

336/996

पावती

Wednesday, February 17, 2016

6:22 PM

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: वाशी

पावती क्र.: 1133

दिनांक: 17/02/2016

दस्तऐवजाचा अनुक्रमांक: टनन6-996-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: हिदेश कुमारचंद वालेचा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

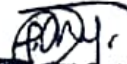
रु. 1940.00

पृष्ठांची संख्या: 97

एकूण:

रु. 31940.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे
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मुळ दस्तऐवज परत देला
(दस्तावेज - २)
मोबादला: रु.9599500/-

बाजार मूल्य: रु.3347000/-

भरलेले मुद्रांक शुल्क : रु. 576000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007350884201516E दिनांक: 17/02/2016

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1940/-

मुळ दस्तऐवज परत देला

लिपिक

राज्य शासनाच्या निव्वंदाक, ठाणे क्र. ६

मुळ दस्तऐवज परत मिळाला


पद्मवतीसाहेब साहू

/02/2016

गावाचे नाव : 1) वाशी

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	9599500
3) बाजारभाव(भाडेपट्ट्याच्या तबतितपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)	3347000
4) भू-मापन, पोटहिस्ता व घरक्रमांक असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं-1801, अठरावा मजला द कोर्पोरेट पार्क, प्लॉट नं-14/15, सेक्टर-18 वाशी नवीमुंबई, क्षेत्रफळ-289 चौ फूट कारपेट ((Plot Number : 14/15 ;))
5) क्षेत्रफळ	1) 289 चौ.फूट
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या राचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. भैरव साईफस्टाईलसचे भागिदार अक्षय जैन यांचे कु. मु. अनिल जैन -- वय:-45; पत्ता:- प्लॉट नं: , माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: भैरव हाउस, मुयालीया रेसिडेन्सी, दत्ताराम लाड मार्ग काळाचोकी, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400033 पॅन नं:-AAHFB0271F 2): नाव:- मे. एस एस विल्डटेकचे भागिदार अक्षय जैन यांचे कु. मु. अनिल जैन -- वय:-45; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: सत्रा प्लाझा, प्लॉट नं-२० सेक्टर-१९ डी वाशी, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400033 पॅन नं:-AEGPJ8440K
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- हितेश कुमारचंद बालेचा -- वय:-36; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: डी/१६०४ निलसिध्दी अटलानटीस, प्लॉट नं:-४९/१, सेक्टर-१९ए, नेरूळ, पुर्व, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ABXPV4239Q 2): नाव:- रिधिमा हितेश बालेचा -- वय:-37; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: डी/१६०४ निलसिध्दी अटलानटीस, प्लॉट नं:-४९/१, सेक्टर-१९ए, नेरूळ, पुर्व, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-AAPPW7231G
9) दस्तऐवज करून दिल्याचा दिनांक	17/02/2016
10) दस्त नोंदणी केल्याचा दिनांक	17/02/2016
11) अनुक्रमांक, खंड व पृष्ठ	996/2016
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	576000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेर	

सह दुय्यम निबंधक ठाणे-६
(वर्ग - २)

मुल्यांकनामाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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



GRN	MH007349990201516E	BARCODE	[Barcode]		Date	16/02/2016-15:11:05	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Non-Judicial Customer-Direct Payment			TAX ID (If Any)				
	Sale of Non Judicial Stamps IGR Rest of Maha			PAN No. (If Applicable)		ABXPV4239Q		
Office Name	THN11_THANE NO 11 JOINT SUB REGISTR			Full Name		MR HITESH KUMARCHAND VALECHA		
Location	THANE			Flat/Block No.		1801 THE CORPORATE PARK		
Year	2015-2016 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street		VASHI NAVI MUMBAI		
0030046401	Sale of NonJudicial Stamp		576000.00	Area/Locality		SECTOR 18 PLOT NO 14 15		
				Town/City/District				
				PIN		4	0	0
				Remarks (If Any)		PAN2-AAHF80271F-PN-BHAIRAAV LIFESTY LES-CA-9599500		
				Amount In		Five Lakh Seventy Six Thousand Rupees Only		
Total		576000.00		Words				
Payment Details			VIJAYA BANK			FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN	REF No.	03907542016021600071	7856838		
Cheque/DD No			Date		16/02/2016-14:02:16			
Name of Bank			Bank-Branch		VIJAYA BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Mobile No. : 9819337666

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CHALLAN
MTR Form Number-6

GRN	MH007349990201516E	BARCODE	[Barcode]				Date	16/02/2016-15:11:05	Form ID	25.2
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Non-Judicial Customer Direct Payment				TAX ID (If Any)					
	Sale of Non Judicial Stamps IGR Rest of Maha				PAN No. (If Applicable)	ABXPV42390				
Office Name	THN11_THANE NO 11 JOINT SUB REGISTR				Full Name	MR HITESH KUMARCHAND VALECHA				
Location	THANE				Flat/Block No.	1801 THE CORPORATE PARK				
Year	2015-2016 One Time				Premises/Building					
Account Head Details		Amount in Rs.		Road/Street	VASHI NAVI MUMBAI					
0030046401	Sale of NonJudicial Stamp		576000.00	Area/Locality	SECTOR 18 PLOT NO 14 15					
				Town/City/District						
				PIN	4	0	0	7	0	3
				Remarks (If Any)	PAN2-AAHFB0271F-PN-BHAIRAAV LIFESTY LES-CA-5599500					
				Amount in	Five Lakh Seventy Six Thousand Rupees Only					
Total				576000.00	Words					
Payment Details				FOR USE IN RECEIVING BANK						
VIJAYA BANK				Bank CIN	REF No.	03907542016021600071	7856838			
Cheque-DD Details				Date	16/02/2016-14 02:16					
Cheque/DD No				Bank-Branch	VIJAYA BANK					
Name of Bank				Scroll No. . Date	Not Verified with Scroll					
Name of Branch										

Mobile No.: 9819337655

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AGREEMENT FOR SALE

This Agreement made at Navi Mumbai on this 17th day of Feb
Two Thousand and Sixteen Between

S.S.D BUILDTECH, A Partnership Firm registered under the Indian Partnership Act, 1932 and having its Principal Place of business at 18th Floor Satra Plaza, Plot No. 20, Sector 19-D, Vashi, Navi Mumbai 400 705, hereinafter called as the "**DEVELOPERS**" / **CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners for the time being of the said firm, the last survivor of them, the heirs, executors and administrators of the last survivor of them and his/her/their/its assigns) of the **FIRST PART**

AND

BHAIRAAV LIFESTYLES, a Partnership Firm registered under the Indian Partnership Act, 1932 and having its Principal Place of business at Bhairav House, Muthaliya Residency, Dattaram Lad Marg, Opp. Hakoba Centre, Kalachowky, Mumbai 400 033, hereinafter called as the "**CO-DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners for the time being of the said firm, the last survivor of them, the heirs, executors and administrators of the last survivor of them and his/her/their/its assigns) of the **SECOND PART**

AND



MR. HITESH KUMARCHAND VALECHA & MRS. RIDHIMA HITESH

VALECHA adult, Indian inhabitants residing at **NEELSIDHHI ATLANTIS**, D-1604, SEC-19/A, PLOT NO.49/1, OPP., **WONDERS PARK, NERUL(EAST), NAVI MUMBAI - 400706.**, hereinafter called as the "**PURCHASER/S**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include his / her / their heirs, executors, administrators, and permitted assigns) of the **THIRD PART**.

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WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at Nirmal, 2nd floor, Nariman Point, Mumbai 400021 (hereinafter referred to as "the CIDCO LTD") is the new town Development Authority declared for the area designated as the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub-section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "*the said Act*"),

2. The Government of Maharashtra is pursuant to section 113A of the said Act, acquiring lands described therein and vesting such lands in CIDCO LTD. for development and disposal.

3. By an Agreement to Lease dated 1st July, 1977 made at CBD Belapur, Navi Mumbai between CIDCO LTD. (therein referred to as "the Corporation") of the One Part and "M/s Jainex Foods Private Limited (formerly known as M/s Armyesh Foods and Processing Private Limited), a Company incorporated under the Companies Act 1956 (1 of 1956) and having its Registered Office at Plot No 14 and 15 , Sector 18, Vashi, Navi Mumbai (hereinafter referred to as "the Original Lessee") of the Other Part, (hereinafter referred to as "the said Agreement to Lease"), CIDCO LTD., agreed to grant to "the Original Lessee" a lease of lands being Plots Nos. 14 and 15, admeasuring 3074.50 square meters out of land bearing Gat No 796, Village Turbhe, situate at Sector 18 (MAFCO), Vashi, Navi Mumbai and more particularly described in the said Agreement to lease and also more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said lands") for the purpose of constructing a building for Cold Storage and Processing Unit, upon performance and observance by the Original Lessee of the obligations and the terms and conditions stipulated in the said Agreement to Lease.

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4. The Original Lessee erected a building on the said lands in accordance with the approved plans and in accordance with the terms and conditions contained in the said Agreement to Lease and obtained from CIDCO LTD an Occupancy Certificate on 10th /14th June 1980.

5. By an Indenture of Lease dated 27th day of April in the Year One Thousand Nine Hundred Seventy Eight (1978) and made between CIDCO LTD., therein referred to as the Lessor of the One Part and the Original Lessee of the Other Part and lodged for registration with the Sub Registrar of Assurances at Thane under Serial No. 161 on 27th April, 1978 (hereinafter referred to as the said Lease), CIDCO LTD. granted to the Original Lessee lease of the said lands along with the building standing thereon for the term of Sixty Years computed from the date of execution of the said Agreement to Lease, subject to payment of the rents and observance and performance of the covenants and conditions therein set forth and recorded. (The said lands together with the Building standing thereon are hereinafter referred to as the said Property).

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6. By a Deed of Transfer and Assignment of Leasehold Rights dated 11th September 2008 registered at the Thane - 8 Sub-Registry under Serial No. TNN-8/5507 of 2008, the Original Lessee transferred and assigned unto the Developers herein its leasehold interest in the said property for the residue unexpired of the term, comprised in the Indenture of Lease dated 27th April 1978 executed by CIDCO LTD in its favour and all and whatever its other right, title, interest and claim to and in the said lands, together with the benefit of all payments made thereunder, and also vacant possession of the said property for the consideration and in the manner therein set forth and recorded.



an application made by the Developers to CIDCO LTD., CIDCO LTD has by a letter dated 12th September 2008 recognized the Developers as the Lessee of the said property.

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8. In the above circumstances, the Developers are entitled to develop the said property by demolishing the existing Building and constructing a building as per the building plans duly sanctioned by the concerned authority.

9. By Joint Development Agreement dated 17th May, 2008 and Supplemental Agreement dated 9th March 2009 executed by and between the Developers and the Co-Developers herein, the Developers have agreed to develop the said Property jointly with the Co-Developers upon the terms & conditions as mentioned therein.

10. As per the terms and conditions of the Development Agreement dated 17th May, 2008, and Supplemental Agreement dated 9th March 2009 the Co-Developers are obliged to carry out the re-development of the said property and the Developers and the Co-Developers shall share the constructed premises in the ratio of 57:43 i.e., The Developers shall be entitled to 57% of the total constructed premises that shall be constructed on the said Property and the Co Developers shall be entitled to 43% of the total constructed premises that shall be constructed on the said Property and the Developers and the Co-Developers shall be respectively entitled to sell the constructed premises coming to their respective shares to various purchasers for such consideration and upon such terms and condition as may be mutually agreed by the Developers, or as the case may be, the Co-Developers and the concerned purchasers.

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11. Power of Attorney dated 22nd November 2011 has been executed by the Developers in favour of the Co-Developers herein authorizing the Co-Developers to redevelop the said property and retain the constructed premises coming to their respective share.



12. By a further Supplemental Agreement dated 11th August, 2011, executed by and between the Developers and the Co-Developers herein, the Developers and the Co-Developers recorded the further agreements arrived at between them, registered at the

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Thane - 5 Sub-Register Document No. 10455/2011 dated 23.11.2011

As per the terms of the said Supplemental Agreement dated 11th August, 2011, the Co-Developers are obliged to carry out the re-development of the said property & to construct & hand over to the Developers 21.92 % of the constructed premises in the Building to be constructed on the said lands. The balance 78.08 % of the constructed premises in the building to be constructed on the said lands shall be retained with the Co-Developers with a right to sell the same. Both the Developers and the Co-Developers have mutually identified the specific office premises, which the Developers and the Co-Developers are respectively entitled to sell, transfer, and assign to various third parties. A list of Commercial Premises/Shops which the Co-Developers are entitled to sell, transfer and assign is annexed hereto and marked with "Annexure A".

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13. The Developers and the Co-Developers through their Architect 'DIMENSIONS' have prepared building plans, by initially utilizing 1.5 FSI, proposing to construct a Complex having car parking's in Basement and on Ground Floor and offices from 2nd to 12th floor and 14th to 18th floor and the 13th Floor for Refuge area (hereinafter referred to as the said Layout). The Developers have submitted to NMMC and other authorities the building plans, specifications and designs for the said plot. NMMC has sanctioned the building plans, specifications and designs submitted by the Developers and granted the Commencement Certificate and Development permission vide Letter No. NMMC/TPD/BP/Case No. A - 10183/975/2010 dated 10th March 2010 and marked hereto as "Annexure B". The Co-Developers have now commenced with the construction of the complex on the said Plot in accordance with the present sanctioned plans or in accordance with such revised plans that shall be sanctioned by NMMC by permitting construction of such premises as per the terms & conditions of the said Agreement to Lease & in accordance with GDCR of Navi Mumbai and the Co-Developers are desirous of selling Premises



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NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963, and the Maharashtra Ownership Flats Rules, 1964 or any amendment there in or re-enactment thereof for the time being in force or any other provisions of law applicable from time to time.

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2. The Co-Developers shall under normal conditions construct a building on the said lands in accordance with the said plans and specifications duly approved and sanctioned by the NMMC/ City and Industrial Development Corporation and other concerned authorities with variations and modifications as the Developers and the Co-Developers may consider necessary or desirable as may be required by CIDCO LTD. or such other Public Body or Authority, and /or any other changes or alteration which the Developers and the Co-Developers in their absolute discretion deem fit either in the whole Building or part thereof or in the said premises, and the Purchaser hereby give irrevocable consent to the Developers and the Co-Developers to incorporate all such changes, modifications etc. as may be required by, NMMC/CIDCO LTD. or any other authority. The Purchaser doth hereby specifically agree with the Developers that the Developers and the Co-Developers shall be entitled to make any or all such changes, additions, variations, alteration, amendments & modifications therein as they may consider necessary or as may be required to be done /considered proper by NMMC/CIDCO LTD. or any other local /public body /authority. The Purchaser shall give his / her /their full consent in respect of all such variations / modifications /alteration / amendment that are required by the Developers and the Co-Developers. The said plans and specifications have been kept at the office of the Co-



The Purchaser/s has / have, prior to execution of this Agreement satisfied himself /herself /themselves about the title of the Co-Developers to the said Plot described in the Schedule hereunder written and the Purchaser/s shall not be entitled to further

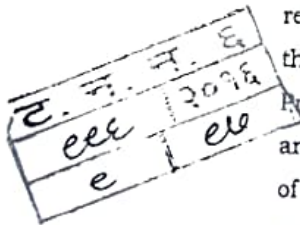
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in the said proposed Complex (which is intended to be named as "**THE CORPORATE PARK**").

14. The Report on Title issued by Himanshu Bheda & Co., Advocates, has been seen and inspected by the Purchaser/s and a copy thereof has been annexed hereto and marked as "**Annexure C**". The Purchaser/s have also, prior to the execution of this Agreement, satisfied himself / herself / themselves about the right and title of the Co-Developers to the said Plot, their right to develop the said Plot and to construct the said proposed Complex / building on the said Plot more particularly described in the Schedule hereunder written through the Co-Developers in the manner disclosed herein. The Purchaser/s by virtue of his having executed this Agreement, is/are deemed to have accepted the title of the Developers to the said plot as clear & marketable & free from all encumbrances and no further requisition or objection shall be raised upon it in any manner relating thereto.

15. On satisfying himself / herself / themselves about the plans and other terms and conditions including the Title, the Purchaser/s hereby agree to purchase from the Developers Office Premises **1801** on the **18th** Floor admeasuring about **289** Sq. Ft. Carpet Area equivalent to **26.85** Sq. Meters or thereabouts (hereinafter referred to as the said Premises). A Typical Floor plan showing the said Office Premises (hereinafter referred to as the said Premises) demarcated in Red Color boundary is annexed hereto and marked as **Annexure "D"**. The said Premises forms a part of the Offices which the Developers have a right to sell, transfer and assign.



16. This carpet area is inclusive of unfinished wall surface of the premises in the building on the Plot of Land being constructed thereof.



17. Now both the Parties are desirous of recording the terms and conditions of these presents so reached between them.

Signature

Signature

The time for payment of all the above installments on their respective due dates is of the essence of contract. Whether the Purchaser/s are availing the loan facilities from any financial institution or not, the Purchaser/s have unconditionally agreed to pay all the above installments due within 10 days from the due dates, failing which the Purchaser/s shall pay financial charges at the rate of 24% p.a. till the payment of the installments. The Co-Developers shall charge the financial charge to the Purchaser/s without prejudice to their other rights in law.

8. It is hereby expressly agreed that, at the time of payment of, each of the aforesaid installments, of the purchase price, as set out in Clause written above, time shall be the essence of the contract. In the event of the Purchaser/s making any default in payment of any two installments of the purchase price, the Co-Developers will be entitled to terminate this Agreement and in which event 25% of the purchase price of Premises shall stand forfeited and the balance shall be refunded to the Purchaser/s (but without any interest, compensation, damage or cost). The Co-Developers thereafter shall be free to sell the Premises to any other prospective buyer and receive the consideration from new buyer. The Co-Developers will be entitled immediately after the termination of this Agreement to sell and / or dispose of the said Premises in favour of any third party or person and the Purchaser/s herein will have no right to object, obstruct or interfere to such sale / disposal of the said premises by the Co-Developers.

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If the Purchaser/s surrenders his / her / their Premises for any reason of whatsoever nature at any stage, during the construction, the Co-Developers are entitled to forfeit the 25% of the amount paid by the Purchaser/s and will refund the balance amount without any interest. In such event the Purchaser/s will not be entitled to any claim in respect of Registration charges, Stamp Duty or interest paid by them.

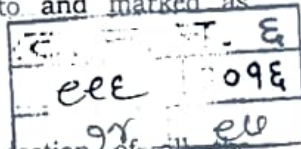
R. THAKUR
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society/condominium of apartment/Private Limited Company all the above areas shall be managed and administered either by the Developers and the Co-Developers themselves or any such specialized agency as may be decided in the interest of the project.

12. The Co-Developers shall provide the amenities and facilities as per the List of Amenities annexed hereto and marked as **Annexure "E"**



13. The Purchaser/s admit having taken inspection of all the documents required to be given by the Co-Developers under the provisions of the Maharashtra Ownership Flats Act and hereby agree and confirms that the Co-Developers shall have irrevocable rights for the purpose as set out herein below & the Co-Developers shall be entitled to exercise the same as if Purchaser/s have given prior written consent to the Co-Developers as required under the said Act. However, with the view to remove any doubt, the Purchaser/s hereby confer upon the Co-Developers such right /authority to the Co-Developers for the purpose as set out herein below:-
- (a) Without modifying the plan of the said Premises, the Co-Developers shall be entitled to amend, modify and/or vary the building plans or the lay out or sub-division plan/s as also the specifications in respect thereof.
- (b) The Developers & Co-Developers shall be entitled to consume entire F.S.I. as may be available in respect of the said Plot or any part thereof at present or in future and/or such balance and/or additional floors on the said Plot as the Developers & Co-Developers shall think fit and proper. Such full consumption of available FSI is to be fully utilized by the Developers & Co-Developers before execution of the lease deed in favour of the Co-op society/Condominium of Apartments / Private Limited Company that shall be formed. The Purchaser/s or the Co-op society/Condominium of Apartments / Private Limited Company of the Purchaser/s of all premises holders shall not raise any objections on any ground as to Co-Developers rights reserved hereunder.



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10. The Co-Developers shall give a notice to the Purchaser/s intimating the Purchaser/s the amount of the installment or the balance amount payable by the Purchaser/s to the Co-Developers in accordance with the payment schedule mentioned hereinabove in Annexure 'E' within 10 days from the date of letter and the Purchaser/s. shall within the said stipulated period pay the amount of the said installment or the balance amount to the Co-Developers accordingly. The Purchaser/s will not hold the Co-Developers responsible for delay in postal service or delay in receipt or non-receipt of the said letter.

11. The Co-Developers have also informed the purchasers and the purchasers are aware that the maintenance, upkeep and all affairs relating to the day to day management of the said building shall be retained by the Co-Developers (jointly with the Developers) or shall be handed over to the Co-op Society that shall be formed in respect of the said project or to any Property Management Agency as may be decided by the Developers & the Co-Developers jointly. Accordingly the purchasers shall be bound to take prior written consent from the Co-Developers prior to selling, Leasing, granting on Leave & License or Conducting Basis the said premises to any person or party. The Co-Developers reserve their rights to give their permission to the Purchasers for selling, Leasing, granting Leave or License or Conducting Basis the said premises to any person or party. The decision of the Co-Developers in this regard shall be final. The purchaser hereby agrees, declares and confirms with the Co-Developers that all open spaces, Dead Walls (both Interior and exterior of the Building), Terrace , open spaces of the said Plot , Basement / Covered / open car parking, Security Cabin & equipment shall be in the exclusive and uninterrupted management of the Co-Developers alone and save and except the exclusive right to the said unit the purchasers shall not claim any right, title, interest in the said spaces in any manner whatsoever. The purchasers are also aware that upon the formation of co-operative society/Condominium of Apartments/Private Limited Company in respect of the said project and upon the assignment of the leasehold rights in favour of such co-operative

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Developers to exploit the potentiality of the said Plot described in schedule hereunder written, shall be subsisting & shall continue to vest in the Developers and the Co-Developers till the transfer of the leasehold rights & the Developers and the Co-Developers shall transfer and assign the leasehold rights in favour of the Society/Condominium of Apartments / Private Limited Company reserving therein any such right in the said Plot in their favour as may be outstanding at the time of execution of such transfer and assignment in favour of the Society/Condominium of Apartments / Private Limited Company/Property Management Company.

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14. The Purchaser/s herein doth hereby agree and give their irrevocable consent that the Developers and the Co-Developers shall have right to make additions, alterations, amendments & changes in the building plans and/or to the said building or any part thereof for any users or to change the user (excluding the said Premises) including to raise additional floors or structures on the said Complex /building or open part or parts of the said Complex /building /Plot including the terrace at any time either before or after transfer of the Plot & such rights shall include the right to use /consume F.S.I. or additional F.S.I. or global FSI which may become available in respect of the said Plot or any other lands at any time hereafter in future by reserving such rights in the Deed of Assignment or to make such amendments alterations in the sanctioned plan as may be permitted by NMMC and/or any other authorities and such additions of additional structures or floors or storey or Premises shall be the sole and absolute Plot of the Developers & Co-Developers who shall be fully entitled to sell, deal with and dispose off the same to any person/s

The Purchaser/s for themselves do hereby covenant with the Developers and the Co-Developers as follows:

- (a) To maintain the said premises at their own costs, charges & expenses in good tenantable repair & conditions from the date of his/her/their taking the possession of the said



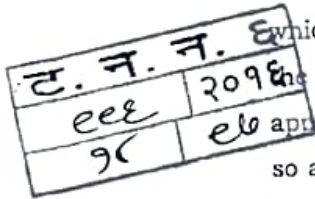
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by the promoter or is in contravention of the rules and regulations of CIDCO Ltd /NMMC, then the Co-Developers shall have full right and absolute authority to remove /demolish such work as may be in contravention as mentioned hereinabove and to restore the said premises / building /open spaces in their original form and deduct all costs, expenses, losses that shall be suffered or incurred in this regard from and out of the said refundable deposit. Similarly if there is no damage or contravention while carrying out the interior work in the said premises, the co-Developer shall promptly refund (without interest) the said security deposit to the premises Purchaser/s.

- (d) To carry out at their own cost, charges and expenses, all internal repairs to the said premises & maintain the said premises in the same condition, set and order in which it was delivered by the Co-Developers to the Purchaser/s & shall not do or suffer to be done anything in / to the building or the said premises which may contravene the rules, regulations and bye-laws of the concerned local authority or the said society/Condominium of Apartments / Private Limited Company nor cause any alterations in elevation or outside colour scheme of the said building in which the said premises is situated and shall also keep the sewers, drains, pipes of the said premises or appurtenances thereto in good and tenantable condition so as to support or protect the other parts of the building in which the said premises is situated and shall not chisel or in any manner damage the columns, beams, walls, slabs, RCC, pardis, or other structural changes in the said premises without prior written, permission of the Co-Developers, or the society/Property Management Agency.
- Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Plot or building in which the said premises are situated or any part thereof, whereby any increase in, premium shall become payable in respect thereof.
- (i) Not to throw any dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said



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premises & shall not do or suffer to be done anything in or to the Complex /building in which the said premises is situated, or to act or to do anything against the rules, regulations and bye-laws of concerned local authorities or Co-op. Society/Condominium of Apartments / Private Limited Company or change /alter or make any addition and or alteration in or to the said premises or any part thereof without obtaining prior written consent of the society/Condominium of Apartments / Private Limited Company/Property Management Company.

(b) Not to store in the said premises any goods /articles which are of hazardous, combustible or dangerous nature or are so heavy that it may damage the construction /structural stability of the building in which the said premises are situated or storing of which is objected to by the concerned local or other authority & shall not carry or cause to be carried any heavy package on the upper floor/s which may damage or are likely to damage the common passage, staircase or any other structures of the said building including entrance of the building in which the said premises is situated & in case, if any damage is caused to the building or to the said premises on account of negligence or default of the premises Purchasers in this behalf, then Purchaser shall alone be liable for the consequences of such breach / default.

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(c) Before carrying out the interior work in the said premises, the Purchaser/s shall obtain a written consent from the Co-Developers and shall give full details of the nature of interior work to be carried out in the said premises along with the plans of the proposed interior works. The Purchasers shall deposit with the Co-Developers an interest free refundable security deposit of such amount as the Co-Developers may stipulate. During the course of the Purchasers carrying out the said interior work if there is any damage to the said premises or to the said building or to any of the open areas or if the interior work interferes or damages any of the RCC members of the said building, or is not in accordance with the permission given



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building or any part thereof to view the state and condition thereof.

- (k) In the event of Purchaser/s committing any breach or act in contravention of the above provision, the Purchaser/s shall be liable or responsible for the consequence in respect thereof to the Co-Developers or to the concerned local authority or other public authority in that behalf.

16. During the construction work of the Complex / building the Co-Developers can commence the work on floor or Premises as per their convenience, the Purchaser/s will not object to that and pay his /her /their installment as per stipulated period. The Commencement of work means the commencement of work of the Complex / particular building and not the commencement of work of particular Premises.

17. The Purchaser/s have taken inspection of the aforesaid Agreements, sanctioned plans, and other relevant documents and the Purchaser/s have visited the site of construction and made himself /herself /themselves familiar with the terms and conditions imposed by the NMMC and other relevant authorities. The Purchasers binds himself / herself /themselves to adhere with terms and conditions of the allotment letter and the Agreement with CIDCO LTD and all the liabilities pertaining to the above shall be borne and paid by the Purchaser/s as and when demanded by the CIDCO LTD. / NMMC or the Co-Developers.

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18. The Co-Developers hereby declare that no part of the said FSI has been used / utilized or will be utilized by the Co-Developers elsewhere for any purpose whatsoever save /except global FSI of the reserved plots or set back area of the said plot. In case while developing the said plot if the Co-Developers have utilized the FSI of any other Plot by way of floating F.S.I. then the Co-Developers shall disclose the particulars of such FSI to the said Co-op Society in which the Purchasers shall be admitted as the member thereof.



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21. The Purchasers have agreed declared & confirmed with the Co-Developers that the Purchasers shall:-

- a) Not put or place flower pots, Vases or any plantations outside the Windows.
- b) The Purchaser/s shall not store any of their material, belonging, and stock in the said open passage.
- c) Having regard to the elevation of the said building, the Purchasers shall not be allowed to install any window Air Conditioner.
- d) Before the Purchasers commence the work of interior decoration in their respective offices, they shall give full details of the proposed interior work to be carried out in their office together with all drawings and other details. The Purchaser shall also deposit with the Co-Developers such amount as refundable interest-free deposit as the Co-Developers may demand to ensure that no damage is caused to the other open area and to the structure of the said building while carrying out such interior work. All damages to the said building shall be recovered from such deposits and if additional amounts are to be recovered to cover the damage caused, the Purchasers hereby agree to pay the said additional amounts promptly to the Co-Developers.
- e) The Purchasers shall not use lifts for transporting the furniture and other construction material to their respective offices. All such transportation shall be done using the staircase only.

The work shall be permitted only between strictly.

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The Co-Developers shall give the possession of the said premises to the Purchaser after the said Complex /building is ready for use and the building completion or occupation certificate shall have been obtained from the CIDCO LTD. or other relevant authority or body or public authority. The Co-Developers shall give possession of the said premises to the Purchaser/s on or before December 2014. The Purchaser/s shall within 7 days of the receipt of the written notice by them from the Co-Developers

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which NMMC has granted the Occupancy Certificate to the Co-Developers and shall be liable to pay service charges and outgoings from the date the Co-Developers obtain the part occupancy / occupancy certificate from the NMMC.

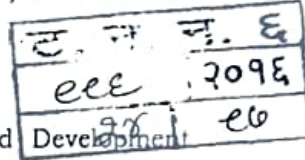
27. The Purchasers shall pay and bear all the following Charges, Deposits and Expenses to the Co-Developers, as and when demanded:

- i) Rs.15,000/- as legal and document charges, at the time of execution of this Agreement.
- ii) Rs.1,000/- for valuation report, if required.
- iii) Water resource development charges and charges.
- iv) CIDCO Transfer Charges, Co-operative Society/ Condominium of Apartments / Limited Company formation / registration charges.
- v) Water and Drainage connection deposit and meter charges or any other charges imposed by the NMMC/ CIDCO or other Government authority.
- vi) Air Conditioning Charges for providing, Centralised Air Conditioning Unit, AHU, Air Conditioning Ducting & Air Condition Vents upto the said Premises.
- vii) Electricity connection, meter deposit, MSEB service charges, cable charges and transformer.
- viii) Property Tax, from the date of Agreement to Lease, with CIDCO.
- ix) Stamp duty and registration charges on Premises and Stamp duty and registration charges for Lease Deed. (if any).

Charges for sanction of plan, balcony enclosure and other additional Charges to sanctioning authorities.

Any other charges, taxes and expenses, levied by the Government authorities.

- xii) Advance Maintenance Charges for Twelve months (on ad hoc basis).



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stating that the said premises is /are ready for use and occupation pay the entire pending consideration and take possession of the said premises.

23. The Purchaser/s shall be entitled to take possession of the said premises if the Purchaser/s have duly observed and performed all the obligations and stipulations contained in this agreement and the part of the Purchaser/s is to observe, perform and also duly pay to the Co-Developers all the amounts and whatsoever amounts payable by the said Purchaser/s to the Co-Developers under this agreement & not otherwise.

24. Notwithstanding anything contained in this agreement or in this clause the Co-Developers shall not incur any liability if the Co-Developers are unable to deliver possession of the said premises as mentioned hereinabove, if the completion of the said Complex /building is delayed for any reason of non-availability of steel or cement or other building materials or on account of labour trouble, civil commotion, riot or any Act of God or on account of any notice under other public body or authority or on account of withholding or delaying in the grant of the building completion certificate, water connection, electricity connection and/or any other necessary permission/s or sanctions by the NMMC, Government, and/or any such other or similar public or authority or beyond the control of the Developer/Co-Developers and/or force majeure.

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25. The Co-Developers shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to CIDCO LTD. / NMMC / Local authority concerned, causing delay in giving /supplying permanent water connection or such other service connections necessary for using / occupying the Premises.



26. The Purchaser/s shall be liable to bear and pay all taxes and other charges payable in respect of their premises and common expenses of their building proportionally from the date from

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32. The Co-Developers have informed the Purchaser/s and the Purchaser/s is/are aware that after the Purchaser/s have completed making the entire payment towards the cost of the said Office /Unit and have complied with all the terms of this agreement, the Co-Developers shall form a Co-op Society / Condominium of apartment / limited company and enroll the Purchaser/s as its/their members and to issue share certificate to the said Purchaser/s in the name of the Purchaser/s.

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33. The Purchaser/s, at the time of taking possession, agree and bind himself / herself /themselves to pay to the Co-Developers such amount in advance as the Co-Developers may demand being the lump sum deposit towards the General maintenance charges for the said Premises for Fit-out. (Excluding the proportionate Property tax). The Co-Developers shall not be liable to render any accounts for the above maintenance charges nor shall they be liable to refund any amount to the Purchasers. On the receipt of the bill for property tax from the NMMC, the Purchaser/s shall pay his/her/their proportionate share of property tax for the said Premises immediately on demand either by the Co-Developers or by the Society /Condominium of Apartments / Private Limited Company's the case may be. Thereafter the Purchaser/s shall pay to the Co-Developers / Society/Condominium of Apartments / Private Limited Company regularly by the fifth day of each and every month such amount in advance as the Co-Developers may demand being maintenance charges until the Deed of Assignment of the said plot with Building or Buildings is executed in favour of the Co-operative Society/Condominium of Apartments / Private Limited Company and/or other body corporate and/or other organization (hereinafter referred to as "the said society"). After the formation of the society and after the Co-Developers have handed over the charge of the said building to the society/Property Management Agency, the Purchasers shall pay to the said society his /her /their proportionate share that may be decided by the said society's the case may be, all rates taxes ground rent (including additional ground rent levied by the



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/building or any part thereof nor will make any additions or alterations in or to the said premises or said Complex /building and balcony or gallery in the front without previous consent of the CIDCO LTD. or the Co-Developers or the said Society's as the case may be. The Purchaser/s from the date of possession will maintain the lift, water pump, firefighting equipment and other assets provided by the Co-Developers at their own cost. The Co-Developers will not be held responsible for the same in any manner whatsoever.

36. Nothing contained in these presents is intended to be nor shall be construed to grant demise or assignment in law of the said premises or the said plot or any part thereof or the said Complex /building thereon or any part thereof. Such grant demise or assignment as aforesaid shall take place only upon the transfer by the Deed of Assignment of the said plot and of the Complex /building to be constructed thereon to the said society/Property Management Company.

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37. So long as all or any of his / her / their dues herein stated remains unpaid and so long as the said society shall not be registered the Purchaser/s shall not without the prior consent in writing of the Co-Developers let, sublet, transfer, assign or part with the possession of the said premises or any part thereof.

38. The Purchaser/s along with such other persons who shall have taken possession or acquired the Premises from the Co-Developers as well as the Allottee/s shall form themselves into a Co-operative Society under and in accordance with the Maharashtra Co-operative Societies Act 1960 or any other body corporate or other organization determined by the Co-Developers. The said Complex shall always be known as "**THE CORPORATE PARK**" and the said society/Condominium of Apartments / Private Limited Company or any other body corporate or other organization determined by the Co-Developers on the said plot shall always be known by such name as suggested by the Co-Developers and approved by the authorities. The Purchaser/s shall co-operate with the Co-



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document transferring the leasehold rights in respect of the said plot together with the Complex /building in favour of the said Society. All the costs and expenses for Deed of Assignment and expenses of or incidental to such transfer shall be borne by the Purchasers alone.

42. The Purchaser/s further agree and bind himself/herself/themselves to pay from the date of delivery of possession of the said Premises (the date means the date on which the Co-Developers shall give notice to the Purchaser/s that the said Premises is ready to be handed over to him/her/them) the proportionate share to be determined by the Co-Developers and all outgoings taxes and other taxes levies, insurance, water charges, common lights, sewage, sanitation, electric bills and all other expenses incidental to the management and maintenance of the plot until the CIDCO LTD /NMMC taxes and water charges are fixed and / or assessed separately and exact amounts are worked out for each of the Premises. The details of the expenses to be shared by the Purchasers of the Offices are as follows :

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- (i) Electricity;
- (ii) Water supply;
- (iii) 24-hour security arrangements;
- (iv) Repair and maintenance due to general wear and tear;
- (v) Lift maintenance;
- (vi) Cleaning and upkeep;
- (vii) Garbage removal;
- (viii) Maintenance of D G sets;
- (ix) Maintenance of equipment required for the HT power facility;
- (x) Maintenance of firefighting facilities;
- (xi) HVAC operating and maintenance cost etc.;
- (xii) Maintenance and upkeep of the Complex and the surrounding area;
- (xiii) Power consumption for the lighting and air-conditioning of the common area and air ventilation for the basement car parking;



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said Complex /building agreed to be purchased by the Purchaser/s.

46. In the event of the said society/Condominium of Apartments / Private Limited Company or other body corporate being formed and registered before the sale /allotment and disposal of all the Premises / Car parking in the said Complex/building by the Developer/Co-Developers, the power and authority of the said society and the Purchaser/s of the Premises shall be subject to the overall authority and control of the Developers and the Co-Developers over all or any of the matters concerning the said Complex/building and the construction and completion thereof and all amenities pertaining to the same and in particular the Developers and the Co-Developers shall have absolute authority and control as regard to all the unsold Premises / un-allotted Car parking's and to the disposal of the same thereof.

47. The Co-Developers shall not be liable to pay any maintenance or common expenses in respect of the unsold Offices / un-allotted Car parking/s in the said Complex /building. The Co-Developers shall however, bear and pay the Municipal taxes and dues to the Corporation for the same.

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48. During the course of construction, if the Purchaser/s is/are desirous of visiting the said property, the Purchaser/s shall obtain a written permission from the Co-Developers. During such Visits to the Site, in case if there is any accident / mishap or casualty then the Co-Developers will not be held responsible or liable in any manner whatsoever.



Advocates of the Co-Developers shall prepare, and engross and approve the Deed of Assignment of Lease and all other documents, which are to be, or may be executed in pursuance of the Agreement. The Purchaser/s shall bear all costs, professional charges and expenses for the same and further shall also bear all expenses for the Stamp Duty, Registration Charges for the Deed of Assignment /Lease Deed or any other Deed/s, consents, writings and any other documents, all costs

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and the Purchaser/s of such hoarding space shall install separate electric meter for neon-light and shall also bear and pay the NMMC's taxes directly or through the society/Property Management Agency. The Purchaser/s of the hoarding space shall not contribute any other outgoings to the said Society/Property Management Agency. The Purchaser/s shall not object in any manner and shall co-operate with the Purchaser/s of such hoarding space and admitting them as nominal members of the said Societies.

53. Any delay, indulgence and negligence on the part of the Co-Developers in enforcing the terms and conditions of these presents or any forbearance or the grant of time to the Purchaser shall not be construed as a waiver on the part of the Co-Developers for the breach of any of the terms and conditions of these presents nor shall waiver in any way, prejudice the rights of the Co-Developers.

54. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 or any amendment or re-enactment thereof for the time being in force or any other provisions of law applicable thereto.

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55. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by prepaid post under Certificate of Posting at his /her /their address specified below:-

Name : **MR. HITESH KUMARCHAND VALECHA &
MRS. RIDHIMA HITESH VALECHA**

Address: **NEELSIDHHI ATLANTIS, D-1604, SEC-19/A, PLOT
NO.49/1, OPP., WONDERS PARK, NERUL (EAST),
NAVI MUMBAI - 400706.**



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The Income Tax Permanent Account Number of the Parties are as under :

M/S. BHAIRAAV LIFESTYLES

: AAHFB0271F

MR. HITESH KUMARCHAND VALECHA

: ABXPV4239Q

MR. RIDHIMA HITESH VALECHA

: AAPPW7231G

56. The Purchaser/s shall immediately after the execution of this Agreement lodge the same for Registration with the Sub-Registrar of Assurances and shall within two days after lodging the same intimate the Co-Developers of having done so with the date and serial number of the same which has been so lodged for Registration of the Agreement. All out of pocket costs, charges and expenses including the Stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Purchasers alone.

THE SCHEDULE REFERRED TO:

Office/Commercial Unit No.1801 on the 18th floor, admeasuring 289 Sq.ft (Carpet Area) equivalent to 26.85 Sq. Meters in the project known as "THE CORPORATE PARK" constructed on Plot No. 14 & 15, admeasuring 3074.50 Sq.mtrs out of land bearing GAT No. 796 Village Turbhe at Sector - 18, Vashi, Taluka and District Thane, Navi Mumbai and bounded as follows, this is to say :



On or towards the North by

: Plot No. 13

On or towards the South by

: Sion Panvel Road

On or towards the East by

: Plot No. 11 & 12

On or towards the West by

: Plot No. 17 & 18



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

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED CO-DEVELOPERS M/S. BHAIRAAV LIFESTYLES THROUGH ITS PARTNER Mr. AKKSHAY JAIN

Akshay Jain



IN THE PRESENCE OF

- 1. Raghunath Varma *R*
- 2. Vikas Surve *V*



SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED "CONFIRMING PARTY" M/S. S. S. D BUILDTECH Through its Constituted Attorney Mr. AKKSHAY JAIN

Akshay Jain



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IN THE PRESENCE OF

- 1. Raghunath Varma *R*
- 2. Vikas Surve *V*



SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED "PURCHASER/S" MR. HITESH KUMARCHAND VALECHA



MRS. RIDHIMA HITESH VALECHA

IN THE PRESENCE OF

- 1. Raghunath Varma *R*
- 2. Vikas Surve *V*

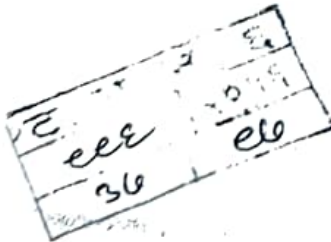
Ridhima Valecha



RECEIPT

RECEIVED OF AND FROM THE WITHIN NAMED PURCHASER
**MR. HITESH KUMARCHAND VALECHA & MRS. RIDHIMA HITESH
 VALECHA** SUM OF **Rs.95,99,500/-** (Rupees Ninety Five Lakhs
 Ninety Nine Thousand Five Hundred Only) BY CHEQUE PAID BY
 HIM / HER / THEM TO US AS EARNEST MONEY DEPOSIT ON
 EXECUTION HEREOF AS PER TERMS & CONDITIONS OF THIS
 AGREEMENT.

Sr. No.	Chq No.	Bank Name & Branch	Amount(Rs.)
1	01.03.2015	ICICI BANK,VASHI	2,00,000.00
2	13.05.2015	KOTAK MAHINDRA BANK,NERUL	45,00,000.00
3	30.05.2015	KOTAK MAHINDRA BANK,NERUL	22,00,000.00
4	04.11.2015	KOTAK MAHINDRA BANK,NERUL	10,00,000.00
5	20.12.2015	IDBI BANK, NERUL	16,99,500.00
TOTAL AMOUNT			95,99,500.00



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FOR M/S. BHAIRAAV LIFESTYLES

Abhaya

PARTNER

ANNEXURE - A

List of offices alongwith area distributed between Developer and Co-developer.

Sr. No	Office No.	Area in Developers Share			Area in Co - Developers Share		
		(In Sq Ft) Carpet	(In sq.mtrs) Carpet	(In sq.mtrs) B.UP	(In Sq Ft) Carpet	(In sq.mtrs) Carpet	(In sq.mtrs) B.UP
1	201	-	-	-	313	29.08	34.89
2	202	-	-	-	471	43.76	52.51
3	203	-	-	-	450	41.81	50.17
4	204	-	-	-	360	33.44	40.13
5	205	366	34.00	40.80	-	-	-
6	206	366	34.00	40.80	-	-	-
7	207	358	33.26	39.91	-	-	-
8	208	-	-	-	450	41.81	50.17
9	209	-	-	-	471	43.76	52.51
10	210	-	-	-	288	26.76	32.11
11	301	-	-	-	289	26.85	32.22
12	302	-	-	-	490	45.52	54.63
13	303	-	-	-	360	33.44	40.13
14	304	-	-	-	363	33.72	40.47
15	305	-	-	-	366	34.00	40.80
16	306	358	33.26	39.91	-	-	-
17	307	-	-	-	490	45.52	54.63
18	308	-	-	-	313	29.08	34.89
19	401	-	-	-	288	26.76	32.11
20	402	-	-	-	489	45.43	54.52
21	403	-	-	-	360	33.44	40.13
22	404	-	-	-	363	33.72	40.47
23	405	-	-	-	363	33.72	40.47
24	406	-	-	-	360	33.44	40.13
25	407	-	-	-	489	45.43	54.52
26	408	-	-	-	288	26.76	32.11
27	501	-	-	-	288	26.76	32.11
28	502	-	-	-	471	43.76	52.51
29	503	-	-	-	450	41.81	50.17
30	504	-	-	-	360	33.44	40.13
31	505	-	-	-	363	33.72	40.47
32	506	-	-	-	363	33.72	40.47
33	507	-	-	-	360	33.44	40.13
34	508	-	-	-	450	41.81	50.17
35	509	-	-	-	471	43.76	52.51
36	510	-	-	-	288	26.76	32.11

Handwritten signature and date: 20/11/2018



Sr. No	Office No.	Area in Developers Share			Area in Co - Developers Share		
		(In Sq Ft) Carpet	(In sq.mtrs) Carpet	(In sq.mtrs) B.UP	(In Sq Ft) Carpet	(In sq.mtrs) Carpet	(In sq.mtrs) B.UP
37	601	-	-	-	313	29.08	34.89
38	602	-	-	-	489	45.43	54.52
39	603	-	-	-	358	33.26	39.91
40	604	-	-	-	366	34.00	40.80
41	605	-	-	-	363	33.72	40.47
42	606	-	-	-	360	33.44	40.13
43	607	-	-	-	489	45.43	54.52
44	608	-	-	-	289	26.85	32.22
45	701	-	-	-	288	26.76	32.11
46	702	496	46.08	55.30	-	-	-
47	703	358	33.26	39.91	-	-	-
48	704	-	-	-	363	33.72	40.47
49	705	-	-	-	363	33.72	40.47
50	706	358	33.26	39.91	-	-	-
51	707	-	-	-	489	45.43	54.52
52	708	-	-	-	288	26.76	32.11
53	801	-	-	-	288	26.76	32.11
54	802	-	-	-	471	43.76	52.51
55	803	-	-	-	450	41.81	50.17
56	804	-	-	-	360	33.44	40.13
57	805	-	-	-	363	33.72	40.47
58	806	-	-	-	363	33.72	40.47
59	807	-	-	-	360	33.44	40.13
60	808	-	-	-	450	41.81	50.17
61	809	-	-	-	471	43.76	52.51
62	810	-	-	-	288	26.76	32.11
63	901	-	-	-	313	29.08	34.89
64	902	-	-	-	497	46.17	55.41
65	903	358	33.26	39.91	-	-	-
66	904	366	34.00	40.80	-	-	-
67	905	366	34.00	40.80	-	-	-
68	906	358	33.26	39.91	-	-	-
69	907	497	46.17	55.41	-	-	-
70	908	-	-	-	289	26.85	32.22
71	1001	-	-	-	288	26.76	32.11
72	1002	496	46.08	55.30	-	-	-
73	1003	358	33.26	39.91	-	-	-
74	1004	366	34.00	40.80	-	-	-
75	1005	-	-	-	-	-	-
76	1006	-	-	-	363	33.72	40.47
77	1007	-	-	-	360	33.44	40.13
78	1008	-	-	-	489	45.43	54.52
		-	-	-	288	26.76	32.11

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Sr. No	Office No.	Area in Developers Share			Area in Co - Developers Share		
		(In Sq Ft) Carpet	(In sq.mtrs) Carpet	(In sq.mtrs) B.UP	(In Sq Ft) Carpet	(In sq.mtrs) Carpet	(In sq.mtrs) B.UP
79	1101	313	29.08	34.89	-	-	-
80	1102	475	44.13	52.95	-	-	-
81	1103	455	42.27	50.72	-	-	-
82	1104	358	33.26	39.91	-	-	-
83	1105	366	34.00	40.80	-	-	-
84	1106	366	34.00	40.80	-	-	-
85	1107	-	-	-	360	33.44	40.13
86	1108	-	-	-	450	41.81	50.17
87	1109	-	-	-	471	43.76	52.51
88	1110	-	-	-	288	26.76	32.11
89	1201	-	-	-	288	26.76	32.11
90	1202	-	-	-	497	46.17	55.41
91	1203	-	-	-	360	33.44	40.13
92	1204	-	-	-	363	33.72	40.47
93	1205	-	-	-	363	33.72	40.47
94	1206	-	-	-	360	33.44	40.13
95	1207	-	-	-	490	45.52	54.63
96	1208	-	-	-	313	29.08	34.89
13th floor		Refuge Area					
97	1401	313	29.08	34.89	-	-	-
98	1402	475	44.13	52.95	-	-	-
99	1403	455	42.27	50.72	-	-	-
100	1404	358	33.26	39.91	-	-	-
101	1405	366	34.00	40.80	-	-	-
102	1406	366	34.00	40.80	-	-	-
103	1407	358	33.26	39.91	-	-	-
104	1408	455	42.27	50.72	-	-	-
105	1409	475	44.13	52.95	-	-	-
106	1410	313	29.08	34.89	-	-	-
107	1501	-	-	-	289	26.85	32.22
108	1502	-	-	-	484	44.96	53.96
109	1503	-	-	-	360	33.44	40.13
110	1504	-	-	-	363	33.72	40.47
111	1505	-	-	-	363	33.72	40.47
112	1506	-	-	-	360	33.44	40.13
113	1507	-	-	-	497	46.17	55.41
114	1508	-	-	-	289	26.85	32.22



Sr. No	Office No.	Area in Developers Share			Area in Co - Developers Share		
		(In Sq Ft) Carpet	(In sq.mtrs) Carpet	(In sq.mtrs) B.UP	(In Sq Ft) Carpet	(In sq.mtrs) Carpet	(In sq.mtrs) B.UP
115	1601	-	-	-	288	26.76	32.11
116	1602	-	-	-	489	45.43	54.52
117	1603	-	-	-	360	33.44	40.13
118	1604	-	-	-	363	33.72	40.47
119	1605	-	-	-	363	33.72	40.47
120	1606	-	-	-	360	33.44	40.13
121	1607	-	-	-	489	45.43	54.52
122	1608	-	-	-	288	26.76	32.11
123	1701	-	-	-	288	26.76	32.11
124	1702	-	-	-	475	44.13	52.95
125	1703	-	-	-	455	42.27	50.72
126	1704	-	-	-	360	33.44	40.13
127	1705	-	-	-	363	33.72	40.47
128	1706	-	-	-	363	33.72	40.47
129	1707	-	-	-	360	33.44	40.13
130	1708	-	-	-	450	41.81	50.17
131	1709	-	-	-	471	43.76	52.51
132	1710	-	-	-	288	26.76	32.11
133	1801	-	-	-	289	26.85	32.22
134	1802	-	-	-	490	45.52	54.63
135	1803	-	-	-	360	33.44	40.13
136	1804	-	-	-	363	33.72	40.47
137	1805	-	-	-	363	33.72	40.47
138	1806	-	-	-	360	33.44	40.13
139	1807	-	-	-	490	45.52	54.63
140	1808	-	-	-	289	26.85	32.22
		12092	1123.37	1348.05	41392	3845.41	4614.49

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**NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE**

NO:NMMC/TPD/BP/Case No. A -10183 /475 /2010

DATE:- 10 / 03 /2010

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. S.S. D. Builtech, on Plot No. 14 & 15 Sector No. 18, Vashi, Navli Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = 4610.062 M² (Commercial) , F.S.I. = 1.50

1) The Certificate is liable to be revoked by the Corporation if:

- a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of 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 Corporation is contravened.
- c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and 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.

M. R. & T. P. Act	
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2) THE APPLICANT SHALL :

- a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Bulder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the Intimation be given to this section before completion of plinth work.



- 8) The amount of S.D. Rs.1,06,950/- S.D. Rs.61,500/- for Mosquito Prevention's Rs.61,500/- for debris & S.D. Rs. 15,500/- for Tree Plantation deposited with NMCM as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 15M. height. Following additional conditions shall apply :-
- The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - Exit from lift lobby shall be through a self closing smoke stop door.
 - There shall be no other machinery in the lift machinery room.
 - For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
 - One of the lift(Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - Electrical cables etc. shall in separate ducts.
 - Alternate sources of electric supply or a diesel generator set shall be arranged.
 - Hazardous material shall not be stored.
 - Refuse stamps or storage places shall not be permitted in the staircase wall.
 - Fire fighting application shall be distributed over the building.
 - For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively. For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.
- 13) Recreation ground or amenity open space be developed before submission of Building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished with utmost care.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the Construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of Highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 20) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.



- 21) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorised use and necessary action as per law will be taken.
- 22) This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.
- 23) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966 "The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc...
- 24) The construction work shall be completed before dt.29/11/2013 as per conditions mentioned in CIDCO Letter dt.30/11/2009 respectively and must be applied for O.C. with all concerned NOC.
- 25) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 26) The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 27) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C.
- 28) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of FIRE-NOC-issued-~~vide~~-NMMC/FIRE/H.O./VASHI/3077/2009 dated 04/12/2009 by Deputy Chief fire officer NMMC, Navi Mumbai.
- 29) F.S.I. calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 30) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 31) As directed by the Urban Development, Department Government of Maharashtra, under section - 154 of MR&TP Act-1966 and vide provision No. TPB 432001/2133/CR-230/01/JD-11, dated 10/03/2005, for all buildings greater than 300.00 sq. m. following additional condition of Rain Water Harvesting shall apply.
- a) All the layout open spaces of Housing Society and new construction/reconstruction/additions on plots having area not less than 300.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed).
Provided that the authority may approve the Rain Water harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
- b) The owner/ society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as required under these byelaws.
- 32) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System shall be provided as stipulated in Rule No. 35 of D.C.R.-1994. (Copy attached herewith)

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(Sanjay S. Banait)
Assistant Director of Town Planning
Navi Mumbai Municipal Corporation.



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

पहिला माळा, बेलापुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दुरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVY MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नमुंमपा/नरवि/बा.प./प्र.क्र.ए-१०१८३/८७५ /२०१०
दिनांक :- १०/०३/२०१०.

प्रति,
मे. एस. एस. डी. बिल्डिंग
भूखंड क्र. १४ व १५ सेक्टर क्र. १८, वाशी,
नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र. ५९४/२००९
विषय :- भूखंड क्र. १४ व १५ सेक्टर क्र. १८, वाशी, नवी मुंबई या जागेत वाणिज्य कारणासाठी
बांधकाम परवानगी देणेबाबत.
संदर्भ :- आपले वास्तुविशारद यांचा दि. - २१/०५/२००९ रोजीचा अर्ज

प्रकरण क्र. ए - १०१८३

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महोदय,

भूखंड क्र. १४ व १५ सेक्टर क्र. १८, वाशी, नवी मुंबई या जागेत वाणिज्य कारणासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भांमधील पत्रान्वये प्राप्त झालेला आहे. संदर्भांमधील जागेत वाणिज्य उपयोगासाठी बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत नियोजित बांधकामासाठी जोडलेले आहे. तसेच खाली नमुद केलेल्या बाबींची नोंद घ्यावी.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणे केल्यानंतर उपलब्ध करून देण्यात येतील.

सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविणेत येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) मरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

इमारतीचे बांधकाम करणारे मजुरांचे निवासाकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शोड्स टॉयलेट करण्यास करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेकलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शोड स्वछर्चने काढून टाकणेत यावी.

कृ. मा. प.



"जन्म असो वा मरण आवश्यक नोंदणीकरण"



बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नांव, ठेकेदाराचे नाव, बांधकाम क्षेत्रा इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

- अट : १) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील - नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंगीक कायद्यातील तरतुदीचे काटेकोरपणे पालन/अंमलबजावणी करणे संबंधीत भूखंडधारक/ विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालु असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक /खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक/विकासक हे सर्वस्वी जबाबदार राहतील.
- २) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणाऱ्या सार्वजनिक स्वरूपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, भूतनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचली असल्यास सदर बाबी पुर्ववत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची /विकासकाची राहिल. अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- ३) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधीत भूखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीबाबतचा अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.

आपला

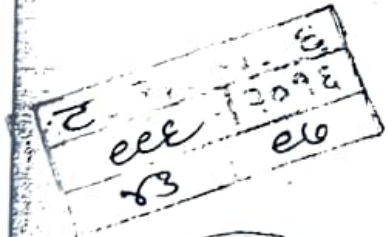


(संजय शां. बाणाईत)

सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका

प्रत माहितीसाठी:-

- १) डायमॅन्शन्स, वास्तुविशारद
भूखंड क्र. ९९, सेक्टर - ८, वाशी, सागर विहार, नवी मुंबई
- २) मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको लि.
- ३) विभाग अधिकारी, नमुंमपा, बेलापुर वाशी



Himanshu Bheda & Co.

Advocate High Court, Mumbai

10

ANNEXURE - C

67/B08, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703.
TEL : 2766 6120 / 2055 0038 • MOBILE : 93230 32144
Email : himanshu bheda@rediffmail.com

DUPLICATE
TO WHOMSOEVER IT MAY CONCERN:

Sub:- Report on Title in respect of Plots Nos. 14 And 15, out of land bearing Gat No 796 Village Turbhe at Sector 18 (MAFCO), Vashi, Taluka And District Thane, Navi Mumbai admeasuring 3074.50 square meters thereabouts

THIS IS TO CERTIFY that we have perused the following documents mentioned hereinbelow relating to the title to the above property of **M/S. S. S. D BUILDTECH**, A Partnership Firm Registered Under The Indian Partnership Act, 1932 and having its principal place of business at 408, Persepolis, Sector 17, Vashi, Navi Mumbai 400 705 (hereinafter called the Lessee).

- Original of the Agreement to Lease dated 1st day of July, 1977.
- Original of the Lease Deed dated 27th day of April, 1978
- Original of the Deed of Transfer and Assignment of Leasehold Rights dated 11th September 2008
- Original of the Occupancy Certificate bearing No. bearing Reference no. BP/APM/TURBHE/259 dated 10th /14th June 1980
- Original of the letter dated 12th September, 2008

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The manner in which **M/S. S. S. D BUILDTECH**, have derived leasehold rights from CIDCO Ltd in respect of Plots Nos. 14 And 15, out of land bearing Gat No 796 Village Turbhe at Sector 18 (MAFCO), Vashi, Taluka And District Thane, Navi Mumbai admeasuring 3074.50 square meters thereabouts is narrated as under.

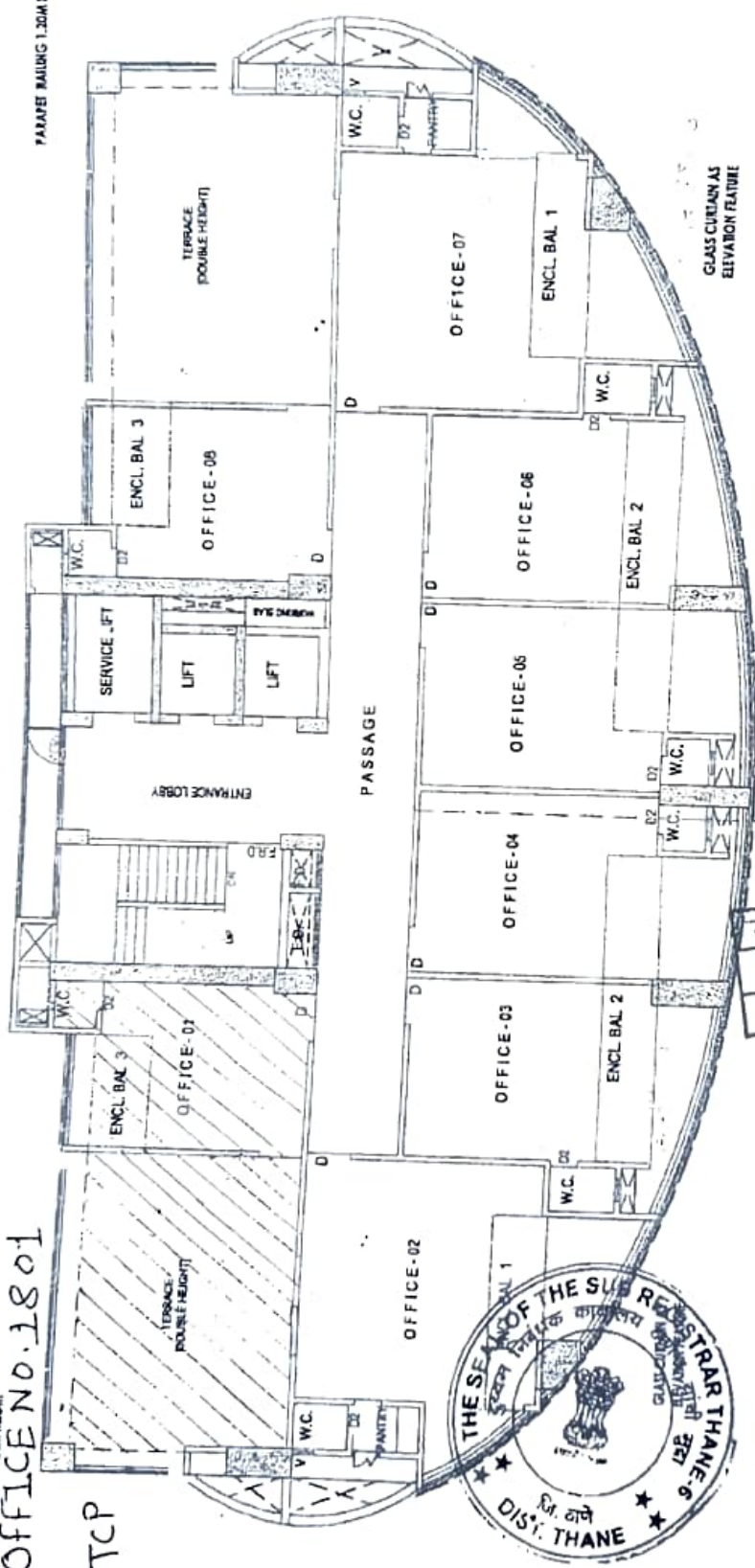
1. The City and Industrial Development Corporation of Maharashtra Ltd., a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at Nirmal, 2nd floor, Nariman Point, Mumbai 400021 (hereinafter referred to as



ANNEXURE-D

PANTRY MAILING 1.30M HEIGHT

PANTRY MAILING 1.30M HEIGHT
OFFICE NO. 1801
TCP



GLASS CURTAIN AS ELEVATION FEATURE

THE CORPORATE PARK
PLOT No.14 & 15, SECTOR -18
VASHI, NAVI MUMBAI

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TYPICAL FLOOR PLAN
3RD & 18TH FLOORS.

AMENITIES & FACILITIES:

General:

- Well-designed high speed elevators of reputed make as per Architect's Requirement.
- Adequate lighting arrangements within the building compound.
- Decorative entrance gate.
- Exquisitely designed grand AC entrance lobby with Reception & Waiting Lounge.
- Fully Glassed Elevation structure as per Architect's Requirement.
- 24 hours security with common EPBX intercom line connection to all offices.
- Provision for Common Cafeteria and Beautiful landscaping as per Architect's Requirement.
- 24 hours satellite Radio/DVD Player for Entrance, Lift Lobbies & Internal Elevators.
- Dish Antenna/ Cable Connection to be provided for the building.
- Diesel Genset of adequate power for common area light, Elevators & Water pumps.
- Basement Car Park.
- High Speed Broadband Connection Provision.
- Provision for High Tech Conference area with Projector arrangement.
- Waiting cum Meeting Area.
- Spacious and well-designed lift lobby with exclusive access to each office.
- AHU as shall be sanctioned by NMMC.
- Rough Granite Pavers in open areas.
- Texture of External Plaster.
- Fitness Centre.

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Internal:

- 3 x 3 Vitrified tiles flooring & skirting.
- Internal wall finish with Gypsum plaster.
- Luster/Plastic Paint on all Internal walls as per Architect's Requirement.
- Provision for inverter Power Back for each office.
- Adequate electric points with provision for AC as per Architect's Requirement.
- 3 Phase Electrical connections with MCC.
- Toilet with reputed make Sanitary & Bathroom Fittings, as per Architectural approval.



V. V. V. V.
R. V. V. V.

Handwritten signature
Collector of Stamps

Certificate of the Bombay Stamp Act 1958
No. EVN/Case No. 2234/11

No. EVN 2234/11
Office of the Collector of Stamp
Dated 1.11.1979

Stamp duty Rs. 100/-
with which this instrument is chargeable under
article 10 of Schedule I already paid. Therefore
certified under Section 41 of Bombay Stamp
Act 1958 that this instrument is duly stamped.

This certificate is subject to the provision of
Sec. 53 of Bombay Stamp Act 1958.

Place Thane
Date 1.11.1979

Handwritten signature
Collector of Stamps

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TO ALL TO WHOM THESE PRESENTS SHALL COME

S. S. D. BUILDTECH, a partnership firm registered under the Partnership
Act, 1932 and having its Principal Place of business at 40
Vasli, Navi Mumbai 400 001.

SENDING GREETINGS



Dena Bank/Central Bank Ltd.
Branch at Vasli, Navi Mumbai
Branch No. 140021

WHEREAS:

1. We are the lessees of Plots Nos. 14 and 15 admeasuring 31.24 sq. mts.
or thereabouts (out of and bearing Gat No. 796), Village Turbhe situate at
Sector 18 (MAFCO), Vasli, Navi Mumbai and more plots
described in the Schedule hereunder written (hereinafter referred to as
"the said lands"), holding the same from CIDCO Ltd., for the term of 60
years commencing from 1st July 1977 subject to payment of the rents and
observance and performance of the covenants and conditions thereon
forth and recorded in the Schedule hereunder written.

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INDIA
STAMP DUTY
MAHARASHTRA
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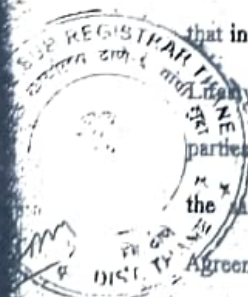
2. We have by an Agreement for Joint Development dated 15th May 2008 agreed to enter into the joint development of the said lands to one Bhairav Lifestyles for their consideration and on the terms and conditions therein set forth and recorded (vide Evasion case no 1944/11 dtd 19.09.2011 the stamp duty of Rs 1,28,420/- and penalty of Rs 25,65,310/- vide challan no 1332 /1337 respectively under section 39 of stamp act have been paid & certification has been done vide outward no 11473 dtd 18.10.2011 from collector of stamps Thane city) as subsequently modified by a Supplemental Agreement dated 9th March 2009 a further Supplemental Agreement dated 1st August 2011 (evasion case no 2166/11 dtd 18.10.2011 with outward no 11781 dtd 21.10.2011 and evasion case no 2135/11 with outward no 11782 dtd 21.10.2011 respectively by paying stamp duty Rs 100/- for each supplemental agreement and certification is done from collector of stamps Thane city) executed between ourselves and the said Bhairav Lifestyles.

3. In terms of the said Agreements we and the said Messrs. Bhairav Lifestyles are to discharge specific identified obligations and are to sell specific identified premises to be comprised in our respective shares.

4. We have apportioned the premises comprised in our respective shares: the premises comprised in our share is listed at Annexure "1" and the premises comprised in the shares of the said Bhairav Lifestyles are listed at Annexure "2".

5. In terms of the Agreements executed between us, we have mutually agreed that in respect of the premises belonging to us, the said Messrs. Bhairav Lifestyles shall join and confirm the Agreements executed by us. We the parties in like manner in respect of the premises comprised in the share of the said Messrs. Bhairav Lifestyles we shall join and confirm the Agreement of the said Messrs. Bhairav Lifestyles as Confirming Parties thereto.

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We are accordingly making and executing this Power of Attorney pursuant to the aforesaid agreement in respect of the premises listed in the Statement, Annexure "2" hereto

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESS that we, the aforesaid S. S. D BUIE BACH, a partnership firm registered under the Indian Partnership Act, 1932 and having our address as aforesaid, do hereby nominate constitute and appoint (1) DANLAL P JAIN, (2) VIVEK M JAIN and (3) AKKSHAY JAIN, all of Mumbai, Indian inhabitants, all partners of the said Messrs. Bhairav Lifestyles and all nominated by them, all having their address at Muthaliya Residency, Daffodil Lad Marg, Opp. Hakoba Centre, Kalachowky, Mumbai 400 033, (who are hereinafter collectively referred to as "our said Attorneys" and individually referred to as "our said Attorney") with right power and authority JOINTLY AND/OR SEVERALLY to act in our name and on our behalf, and to do the several acts and exercise the several powers and authorities hereinafter conferred, that is to say:

T. N. N. 8
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1. TO JOIN in our name as Confirming Parties to the execution of any Agreement for Sale of the various premises listed in the Statement, Annexure "2" hereto in favour of any person of the choice of our said Attorney/s at such price and on such terms as to be determined by our said Attorney/s may in their discretion determine,



2. TO HAND OVER possession of any premises agreed to be sold on our behalf and listed in the Statement, Annexure "2" hereto to the said Messrs. Bhairav Lifestyles to any person pursuant to the powers conferred under Clause 1 above, and to make and execute by our said Attorney/s appropriate letters of possession as our said Attorney/s may deem fit or proper,

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2018 2092
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3. TO MAKE and issue jointly with the said Messrs. Bhairav Lifestyles any letter of consent and/or no objection for mortgage and/or for recognition / registration / recording of any right to any Bank or Financial Institution in whom any of the premises listed in the Statement, Annexure "2" hereto may be offered as security for repayment of any monies advanced by such



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PAYMENT RECEIPT
Bhairaav Lifestyles

CIN No. CINBA-92308

**Bhairaav House, Dattaram Lad Marg, Opp. Hakoba Centre, Off. Lalbaug,
 Mumbai - 400 033, Tel. : 022 - 2470 6486 / 7508, Web: www.bhairaavlifestyles.com**

 Customer Name: Mr. Hitesh Kumarchand Valecha
 Customer Address: Neelsiddhi, Atlantis, D-1604, Sector - 19/ A, Plot 49/ 1,
 Nerul East, Opp. Wonders Park Navi Mumbai
 Phone No : +919833725464

Project Name	The Corporate Park
Building Name	The Corporate Park
Flat No	1801
Floor	18

 Receipt No : 1052
 Receipt Date : Feb 15, 2016

Received with thanks from Mr. Hitesh Kumarchand Valecha / Mrs. Ridhima Hitesh Valecha, the sum as per details in the table below:

Payment Milestone	Particulars	Amount (in Rs.)
Booking+0	Agreement Cost	0.00
Booking+45	Agreement Cost	0.00
On Possession	Electric Connection Charges	15,000.00
On Possession	First year Maintenance Charges	35,040.00
On Possession	Legal Charges	15,000.00
On Possession	Secound Year Maintenance Charges	35,040.00
On Possession	SERVICE_TAX- Swachh Bharat Cess @0.5%	350.00
On Possession	SERVICE_TAX-Service Tax 14%	9,811.00
On Possession	Society Formation Charges	1,600.00
On Possession	Water and drainage charges	10,000.00
On Possession	Interest Received on delayed payment	4,03,159.00
	Total	5,25,000.00

The above payment has been made via the following mode:-

Payment Method	Bank Name	Instrument Date	Instrument no.	Amount (In Rs.)
Cheque Local	IDBI BANK LTD	Feb 15, 2016	092050	5,25,000
Amount in Words	Rupees: Five Lakh Twenty Five Thousand Only			

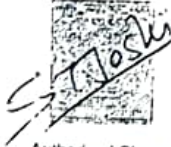
Service Tax no: AAHFB0271FSD001

VAT No : 27025224163V

Note :

1. Service Tax, VAT and other Government Duties will be applicable as and when declared.
2. For Agreement Amount of Rs.50 Lakhs and above, please deduct 1% TDS from receipt amount.
3. Pay TDS and Submit Chalan to us to avail credit for the same.

For Bhairav Lifestyles



Authorized Signatory

 This receipt is subject to realization of Cheque.
 E & O. E.

 Bhairav House, Dattaram Lad Marg, Opp. Hakoba Center, Off Lalbaug, Mumbai- 400 033
 Tel: 24708400 / 24706486 / 24707508 / 24712381 • Fax: 24717509
 E-mail: info@bhairaavlifestyles.com • www.bhairaavlifestyles.com

Bhairaav Lifestyles

Bhairaav House, Muthaliya Residency Mumbai - 400 033

Jun 10, 2015

Mrs. Ridhima Valecha

Address: Neel siddhi Atlantis, D-1604, Sector - 19/
A, Plot 49/ 1, Nerul East, Opp. Wonders Park,
Navi Mumbai - 400706.

Contact No: +919833725464

RECEIPT NO 544

Received with Thanks From **Mrs. Ridhima Valecha**

The sum of Rupees **2,00,000/- (Rupees: Two Lakh only)**

Vide Cheque / Demand Draft / RTGS*: **704365**

Dated: **Mar 01, 2015** Drawn On **ICICI BANKING CORP. LTD., Vashi, Navi Mumbai.**

Towards Part/Full payment against for Flat No **1801** in the Project **The Corporate Park** at **Plot No.14 & 15, GAT No.796, village Turbhe** at **Sector -18,Vashi, Navi Mumbai-400703.**



Authorised Signatory

**Receipt Subject to Realization of above mentioned instrument*

PAYMENT RECEIPT

Bhairaav Lifestyles

CIN No. CINBA-92308

**Bhairaav House, Dattaram Lad Marg, Opp. Hakoba Centre, Off. Lalbaug,
Mumbai - 400 033, Tel. : 022 - 2470 6486 /7608, Web: www.bhairaavlifestyles.com**

Customer Name: Mrs. Ridhima Valecha
Customer Address: Neeliddhi, Atlantis, D-1604, Sector - 19/ A, Plot 49/ 1, Nerul East, Opp. Wonders Park Navi Mumbai
Phone No : +919833725464

Project Name: The Corporate Park
Building Name: The Corporate Park
Flat No: 1801
Floor: 18

Receipt No : 813
Receipt Date : Nov 04, 2015

Received with thanks from Mrs. Ridhima Valecha, the sum as per details in the table below:

Payment Milestone	Particulars	Amount (in Rs.)
Booking+45	Agreement Cost	10,00,000.00
	Total	10,00,000.00

The above payment has been made via the following mode:-

Payment Method	Bank Name	Instrument Date	Instrument no.	Amount (in Rs.)
Direct Remittance	KOTAK MAHINDRA BANK	Nov 04, 2015	kktblrS2015110400848530	10,00,000

Amount in Words Rupees: Ten Lakh Only

Service Tax no: AAHFB0271FSD001
VAT No : 27025224103V

Note :

1. Service Tax, VAT and other Government Duties will be applicable as and when declared.
2. For Agreement Amount of Rs.50 Lakhs and above, please deduct 1% TDS from receipt amount.
3. Pay TDS and Submit Challan to us to avail credit for the same.

For Bhairaav Lifestyles



Authorized Signatory

This receipt is subject to realization of Cheque.