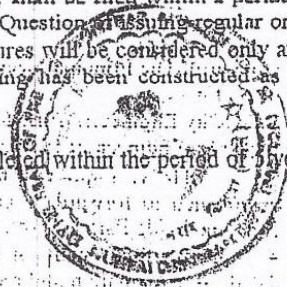
3. The maximum size of the tenements should be 120 Sq.Mtrs plinth area

4. Not more than one dwelling unit shall be sold allotted to one family.

5. Existing tenants/occupants shall be rehabilitated by you in the redevelopment scheme. You should submit the names and number of tenants/occupants of the structure. The area occupied by each of them the alternative proposed by you and the agreement entered in to with each of the tenants by you to this office. Municipal Corporation of Greater Mumbai to ensure rehabilitation of existing tenants/occupants as per their rules.

6. Form No. VI prescribed in rule No.12 u/s 22 of the Act, shall be filed within a period of three months from the demolition of the existing structures. Question arising regular order u/s 22 for the land falling vacant due to demolition of structures will be considered only after the existing structures are demolished and proposed building has been constructed as per approved plans and is on the verge of completion

7. The construction work of redevelopment shall be completed within the period of 3 years from the date of issue of this letter of indent.



8 The holder will not utilize the N.S.I of the structures, which are not demolished.

9. This letter of intent is valid for the period of five years from the date of its issue and would be lapsed automatically, if work is not commenced within the specified period. As area measuring 877.90 Sq.Mtrs. (Eight hundred seventy seven point ninety Sq.Mtrs) excluding area under road set back to the extent of NIL Sq.Mtrs. is non vacant land retainable by the land holder within the meaning of U.L.(C&R) Act, 1976.

10. You should obtain No Objection Certificate for further CC above plinth level from this office by submitting all tenants agreements.

11. That you have to submit P.R.Card deleting name of Shailen Desai and Vyoma Nair and in the name of present owners i.e. Shri. P.L.Soni to this office before Formal Order.

12. That you have to obtain No Objection Certificate from the lessor Chairman Laxmi Co-Op.Housing Society,Ltd. before demolition of existing structures.

13. The above conditions will be binding on all the owners/their assignees, constituted attorney developers.

14. Statement u/s. 6(I) of the Act filed by him, if any will be decided separately.

G. This letter of intent is also subject to your obtaining NOC/Clearance permission from any other authorities viz. The Bombay Housing and Area Development Board, the Additional Collector, BSD / Sub Divisional Officer BSD / Additional Dist. Dy. Collector, NAA etc applicable in your case under the respective Acts or any other Act for the time being in force. This letter of Intent only clarifies for you that your land today is non vacant land to the extent of 877.90 Sq.Mtrs (Eight hundred seventy seven point ninety Sq.Mtrs) excluding area under road set back to the extent of NIL Sq.Mtrs within the meaning of the ULC Act,1976, and that the question of permission u/s.22 may arise only the land becomes vacant on account of demolition of the buildings and proposed building has been constructed as per approved plans and is on the verge of completion.

D. As per the power entrusted with me, I hereby allow the land holder to hold the vacant land for the redevelopment purpose after demolition of the existing structures till the validity of this order.

E. You may approach the Municipal Corporation of Greater Mumbai with an undertaking that all the above mentioned conditions are acceptable to you to get your redevelopment proposed approved. You should apply for permission u/s.22 of the Act, at the time mentioned in the condition No.6 above.

F. You may also note that you would be required to submit the progress of the rehabilitation of the existing tenants/occupants of the structure every six months.

Yours faithfully,

(S.R.Jondhale)

Additional Collector & C.A.

(Mumbai)

Copy to: 1) The Principal Secretary, UDD Mantralaya Mumbai for information.

Copy f.w.cs. to

2) Dy. City Engineer (DP) DMC Mahapalika Marg Fort Mumbai 400001 for information.

3) The Ex Engineer (B.P.) Western Suburbs "H&K" Ward, Bandra, Mumbai-50

He is requested to inform this office after the existing structures have been demolished to forward a copy of the undertaking furnished by the land owner/developer concerned vide Para E above and copy of IOD/CC is granted.

4. Copy filed with statement u/s. 6(i) bearing No.C/UL:C/6(9)SR-XXV/472/2005 dated -- information and record.

5) Select File

M.T. MISKITA & Co.
ADVOCATES & SOLICITORS

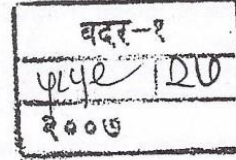
MISKITA
EN MISKITA

YUSUF BUILDING, 4TH FLOOR,
VEER NARIMAN ROAD, FORT,
MUMBAI 400 001, INDIA.
TELEPHONE : (91-22) 2204-4238
2283-2122
6631-8671
FACSIMILE : (91-22) 2282-8456
E-mail : admin@miskitaco.com

17th March, 2005

To:

Shri. Padamsi L. Soni
101, Soni House,
Plot No.34, Gulmohar Road No.1,
Juhu, Vile Parle (West),
Mumbai 400 049.



Sir:

In accordance with your instructions, we have investigated your title to the property bearing Plot No. 274, C.T.S. No. E/531 admeasuring 876.93 square meters situate at Khar (W), Mumbai described in the Schedule hereunder written and had earlier investigated the title of Shri Shailen Hiralal Desai and (2) Smt. Vyoma S. Nair ("the Assignors") to the said property by, inter alia, taking searches of land records, perusing title deeds and publishing the usual notices in the local newspapers inviting claims or objections, if any, to the then proposed assignment of the property to you referred to below.

Pursuant to a Memorandum of Intent dated 24th day of September, 2004 made by and between the Assignors of the One Part and Yourself as Assignee of the Other Part and pursuant to the Letter of Consent dated 1st January, 2005 issued by the Laxmi Co-operative Housing Society Limited ("the Lessors"), the Assignors, by Deed of Assignment dated 20th January, 2005 made by and between the Assignors of the One Part and Yourself as Assignee of the Other Part, sold, transferred and assigned to you the said property subject to the Indenture of Lease dated 14th March, 1925 made by and between the Lessors of the One Part and your Predecessors-in-title as Lessees of the Other Part and registered with the Sub-Registrar of Assurances at



Mumbai under Serial No. 1533 on 14th August, 1925. The said Deed of Assignment has been registered with the Sub-Registrar of Assurances at Bandra under Sr. No. 00572 of 2005 and Extract from Index - II issued.

In our opinion, your title to the property is a good and marketable and free from encumbrances subject to the provisions of the said Indenture of Lease dated 14th March, 1925.

Schedule

All the piece or parcel of land, ground alongwith structures standing thereon comprising of ground plus one upper floor and known as Sharda Kutir on the Plot of land bearing Plot No. 274, C.T.S. No. E/531 at the Junction, of 9th Road and 12th Road, Khar (West) and situated in the Laxmi Co-operative Housing Society Limited in the Registration District and Sub District of Mumbai City and Mumbai Suburban and containing by admeasurements about 1,050 square yards equivalent to 876.93 square meters or thereabout together with the building thereon and bounded as follows:

- On or towards the North : by the existing 9th Road
- On or towards the South : by the property bearing CTS No. E/527
- On or towards the East : by the property bearing CTS No. E/530
- On or towards the West : by 12th Road.

Yours faithfully,
M.T. Miskita & Company

Partner

बंदर-१
५५१/१२८
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Annexure C

BRIHANMUMBAI MAHANAGARPALIKA

NO. CE/2043 /WS/AH

10 FEB 2006

To
Shri. Taranath Shetty, Architect,
I, Popular Apartment,
37, Tagore Road,
Opp. Laxmi Narayan Temple,
Santacruz (West),
Mumbai - 400054.

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards,
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai-400 050

Sub:- Proposed development on land bearing CTS No.E/531 of
Village Bandra, Tal. Andheri, M.S.D. at 9th and 12th Road Corner,
Khar (West).

Ref: Your letter dated 14th Dec. 2005.

Sir,

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions:-

1. All the objections of this office L.O.D. under even no. dated 15-12-05 shall be applicable and should be complied with.
2. The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
3. That every part of the bldg. constructed and more particularly overhead water tank will be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
4. That the infrastructural works such as construction of hand holes/panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall be provided.
5. That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
6. That the letter box shall be provided at the ground floor for all the tenements.
7. That the owner/developer shall hand over the possession to the prospective buyers before obtaining occupation permission.
8. That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
9. That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
10. That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
11. That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
12. That the extra water charges shall be paid.
13. That the N.O.C. from A.A.& C. H/West Ward shall be submitted.
14. That the Revised bye law 4(c) Shall be complied with.
15. That the all payments shall be paid.
16. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.

One set of plans in token of approval is enclosed herewith.

Yours faithfully,



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

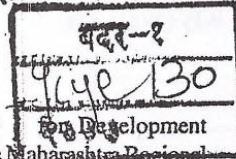
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/2643/BSB/WS/AH/AK of COMMENCEMENT CERTIFICATE

Ex. Engineer Bldg. Proposal (W.S.) H and K - Wards, Municipal Office. R. K. Patkar Marg. Bandra (West), Mumbai-400 050.

To Shri. P.L. Soni

16 JAN 2006



Sir,

With reference to your application No. 3710 dated 5-9-2005 Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of proposed development CTS No. E/531 at premises at Street No. 12th Road corner village Bandra (W) situated at T. & A. No. 12th Road, H.W. Ward, H.W. Ward, plot No.

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 there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & 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 of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. M. G. Mulay Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

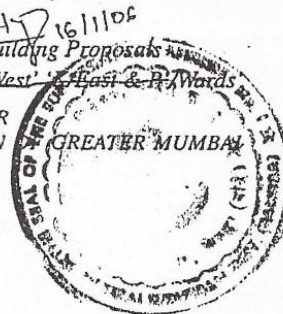
This CC is valid upto 15 JAN 2007

The Commencement Certificate is carrying out the work up to plan / still as per approved plan 1-2-12-2005

For and on behalf of Local Authority The Municipal Corporation of Greater Mumbai

Assistant Eng. Building Proposals (Western Subs.) H & K/West East & P/Wards

FOR MUNICIPAL CORPORATION



valid up to 15/1/2007

CE/2043 /BS-II/WS/AH of 14 MAR 2006

Further C.C. is now extended upto top of 8th floor + OHT + LMR
i.e. 30.46m height as per approved plan dt. 10/21/2006

Asstt. Engr. B.P. (WS). AH

बदर-२
44e 39
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मालमत्ता पत्रक

11/02/2004

भा.स.च्या मालमत्ता पत्रक

भा.स.च्या मालमत्ता पत्रक -- न.प्र.म.म.म.म.म.

दिनांक -- 11/02/2004

भा.स.च्या मालमत्ता पत्रक	भा.स.च्या मालमत्ता पत्रक	भा.स.च्या मालमत्ता पत्रक	भा.स.च्या मालमत्ता पत्रक	भा.स.च्या मालमत्ता पत्रक
2/4/21	2/4/21	Sq. Yds. (2040) चौ.फु. 633-9	C	[Rs. 20-0-0 (Rs. 22-10-0)] upto [Rs. 2-0-0] [क्र. पैसे दि. 2-0-09 पासून (22-10-0) दि. 2-0-09 पासून (22-10-0) क्र. पैसे 22-04-00 दि. 2-0-09 पासून



उपस्थितकर्ता	Chairman Laxman Co-operative H. Society Ltd. original holder.
पत्रक	[Lessee from the Society as per agreement deed] [dated 18-2-1994.] Himtal Maganlal Khandwale -] [original holder]
भा.स.च्या मालमत्ता पत्रक	449 32
भा.स.च्या मालमत्ता पत्रक	22019

दिनांक	व्यवहार	दंड प्रमाण	प्रमाण धारक (भा) धारक (भा) दिनांक धार (भा)	साक्षात्करण
02/02/1994	N.A assessment is Corrected from Rs. 20-0-0 to Rs. 22-10-0		D.D.C's No.	भा.स.च्या मालमत्ता पत्रक
22/04/1994	भा.स.च्या 1994 च्या वनन पायाचे कल्पग्रहणत म.रा.स.च्या 1994 अंकाच्या नव्याने कल्पग्रहण व भा.स.च्या नव्याने कल्पग्रहण धोरण धारकाचे फर्मावर केले.			भा.स.च्या मालमत्ता पत्रक
22/02/1998	उपस्थितकर्ता अ.मि. मुंबई उप. धारका क्र. DLN/LNDA-2002 दि. 2-0-09 अन्वये मालमत्ता विनयेती सारा र.र. 93-90. मुदत 2-0-09 पासून			भा.स.च्या मालमत्ता पत्रक
02/02/1994	धारकाने अर्ज प्रकृत्यावरून पत्रक विनयेतीत मालमत्ता पत्रक नोंद घेतली.	र.र. न.प्र.म. अर्जा दि. 02-02-94	श्री. शेलेन एच. देसाई श्री. मालती व्योमा एस. नायर.	भा.स.च्या मालमत्ता पत्रक
22/02/1998	उपस्थितकर्ता अ.मि. मुंबई उप. धारका क्र. DLN/LNDA-2002 दि. 2-0-09 अन्वये मालमत्ता विनयेती सारा र.र. 1904-00. मुदत 22-02-98			भा.स.च्या मालमत्ता पत्रक
12/02/2004	भा.स.च्या मालमत्ता पत्रक श्री. शेलेन एच. देसाई व श्री. मालती व्योमा एस. नायर यांनी त्यांचे भाडेपट्ट्याची न.प्र.म. क्र. 449/2004 ही मिळवून घेतली. साक्षात्करण क्र. 449/2004 दिनांक 22/02/2004 ते व मुदत मुदत 02-02-2004 दिनांक 12/02/2004 ते भाडेपट्ट्याने श्री. पदमसी एल. सोनी यांना दिल्याने सदर मिळवून घेतले भाडेपट्टेदार म्हणून श्री. पदमसी एल. सोनी यांचे नावाची नोंद घेतली.		भा.स. श्री. पदमसी एल. सोनी	भा.स.च्या मालमत्ता पत्रक



भालमत्ता पत्रक

भारत/कोणे -- इवॉर्ड		जातूका/व.भू.सा.का. -- न.भू.अ.वांद्रा	जिल्हा -- मुंबई उपनगर जिल्हा
र.भू.मालक	वैत. नंबर	कागद नंबर	सेल
कोण			धरणी/विकार
			चौ.चं.
5/4/22	5/4/22		

प्राप्त/प्रमाणित : _____

न.भू.अ.वांद्रा
मुंबई उपनगर जिल्हा

मूल्य	20/10000	मालकी	संपत्ती	1000			
वैत. नंबर	20/10000	कागद नंबर	2000				
सेल		धरणी/विकार	1000				
चौ.चं.		मालकी	1000				

9248 33

प्रमाण पत्र

वदर विविध परिशिष्टीत नमुब
वेतिका व.भू.मालक व.भू.मालक
कागद नंबर व.भू.मालक व.भू.मालक
सेल व.भू.मालक व.भू.मालक व.भू.मालक
चौ.चं. व.भू.मालक व.भू.मालक व.भू.मालक

आठशे सत्त्याहार -

पूणिकि काळ दशांश मात्र.

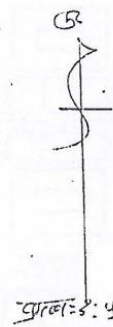
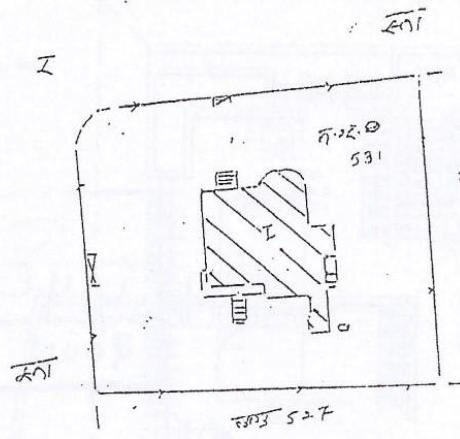
..... मीदर
व.भू.मालक 2000-९९९ आठशे

नगर शू.तिका व.भू.मालक, वांद्रा.



भी. / भी.सी. एच. 523 नो. 17
 नमर भू.सं. 17/531
 क्रमांक 17/531
 मि.सं. 17/531

17-8
 17/531
 17000

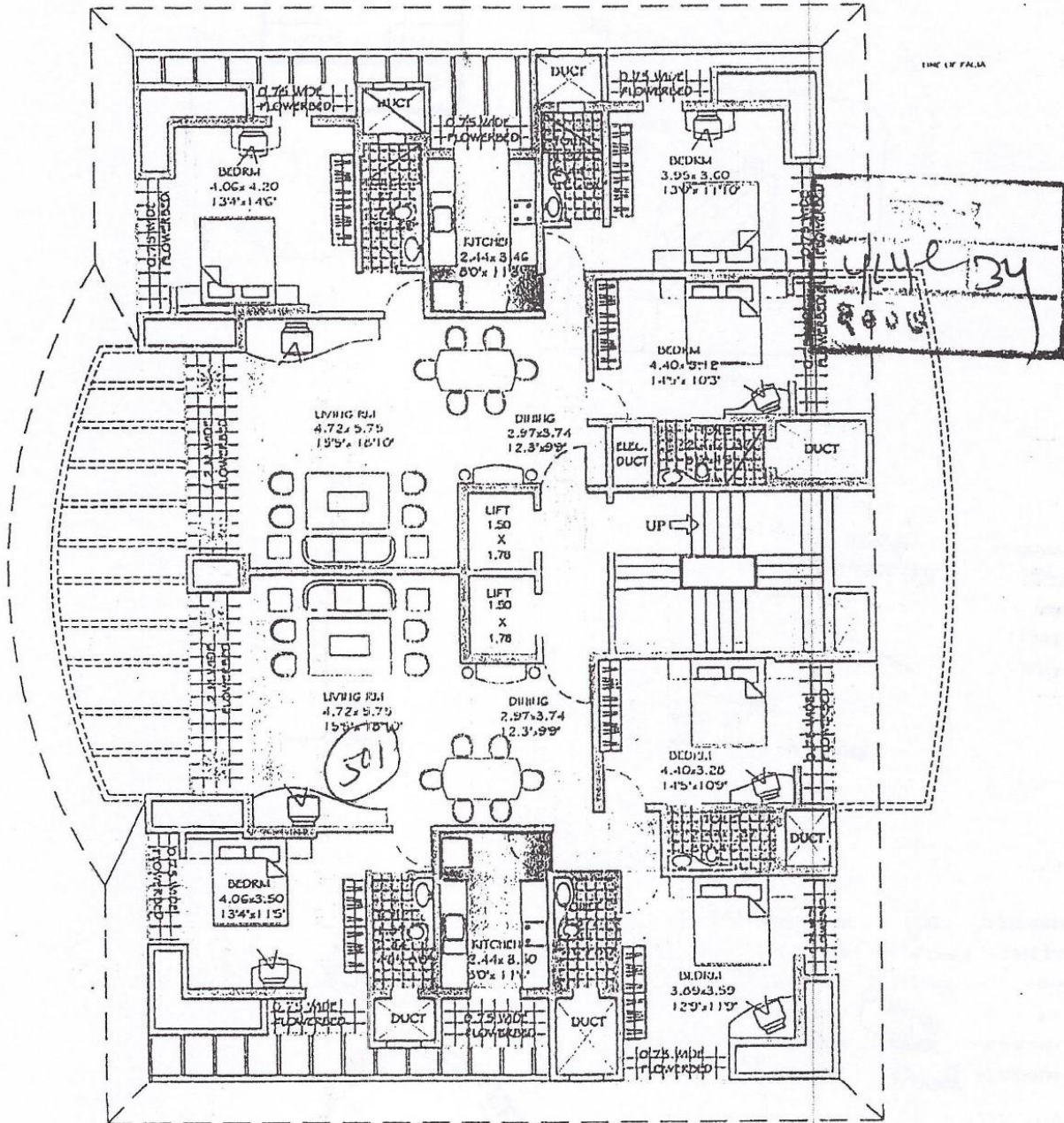


कार्वाही: 17000

मालकाचे नाव: 17/531
 पत्ता: एक भू.सं. 17/531
 इतर: _____
 मालक: _____
 वीरपति: _____
 दि. 17/531
 करारा 17/531

नक्का नं. (A)	मकलेचा प्रकाश 17/531
अन्य नं. 17/531	नोदी 1
मकलेचा नं. 17/531	मकलेचा प्रकाश 17000
17/531	मकलेचा प्रकाश 17000
17/531	पुर्णक शुद्ध 17000
17/531	एकूण शुद्ध 17000

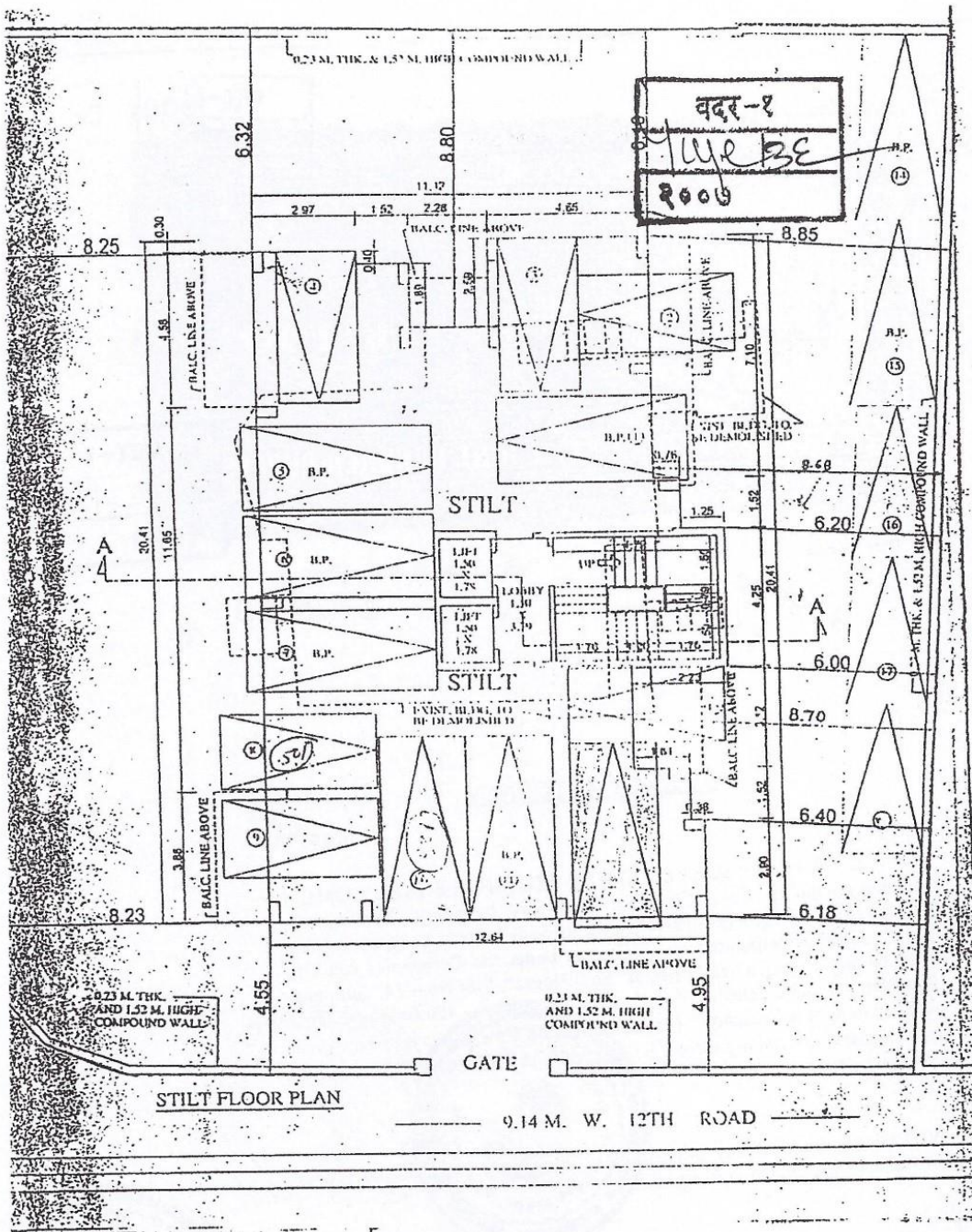
खरी प्रत
 रणर मालकाचे वीरपती नांवाने.



PRIME PROPERTY DEVELOPERS	PRIME COURT	TYPICAL FLOOR PLAN	ARCHITECTS: R MANI & ASSOCIATES PROJECT ARCHITECT: TARANATH SHETTY
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FOR PRIME PROPERTY DEVELOPERS





STILT FLOOR PLAN

9.14 M. W. 12TH ROAD

FOR PRIME PROPERTY DEVELOPERS

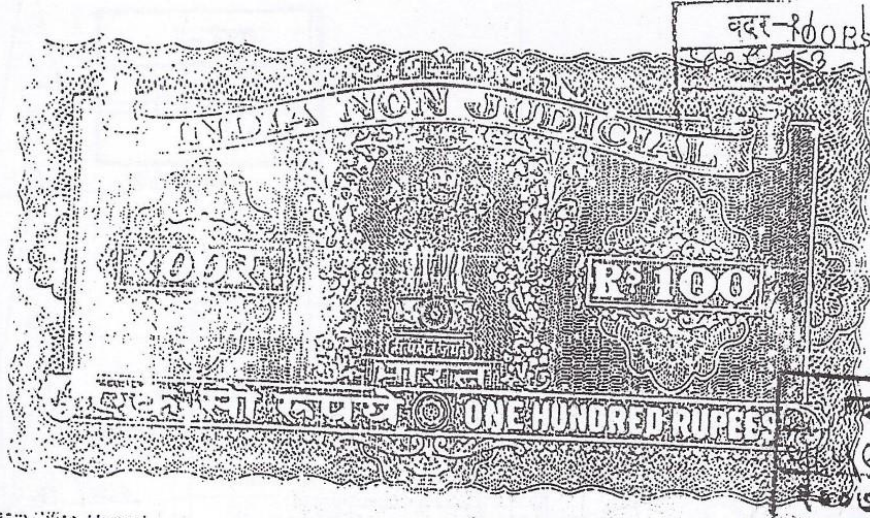
PROPRIETOR

Smil R. Das

Hema S. Das

Rahul Das





वदर-१००RS

वदर-१
६३०

Mumbai Stamp Office Mumbai.

11 APR 2003
113

श्री मंगी भारती सि. पतंगिया

24 APR 2003

POWER OF ATTORNEY

TO ALL TO WHOMSOEVER THESE PRESENTS SHALL COME, I
Mr Padamshi L. Soni, Chairman of Prime Property Development
Corporation Limited (Formerly Known as Soni Softech Ltd), an existing
Ltd Company incorporated and registered under the Companies Act I of
1956 having its Registered Office at "Soni House", Plot No - 34, Gulmohar
Road No - 1, Juhu Scheme, Vile Parle (W), Mumbai - 400 049 hereby
referred to as "the Company", (which expression shall as be repugnant
to the context or meaning thereof be deemed to include its successors-in-title
and assigns)

WHEREAS the Company is desirous of appointing some fit and proper
person as its true and lawful Attorney



वदर-६/१
५२०५
२००३

बदर-१/
१०२४
२००३

NOW KNOWN ALL MEN BY THESE PRESENTS, that I, Mr Padamshi L. Soni do hereby nominate, constitute and appoint Ms. Anil R. Salvi hereinafter called "the said Attorney" as our true and lawful Attorney for me, in my name and on my behalf to do lawfully and execute all or any of the following acts, deeds and things that is to say :-

बदर-१
५५४३८
२००३

1) To appear before the Registrar and Sub - Registrar anywhere in the Union Of India and to execute and present for registration in which the Company may be interested and also to admit execution of any documents signed and executed on behalf of the Company and to take all steps and proceedings that may be required for the purpose of such documents property registered under the Indian Registration act.

2) AND WE DO HEREBY RATIFY AND CONFIRM and agree to ratify and confirm whatsoever the Attorney or any substitute shall do or purport to do by virtue of these presents. Date १५/५/०३

IN WITNESS WHEREOF the Company has caused its common seal to this writing on May Two Thousand Three.

Signed, Sealed and Delivered
 By the withinnamed Company
 Prime Property Development Corporation Ltd
 Thorough its Chairman
 Mr. Padamshi L. Soni

In the presence of

Attorney At Law
 Salvi
 १५/५/०३



बदर-८
४८७८
२००३

बदर-१
५५४३८
२००३

02/06/2004

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

पयसः

दस्त क्र 4792/2004

6:33:14 am

अंपेरी : (बांदा)

दस्त क्रमांक : 4792/2004

दस्ताचा प्रकार : प्रतिज्ञालेख

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

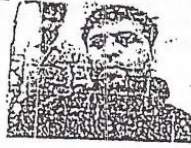
अंगठ्याचा दस्त

1) नाव: श्री एते रामी तर्फे नुवतवार अंगेत राखणे
 पता: घर/प्लॉट नं.:
 मस्की/रस्ता:
 ईमारतीचे नाव: सागर मंदिर
 ईमारत नं.:
 पेट/परागत:
 शहर/गाव: फार्मावली
 जिल्हा:
 पिन: 101
 पंज नम्बर:

तितून देणार

वय 32

राही



Handwritten signature

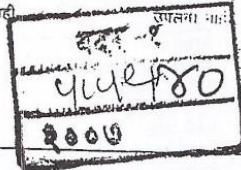
2) नाव: श्री ई महादेव पालीका
 पता: घर/प्लॉट नं.:
 मस्की/रस्ता:
 ईमारतीचे नाव:
 ईमारत नं.:
 पेट/परागत:
 शहर/गाव:
 जिल्हा:
 पिन:
 पंज नम्बर:

तितून देणार

वय

राही

उपलब्ध नाही



Handwritten text: 20276



बदर- 1
 444480
 2004



दस्ताऐवज बनवणे देणार सहाय्यीत (गतिजातिका) व दस्ताऐवज बनवणे देणार सहाय्यीत (गतिजातिका)



Specimen Signature/Thumb impression of the Holder of the licence.
Name to be written across the photograph

FORM 6
(See Rule-16(1))
Driving Licence
MH-02-2005 C-18253
Driving Licence No. C-18253
Date of issue 15/11/2005
Name of the Licence Holder
Vireal Mistry
Son/wife/daughter of
Vasant

बंद-२
५५५८२
२०००

2
Temporary address/ Official address (if any)
.....
.....
Permanent Address
S.O.S.A. Ashoka Tower
Kulkarni
Banvali F.I.S.
Date of birth 10/11/77
Educational qualifications
.....
Blood group with RH factor (Optional)
.....

3
The holder of this licence is licensed to drive throughout India the vehicles of the following description :-
MOTORCYCLE WITH 200(B) &
LMV (NF) ONLY

The licence to drive a motor vehicle other than transport vehicle is valid From 15/11/2005 to 15/11/2025

Signature and designation of the Licensing Authority
पं.सु. (परिचय)



Vasod

FORM 6
(See Rule 16(1))



Size

Driving Licence
MH02-99
Driving Licence No. 39290
Date of issue 31/7/99
Name of the Licence Holder



Licensing Authority

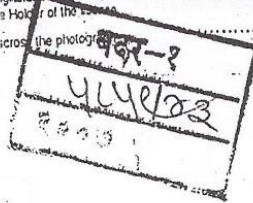
Signature of the Licensee

Suresh Jadhav

Son/wife/daughter of

Anand

Specimen Signature/Thumb Impression
of the Holder of the License
Name to be written across the photograph



2

Temporary address/ Official
address (if any)

Permanent Address

Vitcolle Chl. Pore. 13
Vitcolle Bridge, Sion 215

Date of birth 28/7/80 17-55

Educational qualifications

Blood group with RH factor (Optional)

3

The holder of this licence is licensed
to drive throughout India the vehicles
of the following description :-

LMV (Car/Motor) - TR

New validity 1/06/2004

The licence to drive a motor vehicle
other than transport vehicle is valid

From 31/7/99 to 30/7/2019

28-20-138 31/7/99

Signature and designation
of the Licensing Authority



28/06/2007

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर1









दस्त क्र 5859/2007

11:21:27 am

अंधेरी 1 (वांद्रा)

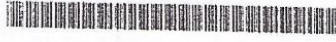
दस्त क्रमांक : 5859/2007

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: सुनिल रामन देसाई - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: भाव-नगर हाऊस, 2रा मजला ईमारत नं: - पेट/वसाहत: रुईया पार्क शहर/गाव: जुहू तालुका: - पिन: 49 पॅन नम्बर: AESPD 31	लिहून घेणार वय 55 सही	 56263 - 180361	
2	नाम: हेमा सुनिल देसाई - - पत्ता: घर/फ्लॅट नं: यरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: AADPD 9228 L	लिहून घेणार वय 52 सही	 56263 - 180362	
3	नाम: राहुल सुनिल देसाई - - पत्ता: घर/फ्लॅट नं: यरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: AIKPD 6559 P	लिहून घेणार वय 23 सही	 56263 - 180362	
4	नाम: ग्राईम प्रॉपर्टी डेव्हलपर्स चे संचालक पदमसी सोनी तर्फे मुखत्यार अनिल साळवी - - पत्ता: घर/फ्लॅट नं: 101 गल्ली/रस्ता: गुलमोहर रोड ईमारतीचे नाव: सोनी हाऊस ईमारत नं: - पेट/वसाहत: - र	लिहून घेणार वय 32 सही	 56263 - 180362	

रहस्य
पुणे २२
२००७





दस्त गोषवारा भाग - 2

वदर1

दस्त क्रमांक (5859/2007)

दस्त क्र. [वदर1 5859-2007] चा गोषवारा
वाजार मुल्य 9,55,300 मोबदला 800000 भरलेले मुद्रांक शून्य : 488000

पावती क्र.:5900 दिनांक:28/06/2007
पावतीचे वर्णन
नांव: मुगिल रामन देसाई - -

दस्त हजर केल्याचा दिनांक :28/06/2007 11:14 AM
निष्पादनाचा दिनांक : 28/06/2007
दस्त हजर करणा-याची सही :

Sunil R. Desai

30000 : नोंदणी फी
880 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30880: एकूण

दस्ताचा प्रकार :36 भाडेपट्टा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 28/06/2007 11:14 AM
शिकका क्र. 2 ची वेळ : (फी) 28/06/2007 11:20 AM
शिकका क्र. 3 ची वेळ : (कबुली) 28/06/2007 11:21 AM
शिकका क्र. 4 ची वेळ : (ओळख) 28/06/2007 11:21 AM

मिना
दु. निवडकाची सही, अंधेरी 1 (वांद्रा)

दस्त नोंद केल्याचा दिनांक : 28/06/2007 11:21 AM

ओळख :

खालील इयम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
य त्यांची ओळख पटविताना,

1) विरल मिस्त्री - - ,घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: अशोक नगर

ईमारत नं. -

पेट/यसाहत: -

शहर/गाव: बोरीवली (प)

तालुका: -

पिन: 92

2) सुरेश जाधव - - ,घर/फ्लॅट नं: बी/002

गल्ली/रस्ता: -

ईमारतीचे नाव: राधाग्राम

ईमारत नं. -

पेट/यसाहत: वाकोला ब्रिज

शहर/गाव: सताकृष्ण

तालुका: -

पिन: 54

Mistry

Suresh

वदर-१
44ye 8y
2007

व्याजित करभेत येते की, या
दस्तामळे एकूण...*8y*...पाने आहेत

दु. निवडकाची सही
अंधेरी 1 (वांद्रा)

का. पुस्तक नि. अ. अंधेरी-१, १
सुंदर उपनगर विभाग.

वदर-१/44ye /2007

पुस्तक क्रमांक १, क्रमांक वर
नोंदला.

दिनांक : 26/6/07

का. पुस्तक नि. अ. अंधेरी-१, १
सुंदर उपनगर विभाग.

