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28/04/04

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# HARSHVARDHAN

65,66

## AGREEMENT FOR SALE

FLAT NO. 101-B PARKING SPACE NO.       

ON 13<sup>th</sup> FLOOR IN WING B

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DEVELOPERS :

### SYLVEX CABLE CO. PVT. LTD.

244 - HAPPY HOME, WATER FIELD ROAD,  
BANDRA (WEST), MUMBAI - 400 050.  
PHONE : 642 3012 / 13



WADHWA CONSTRUCTIONS



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बदर - ७  
 दस्त क्रमांक (15892/2004)  
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AJUPP1028Q

ARTICLES OF AGREEMENT made at Mumbai this 20<sup>th</sup> day of April in the Christian Year Two Thousand 2004 BETWEEN **SYLVEX CABLE COMPANY PVT. LTD.** a Company duly incorporated under the provisions of the Companies Act, 1956 and having its registered office at Saki Vihar Road, Mumbai - 400 072. hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor or successors-in-

title and assigns) of the ONE PART AND MR. ABRAHAM PUNNOSE & Mrs. JAYA PUNNOSE (37) of Mumbai Indian Inhabitant residing at having his/her/their address at 1004, GLEN CROFT HIRANANDANI GARDENS POWAI MUMBAI - 400 076.

hereinafter called "**THE FLAT PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and assigns) of the OTHER PART :

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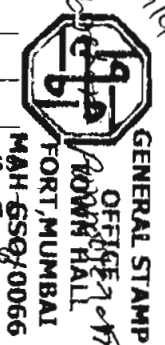
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 Rs. One lakh fifteen thousand eight hundred and



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 Rs. 0115800  
 APR 16 2004  
 4266 SPECIAL ADHESIVE  
 122649  
 MAH. 559/0066  
 STAMP DUTY MAHARASHTRA

Shri P. N. Chichghate  
 Proper Officer,  
 General Stamp Office, Mumbai.

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बदर - ७  
 दस्त कर्मांक (१८०९२ / २००४)  
 २

AJUPP10280

ARTICLES OF AGREEMENT made at Mumbai this 20<sup>th</sup> day of April in the Christian Year Two Thousand 2004 BETWEEN **SYLVEX CABLE COMPANY PVT. LTD.** a Company duly incorporated under the provisions of the Companies Act, 1956 and having its registered office at Saki Vihar Road, Mumbai - 400 072. hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor or successors-in-title and assigns) of the ONE PART AND MR. ABRAHAM PUNNOOSE & Mrs. JAYA PUNNOOSE (37) of Mumbai Indian Inhabitant residing at having his/her/their address at 1004, GLEN CROFT HIRANANDANI GARDENS POYAZ MUMBAI - 400 076.

hereinafter called "**THE FLAT PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and assigns) of the OTHER PART :

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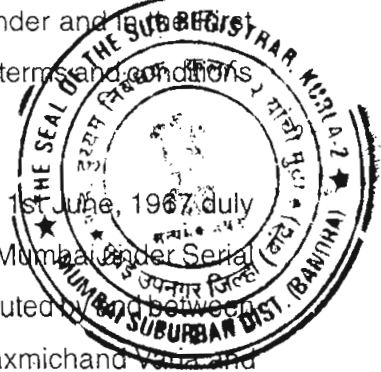
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 Shri P. N. Chichghatkar  
 Proper Officer,  
 General Stamp Office, Mumbai.

WHEREAS :

बदर - ७  
दस्ता क्रमांक ( १०१२ / १२००४ )

A. By and under a Deed of Conveyance dated 1st June, 1967 duly registered at the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 2343 of 1967 on 28th October, 1968 and made and executed by and between Ramjibhai Laljibhai Maniar, Prabhulal Tulsidas Maniar, Dwarkadas Laxmichand Varia and Dhirajbhai Kanjibhai Sohni being the partner of M/s, Sylvex Cable Co. Pvt. Ltd. therein referred to as "the Vendors" of the One Part and Sylvex Cable Co. Pvt. Ltd. therein referred to as "the Purchasers" of the Other Part, the vendors therein granted, conveyed, transferred and assured unto the Purchasers therein and the Promoters herein all that pieces or parcel of land admeasuring about 8,436 sq. yds. equivalent to 7,053.34 sq. mtrs. and bearing Old Khoti Survey No. 27 (pt) Old Survey No. 28, 85 (pt) and bearing New Survey No. 4 (pt), 5 (pt) and 9 (pt) respectively and (now bearing corresponding CTS No. 185 (pt) situate in the village of Tungwa near Powai South Salsette Mumbai Suburban District in the Registration Sub-District of Bandra, Mumbai within the Jurisdiction of the Sub-Registrar of Assurance at Bandra now Sub-District Kurla at Chembur District Mumbai Suburban which is more particularly described in the Schedule thereunder and in the First Schedule hereunder written for the consideration and upon the terms and conditions more particularly set out therein:



B. By and under another Deed of Conveyance also dated 1st June, 1967 duly registered at the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 2344 of 1967 on 24th November, 1967 and made and executed by and between Ramjibhai Maniar, Prabhulal Tulsidas Maniar, Dwarkadas Laxmichand Varia and Dhirubhai Kanjibhai Sohni being the partner of M/s, Sylvex Cable Co. Pvt. Ltd. therein referred to as "the Vendors" of the One Part and Sylvex Cable Co. Pvt. Ltd. therein referred to as "the Purchasers" of the Other Part, the vendors therein granted, conveyed, transferred and assured unto the Purchasers therein and the Promoters herein all that pieces or parcel of land admeasuring about 799 sq. yds. equivalent to 668.05 sq. mtrs. and bearing Old Khoti Survey No. 27 (pt), 85 (pt) and bearing New Survey No. 4 (pt), of Plot Nos. 1, 2 and 3 and 9 (pt) of Plot No. 1 and (now bearing corresponding CTS No. 185 (pt)) situate in the village of Tungwa near Powai, South Salsette Mumbai Suburban District in the Registration Sub-District of Bandra, Mumbai within the Jurisdiction of the Sub-Registrar of Assurances at Bandra now Sub-District Kurla at Chembur District Mumbai Suburban which is more particularly described in the Schedule thereunder and in the Second Schedule hereunder written for the consideration and upon the terms and conditions more particularly set out therein (the property more particularly described in the First and Second Schedule hereunder written is for the sake of brevity be collectively referred to as "the said property");

बदर - ७

C. Prior to the acquisition of the said property by the Promoters in or about 1962 a layout was sanctioned by the Municipal Corporation of Greater Mumbai and as a result of such sanctioned layout, the different plots in the layout became several properties with access along the layout Road available to all the plots in the layout including the said property;

D. The said property owned by the Promoters was subsequently allotted CTS NO. 185 of Village Tungwa. However, the boundaries as well as the area of the said property bearing CTS No. 185 are different from the area purchased by the Promoters under the above recited two registered Deed of Conveyances. The area of CTS No. 185 is larger than the combined area under the above recited two registered Deed of Conveyances. The present property as sanctioned by the Municipal Corporation of Greater Mumbai has boundary walls / fences all along the boundaries and that said property together with the building and structure standing thereon is in the exclusive possession and enjoyment of the said promoters as owners openly and continuously since the purchase of the said property under the aforesaid two registered Deed of Conveyances till date;

E. The said property bearing CTS No. 185 stands in the name of the Promoters in Property Register Card and having an area admeasuring in aggregate about 11,187.2 sq. mtrs :

F. In the circumstances aforesaid, by virtue of the aforesaid two registered Deed of Conveyances, the Promoters as Owners are seized and possessed of or otherwise well and sufficiently entitled to the said property more particularly described in the First and Second Schedule hereunder written admeasuring in aggregate 7721.39 sq. mtrs. and as per Property Register Card admeasuring 11,187.2 sq. mtrs and delineated on the plan thereof hereto annexed and marked as **Annexure "A"** and thereon shown surrounded by red coloured boundary line;

G. The Executive Engineer, Town Planning (Development Plan) of Municipal Corporation of the Greater Mumbai by his letter dated 17th December, 1992 and the Additional Assistant Engineer (Development Plan) E. S. of Municipal Corporation of the Greater Mumbai by his letter dated 13<sup>th</sup> February, 1997 indicated to the Promoters that the said property is partly reserved for a public purpose i.e. a playground and for road widening. The playground is in the residential zone whilst the remaining property is situated in the Special Industrial Zone I-3 and further the Tata Transmission Line also passes over the said property;



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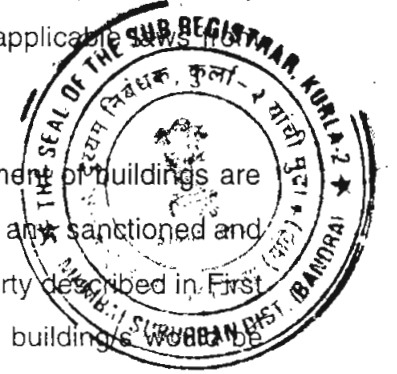
दस्त क्रमांक (१८१२/२००४)

- H. The Executive Engineer (Development Plan) (E.S.) of the Municipal Corporation of Greater Mumbai vide his letter bearing reference No. CHE/1 to R/34/DPES dated 23rd June, 1997 informed the Promoters that residential user has been allowed in respect of the said property subject to certain terms and conditions more particulary setout therein;
- I. An exemption order was passed by the Additional Collector and C. A. ULC Greater Mumbai on 10th March, 1999 under Section 8(4) of the Urban Land (Ceiling and Regulations) Act, 1976 declaring that thereis no surplus vacant-land in the said property. Prior thereto the Additional Collector and the Competent Authority, ULC had granted their No Objection Certificate bearing No. C/ULC/D.III/22/5340 dated 4th August, 1994 u/s. 22 of the Urban Land (Ceiling and Regulations) Act, 1976 for redevelopment of the said property in favour of the Promoters subject to the terms and conditions more particularly set out therein;
- J. Executive Engineer, Development Plan (ES) of Municipal Corporation of The Greater Mumbai by his letter dated 6th October, 2001 informed to the Promoters that the said property does not fall within the Coastal Regulation Zone (C.R.Z.);
- K. The Promoters are constructing building/s on the said property in accordance with the building rules and regulations and bye-laws of the Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM") and the provisions of the Development Control Regulations, 1991, the urban Land (Ceiling & Regulations) Act, 1976 ("ULC") and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the State Government / Competent Authority;
- L. The Promoters have got the plans and specifications approved and sanctioned and obtained Intimation of Disapproval (IOD) dated 31<sup>st</sup> January, 2001 bearing No. E.B./CE/3725/BPES/AL and Commencement Certificate (C.C.) in part dated 14<sup>th</sup> February, 2001 from the MCGM;
- M. The Promoters have entered into a prescribed Agreement with the Architect, Hiren S. Thakker of M/s. S. V. Thakker and Associates registered with the Council of Architects and also appointed N. B. Pandya as Structural Engineers for preparing structural designs and drawings and specifications of the buildings / s and the Flat Purchaser accepts the professional supervision of the said Architect and the said structural Engineer till the completion of the building unless otherwise changed;

बदर — ७

दस्त क्रमांक ( २०१२ / १२३४५ )

- N. The Promoters are entitled to and enjoyed upon to construct ~~three~~ buildings being wing 'A', Wing 'B' and wing 'C' to be known as "Harshvardhan" on the said property and sell flats, garages, car parking spaces, terraces, hoarding spaces etc. (all of which hereinafter for the sake of brevity referred to as 'the said premises') and reference to the Flat Purchaser in this Agreement means purchasers of such premises;
- O. The Promoters are accordingly causing to be constructed wing 'A' comprising of stilt and 8 upper floors, wing 'B' comprising of Ground and 8 upper floors and wing 'C' comprising of Ground and 8 upper floors and swimming pool as well as clubhouse on the said property;
- P. The Promoters will be at liberty to get the benefit of Transfer of Development Rights (TDR) by purchasing the FSI of any other reserved plots/slums and utilise and consume it in the proposed development as permissible by the MCGM, DC Rules and Regulations and other applicable time to time;
- Q. It is intended that in due course, after the development of buildings are completed, all the flats and other spaces, garages, if any sanctioned and constructed are sold on Ownership basis, the property described in First and Second Schedule hereunder together with the buildings ~~is~~ conveyed in favour of the Co-operative Society / Condominium/Limited Company to be formed by the persons who purchase the premises. All the Flat Purchasers of the said building's / would be members'
- R. The Flat Purchaser demanded from the Promoters and the Promoters have given inspection to the Flat Purchaser of all the documents of title relating to he said property, the plans, designs and specifications prepared by the Promoters' Architect Hiren S. Thakker and of such other documents as are specified under the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Rules made thereunder;
- S. A copy of the Certificate of Title issued by Trupthi B. Mehta Advocate & Solicitore of the Promoters as well as the copy of the property register card in respect of the said property and copy of the floor plan of the flat agreed to be pruchased by the Flat Purchaser approved by the concerned local authority have been annexed hereto and marked **Annexures "B", "C" and "D"** respectively;





बदर - ७

दस्त क्रमांक (२४१२/२००४)

- T. While sanctioning the said plans for the said building/s the concerned local authorities and/or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said building/s and upon due observance and performance of which only the occupation and the completion certificates in respect of the said building/s shall be granted by the concerned local authority;
- U. The Promoters accordingly have commenced construction of the said building/s in accordance with the said plans and permissions;
- V. It is in the contemplation of the parties and it has been specifically declared by the Promoters and made known to the Flat Purchaser that development of the entire building/s aforesaid on the said property (such building complex being named "Harshvardhan") is a long term project to be carried out and completed by the Promoters in a phase wise manner as may be permissible by MCGM, D.C. Rules and Regulations and other applicable laws from time to time;
- W. The Flat Purchaser being fully satisfied in respect of the file of the Promoters to the said property has approached the Promoters and applied for purchase of Flat No. 101-B on the 1<sup>st</sup> floor of B wing (alongwith the attached terrace, if applicable) of the building and open / covered car parking space / garage No. \_\_\_\_\_ in the stilt / open space in the compound of such building to be constructed on the said property and to be known as "Harshvardhan" (hereinafter referred to as "the said premises");
- X. The Flat Purchaser has entered into this Agreement with full knowledge of all terms and conditions contained in the documents, papers, plans, orders, schemes, etc;
- Y. Relying upon the said applications, declaration and agreement herein contained, the Promoters agree to sell to the Flat Purchaser the said premises at the prices and on the terms and conditions hereinafter appearing.



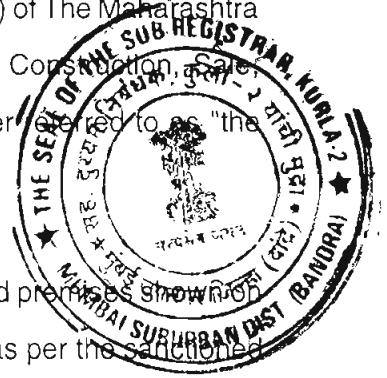
बंदर - ७

दस्त क्रमांक (४४१२/२००४)

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

1. The Promoters shall under normal conditions, construct and complete the said building as per the aforesaid sanctioned building plans or the amended building plans as may be sanctioned by MCGM. The Promoters agree that it shall be the liability of the Promoters to construct the said building according to the plans and specification approved (or with amendments thereof as may be approved) by the MCGM. If any additional FSI in respect of the said property is permissible (before the said development of entire project is completed and the completion certificate is issued by the MCGM and the property is conveyed to the Co-operative society or Condominium or Limited Company, whichever is later) and/or if the Promoters decide to vary, amend the said sanctioned building plans, and/or if the MCGM permits constructin of additional floor/s to the wing and/or an additional wing and/or additional building then and in such event the Promoters shall be entitled to the shall construct, such wings/building/s as per such revised building plans. The flat Purchaser hereby expressly consents to the same, so long as the total area of the said premises and the specifications, fixtures and fittings are not reduced. This consent shall be considered to be Flat Pruchaser's consent contemplated by Sanction 7(i) (ii) of The Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale Management and Transfer) Rules, 1964 (hereinafter referred to as "the Said Act");

2. The Flat Purchaser hereby agrees to acquire the said premises shown in the plan hereto annexed and marked "D" (which is as per the sanctioned building plans) at or for the lumpsum price of Rs. 20,88,000/- (Rupees Twenty Lacs eighty eight thousand only). The carpet area of the said premises shall be 669.81 sq. ft. (i.e. 62.25 sq. mts.) and such area is including the total area of the balconies, which is 50.55 sq. ft. (equivalent to 4.70 sq. mtrs.) The aforesaid price of the said premises is inclusive of a sum of Rs. Nil as the proportionate price of the common areas and facilities.



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बंदर - ७

दस्त क्रमांक ( १०१२ / २००४ )

3. The Flat Purchaser agrees to pay to the Promoters the said consideration or purchase price, namely Rs. 20,88,000/- (Rupees Twenty Lacs Eight Eight Thousand only only) as under:

(a) By payment of Rs. 50000/- (Rupees Fifty Thousand only only)

as and by way of deposit on the execution of this Agreement (the payment and receipt whereof the Promoters doth hereby admit, and acknowledge);

(b) By making the following part payments towards the balance of the purchase price, which part payments, shall be made in the manner and by the installments specified below, within 7 days of the Promoters giving to the Flat Purchaser written notice calling for payment of the said monies;

(i) Rs. 2038000 on or before the day of 25-4-2004

(ii) Rs. \_\_\_\_\_ on or before the day of \_\_\_\_\_, 200

(iii) Rs. \_\_\_\_\_ on or before the day of \_\_\_\_\_

(iv) Rs. \_\_\_\_\_ on or before the day of \_\_\_\_\_

(v) Rs. \_\_\_\_\_ on or before the day of \_\_\_\_\_

(vi) Rs. \_\_\_\_\_ on or before the day of \_\_\_\_\_, 200

(vii) Rs. \_\_\_\_\_ on or before the day of \_\_\_\_\_, 200

(viii) Rs. \_\_\_\_\_ on or before the day of \_\_\_\_\_, 200

(ix) Rs. \_\_\_\_\_ being the ultimate balance of the purchase price against delivery of possession of the premises.



4. If the Flat Purchase commits default in payment of any of the installments aforesaid on their respective due dates (time being the essence of

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बदर - ७

दस्त क्रमांक (२०१२/२००४)

the contract) and if the default continues inspite of 15 days notice in writing to be sent by the Promoters to the Flat Purchaser, the Promoters shall be at liberty to terminate this Agreement in which event the said deposit paid by the Flat Purchaser to the Builder shall stand forfeited. The Promoters shall, however, on such termination refund to the Flat Purchaser the installments of part payment, if any, which may have till then been paid by the Flat Purchaser to the Promoters, but without any further amount by way of interest or otherwise. On the Promoters terminating this Agreement under this clause, they shall be at liberty to sell and dispose of the said premises to any other person as the Promoters may deem fit, at such price as the Promoters may determine and the Flat Purchase shall not be entitled to question such sale or to claim any amount from the Promoters.

5. Without prejudice to the Promoters' other rights under this Agreements and/or in law the Flat Purchaser shall be liable, at the option of the Promoters, to pay (and hereby agree to pay) to the Promoters interest @ 18% per annum on all amounts due and payable by the Flat Purchaser under this Agreement, if any such amount remains unpaid for 7 days or more after becoming due.
6. Possession of the premises shall only be delivered to the Flat Purchaser after the said premises are ready for use and occupation and also PROVIDED all the amounts due and payable by the Flat Purchaser under this Agreement are paid to the Promoters. The Flat Purchaser shall take possession of the said premises within 7 days of the Promoters written notice to the Flat Purchaser intimating that the said premises are ready for use and occupation.
- 7a. Possession of the said premises shall be delivered by the Promoters to the Flat Purchaser by the end of April 2004.
- 7b. The Promoters shall not incur any liability if they are unable to deliver possession of the said premises by the aforesaid date, if the completion of the project is delayed, by reason of non-availability of steel and/or cement or other building material or water supply or electric power or by reason of war, civil commotion or any act of God or if non-delivery of possession



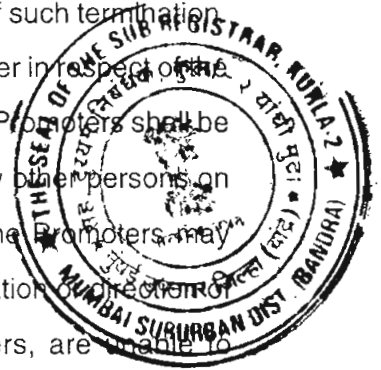
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| बंदर - ७                   |
| दस्त क्रमांक ( २०१२/२००४ ) |
| ११                         |

is as a result of any notice, order, rule or notification of the Government and/or and other public or competent authority or for any other reason beyond the control of the Promoters and in any of the aforesaid events the Promoters shall be entitled to reasonable extension of the time for delivery of possession of the said premises.

8. If for any reason the Promoters are unable or fail to give possession of the said premises to the Flat Purchaser within the date specified in clause 7 above or within any further date or dates as may be mutually agreed to by and between the parties hereto, then and in such case, the Flat Purchaser shall be entitled to give notice to the Promoters terminating the Agreement, in which event, the Promoters shall, within two weeks from the receipt of such notice, refund to the Flat Purchaser the aforesaid amount of deposit and the further amounts if any, that may have been received by the Promoters from the Flat Purchaser as installments in part payment in respect of the said premises as well as simple interest on such amounts at the rate of 9% per annum from the date of receipt till repayment. The Promoters shall also pay to the Flat Purchaser a sum of Rs. 500/- (Rupees Five Hundred only) as liquidated damages in respect of such termination. Neither party shall have any other claim against the other in respect of the said premises or arising out of this Agreement and the Promoters shall be at liberty to sell and dispose of the said premises to any other persons on such price and upon such terms and conditions as the Promoters may deem fit. If as a result of any legislative order or regulation of the Government or Public Authorities, the Promoters, are unable to complete the aforesaid building and/or to give possession of the said premises to the Flat Purchaser, the only responsibility and liability of the Promoters will be pay over to the Flat Purchaser and the several other persons who have purchased or who may purchase hereafter the flats and other portions in the said building/s, the total amount (attributable to the said flats) that may be received by the Promoters at the time and in the manner as may be received by the Promoters Pursuant to such legislation, and save as aforesaid neither party shall have any right or claim against the other under or in relation to this Agreement, or otherwise howsoever.



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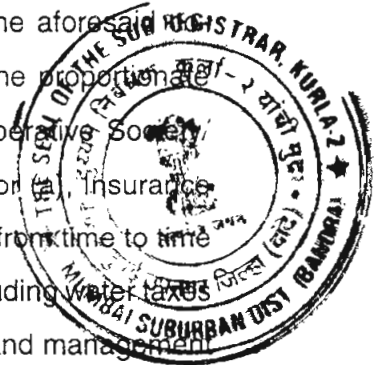
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बदर - ७

दस्त क्रमांक ( १०१९२ / २००४ )

१२

9. Upon possession of the said premises being delivered to the Flat Purchaser, he/she shall be entitled to the use and occupation of the said premises. Upon the Flat Purchaser taking possession of the said premises he/she shall have no claim against the Promoters in respect of any item of work in the said premises which may be alleged not to have been carried out or completed. The only liability of the Promoters shall be statutory liability under Section 7(2) of the said Act.
10. Comencing a week after notice is given by the Promoters of the Flat Purchaser that the said premises are ready for use and occupation, the Flat Purchaser shall be liable to or and pay all taxes and charges for electricity and other services and the outgoings payable in respect of the said premises mentioned in clause (11) hereof, irrespective of the date when the Flat Purchaser actually takes over the possession of the said premises.
11. The Flat Purchaser agrees and binds himself/herself to pay regularly every month, the 5th of each month, to the Promoters until the Conveyance of the said property is executed in favour of the Co-operative Society/ Condominium or Limited Company and thereafter to the aforesaid Co-operative Society/Condominium or Limited Company the proportionate share that may be decided by Promoters or the Co-operative Society/ Condominium/Limited Company as the case may be, for (a) Insurance Premium, (b) all Municipal and other taxes that may be from time to time be levied against the said property and/or building/s including water taxes and water charges, (c) outgoings for the maintenance and management of the estate and the amenities, lifts, common lights and other outgoings such as collection charges, charges for watchmen, sweeper and maintenance of accounts incurred in connection with the said property. The Flat Purchaser shall keep deposited with the Promoters, at the time of taking possession of the said premises a sum of Rs. 30000/- as deposit towards the above mentioned expenses and outgoings.
12. The Flat Prucahser shall also keep deposited with the Promoters the following maount:
- a) Rs. 350/- for entrance fees as well as share application money of the said Association.



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| बदर - ७                  |
| दस्त क्रमांक (७११२/२००४) |
| १३                       |

- b) Rs. 5,000/- for legal charges.
- c) Rs. 3,000/- for formation and registration of the said Association
- d) Rs. ३००००/- as a security deposit for proportionate share of taxes and other outgoings.
- e) Rs. 7,500/- towards Electric & Water Meter Charges.

The said sum shall not carry interest and will remain with the Promoters until the Conveyance is executed in favour of a Co-operative Society/Condominium or Limited Company as aforesaid and on such conveyance being executed, the aforesaid deposits (less deductions, if any), shall be paid over to the Co-operative Society/ Condominium/Limited Company as the case may be.

13. The Promoters shall utilise the sum of Rs. 15500/- /- paid by the Flat Purchaser to the Promoters for meeting all legal costs, charges and expenses including professional costs of the Attorney-at-law/ advocates of the Promoters in connection with formation of the said Association, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance.
14. The Flat Purchaser shall not use the said premises for any purpose other than as a private residence, and the car parking space, ~~Garage~~ <sup>Garage</sup> still for parking a motor vehicle,
15. The Flat Purchaser shall maintain the front elevation and the said and rear elevation of the said premises, in the said form as the Promoters construct and not any time alter the said elevation in any manner whatsoever without the prior consent in writing, from the Promoters and also of the MCGM.
16. The Flat Purchaser shall not dry the clothes or hang any clothes on any of the windows of the said premises, but shall use the dry balcony and space for that purpose.
17. The fixtures, fittings and amenities to be provided in the said premises and the materials to be used in the constructions of the said building and the specifications of the said building are those as set out in the Third Schedule hereunder written. The Flat Purchaser has satisfied



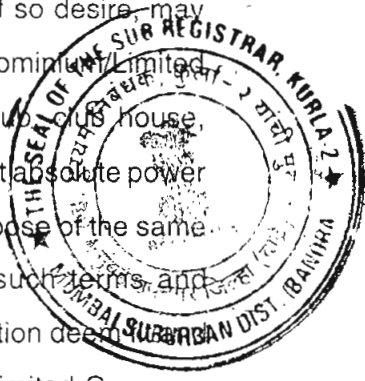
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| बदर - ७                  |
| दस्त क्रमांक (००७२/२००४) |
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himself/herself about the design of the said premises and also about the specifications and amenities to be provided therein.

18. Flat Purchaser shall from the date of possession, maintain the said premises at his/her cost in a good and tenantable repair and conditions and shall not be or suffer to be done anything in or to the said premises and/or common passage, or the compound which may be against the rules or bye laws of the MCGM or any other authority.
19. Provided it does not in any way affect or prejudice the rights of the Flat Purchaser in respect of the said premises the Promoters shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the said property and/or in the building/s to be constructed thereon.
20. The Flat Purchaser shall have no claim whatsoever except in respect of the particular flat/car parking space/garage hereby agreed to be acquired. All the open spaces swimming pool, health club, gymnasium, club house, unallotted flats and other spaces in the building, etc. will remain the absolute property of the Promoters and the Promoters if so desire, may join in as the members of the Co-operative Society/Condominium/Limited Company in respect of such swimming pool, health club, club house, unallotted flats and other premises and shall have full right absolute power and authority to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions, as they may in their sole and absolute discretion deem proper and the Co-operative Society/Condominium or Limited Company shall be bound to admit as members, the purchaser of such premises without charging in any premium or other extra payment or charges.



21. The nature, extent and description of the "common area and facilities" and of the "limited common areas and facilities" shall be as under:

(a) *Common areas and facilities:*

*[Handwritten signature]*

*[Handwritten mark]*



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Compound of the building concerned i.e. the open area (out of the said property described in the First and Second Schedule hereunder written (as the case may be) appurtenant to the built-up area of the building but excluding the open and/or enclosed car parking spaces in the compound allotted to the respective Flat Purchaser and garages, if constructed;

(b) *Limited common areas and facilities:*

- (i) Entrance lobby and foyer of the wing in the building concerned (i.e. the building/wing in which the said premises are located);
- (ii) The staircase of the wing of the building concerned (in which the premises are located) including main/mid landing, for the purpose of ingress and egress but not for the residence or for sleeping;
- (iii) Terrace above the top floor of the wing of the building concerned (in which the said premises are located) i.e. way going to water tank and staircase cabin for being used as an open terrace by the members but not for putting up any construction or as a play area or for pounding of material or any such objectionable user.

The Flat Purchaser will have a proportionate undivided interest in the above, subject to the proportionate reduction therein in case additional flats are constructed in that wing.



22. Nothing contained in these presents is intended to be nor shall be construed to be a grant, demise or assignment in law of the land, hereditaments and premises or any part thereof or of the said building/s thereon or any part thereof. Nothing contained herein shall deprive the Promoters of their right to let out space for hoarding/advertisement from the compound and/or terrace of the building. It is expressly agreed that the Promoters shall be entitled to sell to any person/s right to put up

boarding/Advertising in the compound and on the terrace of the building. The Promoters shall also be entitled to retain and let out terrace space above the top floor of the building for setting up cellular network and install antennae and related equipment and shelters entirely for the own benefit of the Promoters and the Flat Purchaser shall not complain about the same.

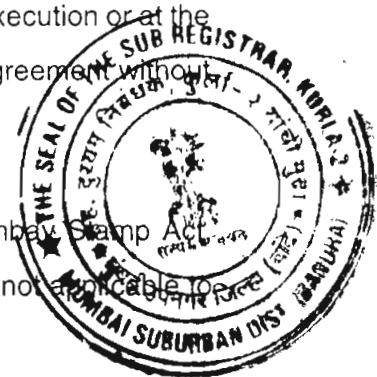
23. The parties hereto specifically declare and confirm that:

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(a) The Flat Purchaser has inspected the property and had ascertained for himself/herself that the work of completing the said building/s is/are still in progress and the said premises are not yet ready for use and occupation:

(b) It is specifically declared that the possession of the said premises is not transferred to the Flat Purchaser before the execution or at the time of execution or after the execution of this Agreement without executing the Conveyance in respect thereof;

(c) The Explanation 1 to Article 25 of the said Bombay Stamp Act 1958 (introduced with effect from 10.12.1985) is not applicable to his Agreement.



24. The Flat Purchaser shall not let, sub-let, sell transfer, assign or part with his/her interest under or benefit of this Agreement or part with possession of the premises until all the dues payable by him/her to the Promoters under this Agreement are fully paid-up and that too only if the Flat Purchaser has not been guilty or breach of or non-observance of any of the terms and/or conditions of this Agreement and until he/she obtains the previous consent in writing of the Promoters.

25. The Flat Purchaser and the persons to whom the said premises are let, sub-let, transferred, assigned or given possession of shall from time to time sign all application, papers and documents and shall do all acts, deeds and things as the Promoters and/or the Co-operative Society/ Condominium/Limited Company may require for safeguarding

the interest of the Promoters and /or the Flat Purchaser in the said building/s.

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26. The Flat Purchaser and the persons to whom the said premises are let, sublet, tranferred, assigned or given possession of shall observe and perform all the bye-laws and/or the rules and regulations which the Co-operative Society/Condominium/Limited Company or Registrar may adopt and the additions, alterations or amendments thereof, for protection and maintenance of the said building/s and the premises therein and/or in the compound and for the observance and carrying out of the building rules and regulations and the bye-laws for the time being of the MCGM and other public bodies. The Flat Purchaser and the persons to whom the said premises are let, sub-let transferred, assigned or given possession of shall observe and carryout the building rules and regulations and the bye-laws for the time being of the MCGM and other public bodies. The Flat Purchaser and Persons to whom the said premises are let, sub-let, tranferred, assigned or given possession of shall observe and perform all the stipulations and conditions laid down by such Co-operative Society/ Condominium/Limited Company or the Promoters, as the care may be, regarding the occupation and use of the buildings/s and the premises therein and shall pay and contribute regularly and punctually towards the taxes and /or expenses and other outgoings in accordance with the terms of this Agreement.



27. The Flat Purchaser hereby agrees and undertakes to be member of the Co-operative Society/Condominium/Limited Company to be formed in the manner herein appearing and also from time to time to sign and execute all applications for registration and for memebrship and other papers and doucments necessary for the formation and the registration of the society and for becoming a member, including the bye-laws of the proposed society/Condominium/Limited Company and duly fill in, sign and return the same to the Promoters within 10 (ten) days of the same being sent by the Promoters to the Flat Pruchaser. No Objection shall be taken by the Flat Purchaser if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies/ Condominium/companies or any other Competent Authority.

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The Flat Purchaser shall be bound, from time to time to sign all papers and documents and to do all acts, deeds, matters and things as may be necessary from time to time, for safeguarding the interest of the Promoters and of the other purchasers of the other flats in the building/s.

28. The Flat purchaser hereby covenants that from the date of possession, he/she shall keep the said premises, the walls and partition walls, sewers, drains, pipes and appurtenances thereof, belonging, in good tenable repair and conditons and shall abide by all the bye-laws, rules and regulation of the Government, MCGM, BSES Ltd., undertaking and any other authorities and local bodies and shall attend to answer and will be responsible for all sections for violations of any such conditions or rules or bye-laws.

29. It is expressly agreed and declared as an essential and integral term and conditon of this Agreement and of the title to be created (in respect of the said property described in the First and Second Schedule hereunder written and of the buildings to be put up thereof) in pursuance of this Agreement that:

(a) The Promoters shall be entitled to use any un-consumed/residual and/or additonal FSI in respect of the said property and for compensatory FSI (in lieu of the area falling within D.P. Road and or R.G. which has been/may be handed over to the MCGM), slums or otherwise as may be permitted by the MCGM in the construction, extension and completion of the buildings to be constructed on the said property described in the First and Second Schedule hereunder written;

(b) At present 3 wings being wing 'A' wing 'B' & 'C' wing each will be comprising of Ground and 8 upper floors or as may be sanctioned by the MCGM from to time, however the aforesaid additonal construction shall be as permissible by the MCGM, DC Rules and Regulations and other applicable laws from time to time. All such constructions shall be on account of and for the benefit of the Promoters alone,



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who shall be entitled to deal with and dispose of the same as the Promoters may desire/decide. Provided always and it is hereby expressly agreed that the Flat Purchaser shall not complain about and shall have to bear with the inconvenience, noise, irritation or nuisance caused to him as and when the Promoters undertake the additional construction and hereby grants his irrevocable consent to the same;

- (c) The entire Transferable Development Rights (TDR) and/or other benefits (including compensation) that may be granted by the MCGM and/or other bodies or authorities in respect of any portion of the said property shall belong to the Promoters alone. It is expressly clarified that neither the Flat Purchaser nor the society is to have or claim any interest and/or share in such TDR and/or benefits and/or compensation in respect of the area out of such property;
- (d) The Promoters shall also be entitled to acquire and utilise TDR of some other property in putting up construction of a building or buildings (including additional floors to the said building referred to hereinabove) on the said property described in the First and Second Schedule hereunder written;
- (e) The Promoters shall be entitled to put up and/or make available (and dispose of on their own account) the enclosed garages (as permitted by the MCGM) in the compound and also covered and/or open car parking spaces in the said building/s and/or in the compound and also covered and/or open car parking spaces in the said building/s and/or in the compound of the said property and described in the First and Second Schedule hereunder written;
- (f) The Promoters shall be at liberty to decide as to whether one society/Condominium/Limited Company shall be formed and registered in respect of all the wings to be constructed on the said property or different societies/condominium/limited companies



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 २०

Shall be formed and registered in respect of different wings to be constructed on the said property and known as "Harshvardhan".

30. The Flat Purchaser along with the other Flat Purchasers, who take or have taken the other flats in the building/s shall form themselves into a Co-operative Society/Condominium/Limited Company. on the Co-operative Society/Condominium/Limited Companies being registered the rights of the Flat Purchasers as the purchaser of the said premises will be registered and regulated by the provisions of the said Co-operative Society/ Condominium/Limited Company and the Rules and Regulations framed by them, but subject to the terms of this Agreement.

31. On the completion of the project in all its phases, the Promoters shall operate, with the Flat Purchasers in forming, registering and incorporating a Co-operative Society/ Societies / Condominium / Limited Companies, the rights of members of the Co-operative Society/ Condominium/Limited Company being subject to the rights of the Promoters under this Agreement and the Conveyance to be executed in prusuance thereof. When the Co-operative Society / Condominium/Limited Company is registered and when all the amounts due and payable to the Promoters in respect of all the flats and other premises in the building/s are paid in full as aforesaid, the Promoters shall (subject to their obtaining the permission required under the law and rules and regulatins) execute/ get excuted the necessary Conveyance (in keeping with this Agreement and the rights of the Promoters contained in this Agreement of the said property (part as the case may be) described in the First and Second Sechdule hereunder written (or the protion there of, as the case may be) together with the said building/s in favour of such Co-operative Society, or Condominium or Limited Company, as the case may be. The Flat Purchaser shall not raise any objection and/or the claim any compensation, thereof, if the area permitted to be conveyed is less than the area shown in the First and Second Schedule hereunder written.

32. In the event of the Society/Condominium/Company being formed and registered/incorporated before the sale and disposal by the Promoters of all the flats the power of authority of the Society/Company so formed and/or



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of the Flat Purchaser and/or the Purchasers of the other flats in the building/s shall be subject to the overall authority and control of the Promoters in respect of any of the matters concerning the said building/s the construction and completion thereof and all amenities pertaining to the same and in particular the Promoters shall have absolute authority and control as regards the unsold flats and other premises and disposal thereof. The Promoters shall be liable to pay only the Municipal Taxes, at actuals, in respect of the unsold flats and other premises. In case the Deed of Conveyance is executed in favour of the Co-operative Society/ Condominium/Limited Company before the disposal by the Promoters of all the flats and other premises, then and in a such case, the Promoters shall join in as the Promoter Member in respect of such unsold premises and as and when such premises are sold to the persons of the above and at the description of the Promoters, the Promoters, the Co-operative Society/Condominium/Limited Company shall admit as members the purchasers of such premises without charging any premium or any other extra payment/transfer charges.



33. The Solicitors and/or Advocates of the Promoters shall prepare and/or approve, as the case may be the Deed of Conveyance and all other documents to be executed in pursuance of the Agreement as also the bye-laws in connection with the formation, registration and/or incorporation of the Co-operative Society/Condominium/Limited Company, All costs charges and expenses including stamp duty registration charges and other expenses, in connection with the preparation and execution of the Deed/s of Conveyance and other documents and formation and registration/ incorporation of the Co-operative Society/Condominium/Limited Company shall be borne, shared and paid by all Flat Purchaser of the said building/s in proportion to the respective purchase price of their respective premises and/or paid by the such Co-operative Society/Condominium/Limited Company. A deposit for such amount, free of interest, shall be kept deposited by the Flat Purchaser with the Promoters one week before the time of taking possession of the said premises.
34. The stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Flat Purchasers alone. It shall be

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the responsibility, obligation and liability of the Flat Purchaser to lodge this Agreement for registration. In compliance with the obligations under the law, the Promoters will attend the Sub-Registry and admit execution of this Agreement so as to get the same registered, after the Flat Purchaser informs the Promoters in writing the number under which it is lodged.

35. The deposits that may be demanded by or paid to the MCGM for the purpose of sanctioning the plans and/or issuing the commencement Certificate, IOD and/or occupation certificate and/or building Completion Certificate and for giving water drainage, the electric connection to the said building shall be payable by all the Flat Purchasers of the said building/s in proportion to the respective purchaser price of their respective flats. The amount of the same to be determined by the Promoters. The Flat Purchaser agrees to pay to the Promoters within 7 days of demand, such proportion of share of the Flat Purchaser of such deposit.



36. If at any time any developments and/or betterment charges or other levy are or is charged, levied or sought to be recovered by the MCGM, and/or any other public authority in respect of the said property and/or building, the same shall be borne and paid by all the Flat Purchasers in proportion to the respective purchase price of their respective flats.

37. The Flat Purchaser agrees and binds himself to pay to the Promoters his provisional monthly contribution of Rs. 3000/- per month towards the aforesaid outgoings (referred to in clause (11) above the date as provided hereinabove in clause (10) and payable every month regularly in advance till such time as the said property is transferred to a Co-operative Society/Condominium/Limited Company and he/she shall not withhold the same for any reason whatsoever.

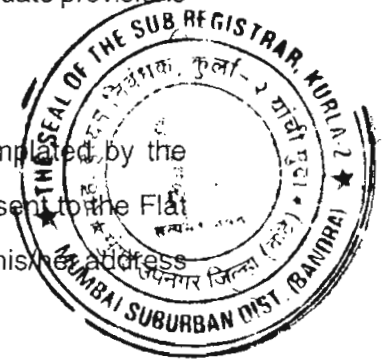
38. If for any reason prior to the completion of the said building/s and the receipt by the Promoters of the total consideration money received by them, a Deed of Conveyance is executed in favour of the Co-operative Society/Condominium/Limited Company and if on the date of such



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Conveyance the said building/s is/are not fully constructed and/or completed and/or is the building/s and/or other portions of the said property has or have not been disposed of by the Promoters, on ownership basis, or if the Promoters have not obtained in full the consideration money receivable by them from all persons who obtain the flats, car parking spaces and other portions in the said property, then and in such event, the Promoters shall have the right to construct and complete the said building/s and to dispose of the unsold flats, car parking spaces and/or other portions of the said property and/or to receive the consideration money even though such Conveyance is obtained in favour of the Co-operative Society/Condominium/Limited Company, adequate provisions for the above may be made in the Deed of Conveyance.

39. All notice to be served on the Flat Purchaser as contemplated by the Agreement shall be deemed to have been duly served if sent to the Flat Purchaser by prepaid post, under certificate of posting, at his address specified below:



100M, GLEN CROFT  
HIRANANDANE GARDENS  
POWAI MUMBAI - 400 076.

40. The Flat Purchaser shall permit the Promoters and their surveyors and agents, with or without workman at all reasonable times to enter into and upon the said premises or any part thereof to view and examine the state and condition thereof and the Flat Purchaser shall make good, within three months of the Promoters giving a notice, all defects, decays and wants of repair of which such notice in writing shall be given by the Promoters to the Flat Purchaser and also for the purpose of repairing any part of the building/s and for the purpose of making, repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and condition all services, drains, pipes, cables, water courses, gutters, wires, partition, walls or structure, or other convenience belonging to or serving or used for

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the said building/s, and also for the purpose of laying, maintaining, repairing and testing drainage and water pipes and electric wires and cables and for similar and other purpose contemplated by this Agreement.

41. It is clearly understood and agreed by and between the parties hereto that the Promoters shall have the unqualified and unfettered rights to sell on ownership basis to any person of their choice, the terraces in the building including the terraces above the top floor of the said building/s subject to the necessary means of access to be permitted for such purpose so as to reach the water tank of the building. The Purchaser/s of such terrace shall be entitled to make use of the same for all purpose whatsoever as permissible by law. However, the Purchaser shall not enclose or cover the said terrace without the written permission of the Promoters and/or the Society, as the case may be, and the MCGM.

42. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building in any, shall belong exclusively to the respective purchaser of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchasers. The Flat Purchaser herein accepts that he shall not be entitled to claim any right, title or interest whether by way of easement or otherwise into or upon the said terrace space allotted exclusively to any other Flat Purchasers. Such terrace space shall be maintained and repaired exclusively by the Flat Purchasers to whom the same are allotted and the same shall be kept in good clear and tenable condition at all times by them.

43. The Promoters have represented to the Flat Purchaser that one adjoining owners Bright Paints Pvt. Ltd. have granted irrevocable permanent right of way over and across their passage of 15 ft. in width passing through their properties, being all that pieces or parcel of land bearing CTS Nos. 184A, 184A / 1 to 7 admeasuring in aggregate 9780 sq. mtrs. (as per P. R. Card admeasuring 9513.9 sq. mts.) which passage has been shown on the plan annexed hereto and marked as **Annexure "A"** by colour burnt sienna to the said property of the Promoters and it's successors the assigns and the person or persons occupying and possessing the said property



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दस्त क्रमांक (७४७२/२००४)

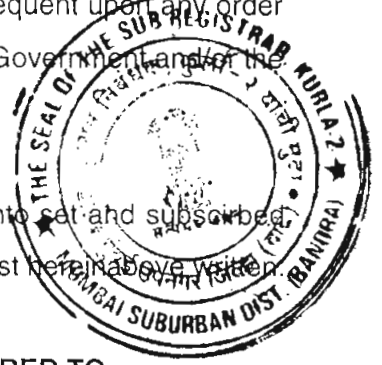
and their visitors, servants and agents absolutely and forever. The Promoters have further represented and declare that the Promoters and its Successors and assigns have also been allowed to lay under, through or above the said right of way the Pipelines, Electric Cables (BSES Cable) laying of the services like Water Main, Drainage, Mahanagar Gas Connection and other conveniences as may be required and for the said purpose to dig open the said right of way as and when necessary for laying, repairing or replacing the same. However, the Promoters and its successors and assigns and all deriving title through them shall at their own costs restore the said right of way to its original condition. It is further agreed that the said right of way will run with both the properties being property more particularly described in the First and Second Schedule hereunder written and the property belonging to the said Bright Paints Pvt. Ltd. so as to be binding on the successors and assigns and forever of the Promoters, Flat Purchasers, Society / Condominium / Limited Company as the case may be which will be formed of all the flat purchasers of the buildings/s "Harshvardhan" and the said Bright Paints Pvt. Ltd. and further agreed that the Promoters and its successors-in-title shall be a Co-operative Society/s Condominium/Limited Company as the case may be which will be formed of all the flat purchasers of the building/s "Harshvardhan" will share 50% of the costs at all times for maintaining and Keeping the said permanent right of way in good and proper repaired condition and well and sufficiently drained and the Flat Purchaser grants his irrevocable consent to the same.

44. If at any time prior to execution of the Deed of Conveyance the present FSI applicable to the said property is increased, such increase shall be ensured for the exclusive benefit of the Promoters alone without any rebate and/or compensation to the Flat Purchaser.
45. So long as the area of the said premises (agreed to be acquired by the Flat Purchaser from the Promoters) is not altered and the amenities set out in the Third Schedule hereunder written are not altered, the Promoters shall be at liberty and are thereby permitted to make variations in the layout/elevation of the said Property and/or the building/s (including relocation of open spaces, building/garden spaces and/or varying the location of the access to the said building/s as the exigencies of the situation and the circumstances of the case may require) The Flat Purchaser expressly hereby consents to all such variations.

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46. The Promoters shall have a first lien and charge on the said premises agreed to be acquired by the Flat Purchaser for any outstanding dues of the Flat Purchaser.
47. Whatever permission/benefits which may be available in respect of the aforesaid portion of the said immovable property, will ensure for the benefit of the Promoters and they the Promoters shall be entitled to put up construction (by way of additional floors and/or additional structures and contemplated above) on the said property described in the First and Second Schedule hereunder written utilising the benefit/FSI/TDR as may be permitted by the Authorities and the MCGM consequent upon any order or any such order as may be passed by the State Government and the Authority in respect of such development.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and the seal the day and the year first hereinafter written.



**THE FIRST SCHEDULED ABOVE REFERRED TO**

ALL THAT pieces or parcel of land admeasuring about 8,436 sq. yds. equivalent to 7,053.34 sq. mtrs. and bearing Old Khoti Survey No. 27 (pt) Old Survey No. 28, 85 (pt) and bearing New Survey No. 4 (pt), 5 (pt) & 9 (pt) and now bearing corresponding CTS No. 185 (pt), situate in the village of Tungwa, Near Powai, South Salsette Mumbai Suburban District in the Registration Sub-District of Bandra, Mumbai within the Jurisdiction of the Sub-Register of Assurances at Bandra now Sub-District Kurla at Chembur District Mumbai Suburban and bounded as follows :

On or towards East : by the property bearing Old Survey No. 84, New Survey No. 8,

On or towards West : by the property bearing Old Survey No. 29, New Survey No. 6,

On or towards North : by the property bearing Old Survey No. 86, New Survey No. 10,

On or towards North : Partly by Old Survey No. 27 (pt). New Survey No. 4 (pt) and partly by Old Survey No. 85 (pt).

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बंदर - ७

दस्ता क्रमांक (१४९२/२००४)

THE SECOND SCHEDULE ABOVE REFERRED TO 20

ALL THAT pieces or parcel of land admeasuring about 799 sq. yds. equivalent to 668.05 sq. mtrs. and bearing Old Khoti Survey No. 27 (pt) Old Survey No. 85 (pt) and bearing New Survey No. 4 (pt) of Plot.Nos. 1, 2 and 3 and New Survey No. 9 (pt) of Plot No. 1 and now bearing corresponding CTS No. 185 (pt), situate in the village of Tungwa, Near Powai, South Salsette Mumbai Suburban District in the Registration Sub-District of Bandra, Mumbai within the Jurisdiction of the Sub-Register of Assurances at Bandra now Sub-District Kurla at Chembur District Mumbai Suburban and bounded as follows :

On or towards East : Partly by Old Survey No. 27 (pt), New Survey No. 4 (pt) and partly by Old Survey No. 85 (pt) and New Survey No. 9 (pt).

On or towards West : Partly by Old Survey No. 27 (pt) and New Survey No. 4 (pt).

On or towards North : by Old Khoti Survey No. 84 (pt) and New Survey No. 9 (pt).

On or towards South: by Old Khoti Survey No. 27 (pt), New Survey No. 4 (pt).

THE THIRD SCHEDULE ABOVE REFERRED TO

LIST OF AMENITIES

I. DOORS :

MAIN ENTRANCE DOOR TO FLAT :

1. Main doors will be flush doors 35 mm thick French polished from both sides.
2. Teak wood cover moulding to door frames from one side.



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दस्त क्रमांक (४४९२/२००४)

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3. Peep hole (magic eye).
4. Brass chromium aldrop from outside.
5. One Godrej Night latch in each flat.
6. Number plate on top of entrance door.
7. Brass handle from outside and all windows and doors fittings shall be brass Oxidised.
8. One electric bell or buzzer of standard make.
9. A board indicating names of members on the ground floor.

#### KITCHEN, BATH & W.C. DOORS:

1. Teak wood panel doors with Oil Paint.
2. Brass Oxidised handle on either side.

#### OTHER DOORS OF FLAT:

1. Teak and flush doors enamel painted on both sides.
2. Brass handle on either side.
3. Teak wood flush doors with enamel painted.
4. Chromium Oxidised bolts.

#### II. WINDOWS:

1. Aluminium windows with full glass and shutters.
2. Toilet windows will be of teak wood, oil painted with latches and aluminium louvers.



#### III. FLOORING

1. Vitrified tiles in bedrooms, living dining and passages.
2. Toilet paving with tiles, dado upto 7' height with tiles.
3. 115 mm tiles through out of the flat.
4. Entrance lobby with tiles.
5. Kitchen flooring with Vitrified tiles

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**IV. KITCHEN:**

Built in platform with granite stone top with hole for Gas, Sink glazed tiles and skirting of white glazed tiles all over the platform upto window level on one side and 1'-6" on other side.

**V. PASSAGES:**

One wash basin with chrome plated pillar cock.

**VI. BATHROOM AND W.C.**

1. All bath room fittings shall be of fancy brass chromium.
2. One tap from overhead tank for continuous water supply.
3. Boiler of Standard make will be provided in the bath room.

**VII. STAIRCASE:**

1. Staircase landings flooring shall be of fancy brass chromium.
2. Staircase railing M.S. Plates with C. I. pipe railing.
3. Two Electrical light points per floor.

**VIII. COMPOUND AROUND BUILDING:**

1. Compound wall as per BMC rules with two M.S. Gates.
2. Compound to be paved as per BMC Rules.
3. Light to approach to the staircase block.

**IX. PAINTINGS:**

1. Flats will be white washed (lime).
2. Doors and windows and wood work and M.S. Steel work, if any, will be enamel painted.
3. Outside of the building will be painted with snowcem or its substitute.

**X. ELECTRIC:**

1. Electric bell or buzzer with switch at entrance door.
2. Four separate electric lights points and two plug points in living and bed rooms, one point in bath room. W.C. balcony and passage, one light point and 1 plug point in Kitchen. All wiring shall be copper in concealed pipes.



*[Handwritten signature]*

*[Handwritten initials]*

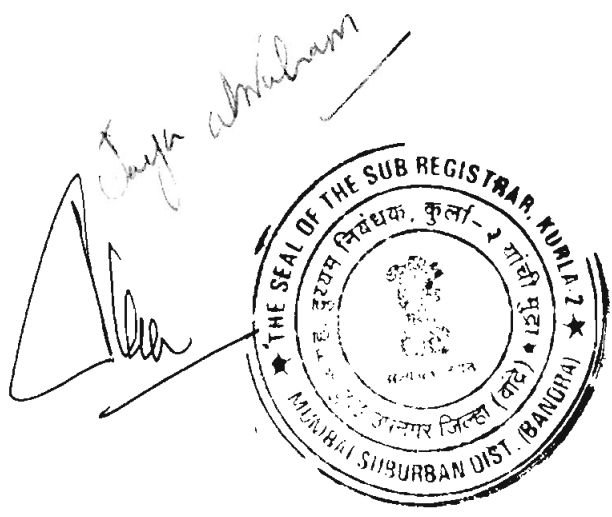
बदर - ७  
 दस्त क्रमांक (१००१२/१२००४)  
 ३०

- 3. Two power points in kitchen.
- Two power points in living room.
- One power plug points in bathroom for geyser.

SIGNED SEALED AND DELIVERED )  
 by the withinnamed Promoters )  
 M/S. SYLVEX CABLE COMPANY PVT. LTD. )  
 through their duly authorised Director )  
 Mr. MANOJ V. WADHWA )  
 in the presence of ..... )

For Sylvex Cable Co. Pvt. Ltd.,  
*Manoj Wadhwa*  
 Director

*Meena*  
 SIGNED AND DELIVERED BY THE )  
 withinnamed Flat Purchaser )  
Mr. Abraham Punnoose )  
Mrs. Jaya Abraham )  
 in the presence of ..... )



*Atade*  
 Received with thanks from Shri / Smt. Abraham Punnoose &  
Mrs. Jaya Abraham  
 the sum of Rs. 50000/- /- (Rupees Fifty thousand  
only -

as under :

| Cheque No. | Date     | Drawn on | Amount      |
|------------|----------|----------|-------------|
| 589188     | 05-11-04 | ICICI    | Rs. 50000/- |
|            |          |          | Rs. 50000/- |

WE SAY RECEIVED  
 For SYLVEX CABLE COMPANY PVT. LTD.

*Manoj Wadhwa*  
 (Director)  
 PROMOTERS

*[Handwritten signature]*



**Trupti B. Mehta**  
Advocate & Solicitor

43, Bombay Mutual Chambers,  
4<sup>th</sup> Floor, 19/21, Ambalal Doshi Marg,  
Fort, Mumbai 400 023.  
Phone: 2650993

"ANNEXURE B"

|                          |
|--------------------------|
| बंदर - ७                 |
| Date:                    |
| दस्त क्रमांक (२०१२/२००४) |
| ३१                       |

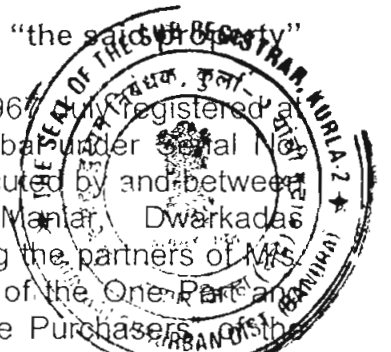
TITLE CERTIFICATE

Re: **FIRSTLY** ALL THAT pieces or parcel of land admeasuring about 8,436 sq. yds. equivalent to 7,053.34 sq. mtrs. and bearing Old Khoti Survey No. 27 (pt), Old Survey No. 28, 85 (pt) and bearing New Survey No. 4 (pt), 5 (pt) & 9 (pt) and now bearing corresponding CTS No. 185(pt), situate in the village of Tungwa near Powai, South Salsette Mumbai Suburban District in the Registration Sub-District of Bandra, Mumbai within the Jurisdiction of the Sub-Registrar of Assurances at Bandra now Sub-District Kurla at Chembur District Mumbai Suburban and bounded On or towards East by the property bearing Old Survey No. 84, New Survey No. 8; On or towards West by the property bearing old Survey No. 29, New Survey No.6; On or towards North by the property bearing Old Survey No.86, New Survey No. 10; and On or towards South Partly by Old Survey No. 27 (pt), New Survey No. 4 (pt) and partly by Old Survey No.85 (pt).

**SECONDLY** ALL THAT pieces or parcel of land admeasuring about 799 sq. yds. equivalent to 668.05 sq. mtrs. and bearing Old Khoti Survey No. 27 (pt), 85 (pt) and bearing New Survey No. 4 (pt) of Plot Nos. 1, 2 and 3 and New Survey No. 9 (pt) of Plot No.1 and now bearing corresponding CTS No. 185(pt), situate in the village of Tungwa near Powai, South Salsette Mumbai Suburban District in the Registration Sub-District of Bandra, Mumbai within the Jurisdiction of the Sub-Registrar of Assurances at Bandra now Sub-District Kurla at Chembur District Mumbai Suburban and bounded; On or towards East Partly by Old Survey No. 27 (pt), New Survey No. 4 (pt) and partly by Old Survey No.85 (pt) and New Survey No. 9 (pt); On or towards West Partly by Old Survey No. 27 (pt) and New Survey No. 4 (pt); On or towards North by Old Khoti Survey No. 85 (pt) and New Survey No. 9 (pt); and On or towards South by Old Khoti Survey No. 27 (pt), New Survey No. 4 (pt).

.... "the said property"

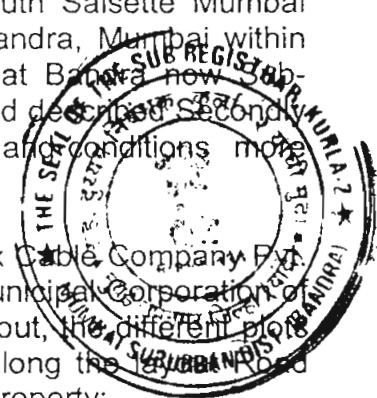
1. By and under a Deed of Conveyance dated 1<sup>st</sup> June, 1967 registered at the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 2343 of 1967 on 28<sup>th</sup> October, 1968 and made and executed by and between Ramjibhai Laljibhai Maniar, Prabhulal Tulsidas Maniar, Dworkadee Laxmichand Varia and Dhirajbhai Kanjibhai Sohni being the partners of M/s. Sylvex Cable Co. therein referred to as "the Vendors" of the One Part and Sylvex Cable Co. Pvt. Ltd. therein referred to as "the Purchasers" of the Other Part, the Vendors therein granted, conveyed, transferred and assured unto the Purchasers therein all that pieces or parcel of land admeasuring about 8,436 sq. yds. equivalent to 7,053.34 sq. mtrs. and bearing Old Khoti Survey No. 27 (pt), Old Survey No. 28, 85 (pt) and bearing New Survey No. 4(pt), 5 (pt) and 9 (pt) respectively and (now bearing corresponding CTS No. 185 (pt)) situate in the village of Tungwa near Powai, South Salsette Mumbai Suburban District in the Registration Sub-District of Bandra, Mumbai within the Jurisdiction of the Sub-Registrar of Assurances at Bandra now Sub-



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| बदर - ७                      |
| दस्त क्रमांक ( ४४१२ / २००४ ) |
| ३२                           |

District Kurla at Chembur District Mumbai Suburban and described Firstly hereinabove for the consideration and upon the terms and conditions more particularly set out therein.

2. By and under another Deed of Conveyance also dated 1<sup>st</sup> June, 1967 duly registered at the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 2344 of 1967 on 24<sup>th</sup> November, 1967 and made and executed by and between Ramjibhai Maniar, Prabhudas Tulsidas Maniar, Dwarkadas Laxmichand Varia and Dhirubhai Kantibhai Sohni being the partners of M/s. Sylvex Cable Co. therein referred to as "the Vendors" of the One Part and Sylvex Cable Co. Pvt. Ltd. therein referred to as "the Purchasers" of the Other Part, the Vendors therein granted, conveyed, transferred and assured unto the Purchasers therein all that pieces or parcel of land admeasuring about 799 sq. yds. equivalent to 668.05 sq. mtrs. and bearing Old Khoti Survey No. 27 (pt), 85 (pt) and bearing New Survey No. 4(pt) of Plot Nos. 1, 2 and 3 and 9 (pt) of Plot No. 1 and (now bearing corresponding CTS No. 185 (pt)) situate in the village of Tungwa near Powai, South Salsette Mumbai Suburban District in the Registration Sub-District of Bandra, Mumbai within the Jurisdiction of the Sub-Registrar of Assurances at Bandra now District Kurla at Chembur District Mumbai Suburban and described Secondly hereinabove for the consideration and upon the terms and conditions more particularly set out therein.
3. Prior to the acquisition of the said property by the Sylvex Cable Company Pvt. Ltd. in or about 1962 a layout was sanctioned by the Municipal Corporation of Greater Mumbai and as a result of such sanctioned layout, the different plots in the layout became several properties with access along the road available to all the plots in the layout including the said property;
4. The said property acquired by the Sylvex Cable Company Pvt. Ltd. was subsequently allotted CTS No. 185 of Village Tungwa. However, the boundaries as well as the area of the said property bearing CTS No. 185 are different from the area purchased by the Sylvex Cable Company Pvt. Ltd. under the above recited two registered Deed of Conveyances. The area of CTS No. 185 is larger than the combined area under the above recited two registered Deed of Conveyances. The present property as sanctioned by the Municipal Corporation of Greater Mumbai has boundary walls/ fencings all along the boundaries and the said property together with the building and structure standing thereon is in the exclusive possession and enjoyment of the said Sylvex Cable Company Pvt. Ltd. as owners openly and continuously since the purchase of the said property under the aforesaid two registered Deed of Conveyances till date.
5. The said property bearing CTS No. 185 stands in the name of Sylvex Cable Company Pvt. Ltd. in the Property Register Card and having an area admeasuring in aggregate about 11,187.2 sq. mtrs.;



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|                           |
|---------------------------|
| बदर - ७                   |
| दस्त क्रमांक (१०७१२/२००४) |
| ३३                        |

6. In the circumstances aforesaid, by virtue of the aforesaid two registered Deed of Conveyances, the Sylvex Cable Company Pvt. Ltd. as absolute Owners are seized and possessed of or otherwise well and sufficiently entitled to the said property admeasuring in aggregate 7721.39 sq. mtrs. and as per Property Register Card admeasuring in aggregate 11,187.2 sq. mtrs.
7. The Executive Engineer (Development Plans) (E.S.) of the Municipal Corporation of Greater Mumbai vide his letter bearing reference No. CHE/I to R/34/DPES dated 23<sup>rd</sup> June 1997 has allowed residential user of the said property to Sylvex Cable Company Pvt. Ltd. subject to certain terms and conditions more particularly set out therein.
8. An exemption order was passed by the Additional Collector and C. A. ULC Greater Mumbai on 10<sup>th</sup> March, 1999 under Section 8(4) of the Urban Land (Ceiling and Regulations) Act, 1976 declaring that there is no surplus vacant land in the said property. Prior thereto the Additional Collector and the Competent Authority, ULC had granted their No Objection Certificate bearing No. C/ULC/D.III/22/5340 dated 4<sup>th</sup> August, 1994 u/s. 22 of the Urban Land (Ceiling and Regulations) Act, 1976 for redevelopment of the said property.
9. The Executive Engineer, Development Plan (E. S.) of Municipal Corporation of the Greater Mumbai by his letter dated 6<sup>th</sup> October, 2001 informed to the Sylvex Cable Company Pvt. Ltd. that the said property does not fall within the Coastal Regulation Zone (C.R.Z.);
10. Sylvex Cable Company Pvt. Ltd. have got the plans and specifications for construction of building/s on the said property approved and sanctioned and have obtained IOD dated 31<sup>st</sup> January, 2001 bearing No. E.B./CE/3725/BPES/AL and Commencement Certificate in part dated 14<sup>th</sup> February, 2001 from the Municipal Corporation of Greater Mumbai.
11. Based on searches caused to be taken by me in the office of the Sub-Registry at Mumbai, Bandra and Chembur and at the City Survey Office and public notices issued by me in newspapers namely, The Free Press Journal on 4<sup>th</sup> February, 2002 & Mumbai Samachar on 4<sup>th</sup> February, 2002 and upon perusal of the above referred documents I certify that the title of Sylvex Cable Company Pvt. Ltd., a Company duly incorporated under the Companies Act, 1956 and having its registered office at Saki-Vihar Road, Mumbai 400 072 to the said property is clear and marketable and free from encumbrances and reasonable doubts.

Dated this 14<sup>th</sup> day of June, 2002.



*Trupti B. Mehta*  
(TRUPTI B. MEHTA)

बदर - ७

वस्त क्रमांक ( ४४९२/२००४ )

३४

"ANNEXURE C"

Form No. 38 (A) 11/10/1971  
G.O. No. 3610/10.03.1971

RULED CARD

906



906  
[ १००६-३ ] [ ११ ]  
मिनिशेती सायबरी दिनांक १-६-६८ सायबरी पुणेचे आदेशा आदेश क्र. ६८२२-२

संग १२६०

[ शेती कडे ]

२३-६-७१  
जि. दि. नं. ३-७०. त  
आदेशा क्र. ७८-६-७१

सा. सायबरी उपजिल्हाधिकारी, सायबरी उपनगराजिल्हा  
सायबरी लोकसेवा आदेशा क्रमांक १०६  
L.N.P. ६-७१ दिनांक ६-७-६८ क्र. ६८३५  
सायबरी  
पुणे  
आदेशा क्र. ७८-६-७१  
सायबरी  
पुणे



मुंबई नगरपालिका  
शाहकीपर

"ANNEXURE C"

बंदर - ७

पदा क्रमांक (२०१२/२००४)

३५

वस्तु क्रमांक १२३४५६७८९०  
 अधीन क्रमांक १२३४५६७८९०  
 आदेश क्रमांक १२३४५६७८९०  
 दिनांक १२/३४/५६७८९०  
 पता १२३४५६७८९०  
 मालिक १२३४५६७८९०  
 कायदा क्रमांक १२३४५६७८९०  
 मसुदा क्रमांक १२३४५६७८९०  
 तहसील १२३४५६७८९०  
 जिल्हा १२३४५६७८९०  
 मजदारी क्रमांक १२३४५६७८९०  
 नंबर १२३४५६७८९०

आदेश क्रमांक १२३४५६७८९०  
 अधीन क्रमांक १२३४५६७८९०  
 दिनांक १२/३४/५६७८९०  
 पता १२३४५६७८९०  
 मालिक १२३४५६७८९०  
 कायदा क्रमांक १२३४५६७८९०  
 मसुदा क्रमांक १२३४५६७८९०  
 तहसील १२३४५६७८९०  
 जिल्हा १२३४५६७८९०  
 मजदारी क्रमांक १२३४५६७८९०  
 नंबर १२३४५६७८९०

आदेश क्रमांक १२३४५६७८९०  
 अधीन क्रमांक १२३४५६७८९०  
 दिनांक १२/३४/५६७८९०  
 पता १२३४५६७८९०  
 मालिक १२३४५६७८९०  
 कायदा क्रमांक १२३४५६७८९०  
 मसुदा क्रमांक १२३४५६७८९०  
 तहसील १२३४५६७८९०  
 जिल्हा १२३४५६७८९०  
 मजदारी क्रमांक १२३४५६७८९०  
 नंबर १२३४५६७८९०





"ANNEXURE C"  
आलम्बित पत्रक

विभाग/मोजे -- तुंगवा

तालुका/भा.मु.मा.का. -- घाटकोपर

जिल्हा --



|                    |                |            |  |
|--------------------|----------------|------------|--|
| नगर भूमापन क्रमांक | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या क्षेत्राच्या किंवा भागाच्या तपशील आणि त्याच्या फेर तपशीलाची मितरा वेळ |
| १८५३               | १६८०.५         | क          | र.रु.१४७६७-००<br>सन २००१-२००२  |

रविधाधिकार  
हक्काचा मूळ धारक  
पट्टेदार  
इतर भार  
इतर श्रेरे

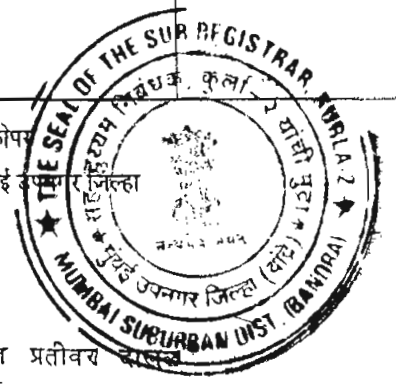
| दिनांक    | व्यवहार  | खंड क्रमांक | नविन धारक (धा)<br>पट्टेदार (ध) किंवा धार (ध)                     | साक्षात्कन  |
|-----------|--|-------------|--|---|
| ३०/४/२००२ | स्य.सु.धा.<br>मा.जिल्हाधिकारी मुं.उ.<br>जिल्हा यांचे यज्हील पो.वि.<br>आदेश क्र.कार्या-२ड/पो.वि.<br>एकत्रीकरण / एका आर.२११<br>दि.१३-११-२००१ व मो.र.नं.<br>१३/२००१ तसेच न.पु.अ.<br>घाटकोपर यांचा निम्न आदेश दि.<br>३०-४-२००२ अन्वये निवन<br>मिळकत पत्रिका उघडली. |             | (धा)<br>मे.सिलवेक्स कॅबेट<br>कं.पा.लि.<br>आरक्षण :- खेळाचे मैदान | फेरफार क्र.१५ प्रमाण<br>३०/०४/२००२<br>न. पु. अ. घाटकोपर |

तमासणी वर धारा-

खरी नवमाल -

घाटकोपर

मुंबई उपनगर जिल्हा



प्रमाण पत्र

मिळकत पत्रिकेच्या प्रमाणित प्रतीवर

क्षेत्र ... १.६६९.५ ... चौ. मी.

अक्षरी पुस्तक ६ आर साहाशे पेशी ५०० कि चौरस

मीटर हे मुळ मिळकत नधिकेवर नामूद केलेल्या

क्षेत्राच्या मेळात अतण्याची खाधी केली आहे.

अधीक्षक, भूमि अभिलेख

मुंबई उपनगर जिल्हा

मुंबई.

अर्ज आल्याची तारीख ... अर्जाचा शुल्क ... नवकल तयार तारीख ... तयार करणार ... तपसणी करणार ... नवकल मिळकती तारीख ... खरी प्रक ...

नगर भूमापन अधिकाारी  
घाटकोपर.

वहर - ७  
वस्त क्रमांक (२००१/२००४)  
३७

"ANNEXURE C"  
मालमत्ता पत्रक



विभाग/मोजे -- तुंगवा

तल्लुका/न.भु.गा.का. -- घाटकोपर

जिल्हा - घाटकोपर उपनगर जिल्हा

|                    |                |            |  |
|--------------------|----------------|------------|--|
| नगर भूमापन क्रमांक | क्षेत्र ची.मी. | धारणाधिकार | शासनाला दिलेल्या अकारणीचा किंवा धाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियता वेळ |
| १८५क               | ४७३.६          | क          | र.रु.१४७६७.००<br>सन २००१-२००२  |

एविधाधिकार

हक्काचा मुळ धारक

पट्टेदार

इतर भार

इतर शेरें

| दिनांक    | लावहार   | खंड क्रमांक | नविन धारक (धा) पट्टेदार (म) किंवा भार (धा)                    | साक्षात्कन   |
|-----------|--|-------------|---|--|
| ३०/४/२००२ | रख.सु.धा.<br>मा.जिल्हाधिकारी मु.उ.<br>जिल्हा याचे व्हडेल पौ.धि.<br>आदेश क्र.कार्या-२७ / पौ.धि. /<br>एकत्रितकरण / एस.आर.२९१<br>दि.१२-११-२००२ च मो.र.न.<br>१३/२००१ तसेच न.भू.अ.<br>घाटकोपर यांचा आदेश<br>दि.३०-४-२००२ अन्वये<br>नविन मालमत्ता पत्रिका<br>उपयुक्ती. |             | (धा)<br>मो.सिलवेक्स कॅबेल<br>कं.प्रा.लि.<br>आरक्षण:-५% ऑपिनटी | फेरफार क्र.१५ प्रमाणे<br>३०/०४/२००२<br>न. भू. अ. घाटकोपर |

तपासणी करपारा-

खरी न ताल -



वर्तमान क्रमांक १२३८६०२ अर्ज आल्याची तारीख ११/१०/०२  
नवेच शुल्क ३०००० नवकाल तयार तारीख १३/११/०२  
नवी प्रतिसवार ... तयार करणार ...  
नवी शुल्क ... तपासणी करणार ...  
नवी शुल्क ... नवकाल दिव्याची तारीख ...  
नवी शुल्क ... खरी न ताल ...

नगर भूमापन अधिकारी  
घाटकोपर

प्रमाण पत्र

नि. राज प्रतिकेता प्रमाणित प्रतीवर दाखल  
क्षेत्र ... ची. मी.  
अक्षरी ... चौरस  
मीटर हे मुळ मिळकत पत्रिकेवर नमूद केलेल्या  
क्षेत्राच्या मेजात असण्याची खात्री केली आहे.

अधीक्षक, भूमि अभिलेख  
मुंबई उपनगर जिल्हा  
मुंबई.

(पान न. -- 1)

वदर -- ७  
वस्त क्रमांक (१२३८६०२/२००४)  
३५



"ANNEXURE C"

नालमत्ता पत्रक



विभाग/मोजे -- तुंगवा

तहसील/न.भू.भा.का. -- घाटकोपर

जिल्हा --

|                    |                |           |  |
|--------------------|----------------|-----------|--|
| नगर भूमापन क्रमांक | क्षेत्र जी.मी. | धा.पाधिगत | शासनाला दिलेल्या आकारणीचा किंवा धा.पा.चा तपसणीत आणि त्याच्या फेर तपसणीची नियता जेष्ठ |
| १८५७               | ३१०.९          | क         | र.रु.१४७६७.००<br>सन २००१-२००२  |

सुविधाधिकार

हक्काचा मुळ धारक

पट्टेदार

इतर धार

इतर शीरे

| दिनांक    | बावहार   | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)                        | साक्षात्करण                                   |
|-----------|--|-------------|---|---|
| ३०/४/२००२ | स्व.सु.धा.<br>मा.निलहाधिकारी मु.उ.<br>जिल्हा सांघेयव्डीहापो.वि.<br>आदेश क्र.कार्या-२७ / पो.वि. /<br>एकत्रीकरण / एस.आर. २९१<br>य.मो.र.न.१३/२००१<br>तसेच न.मु.अ.घाटकोपर<br>यांचा आदेश दि.३०-४-२००२<br>अन्वये निव्वन मिळवता<br>पत्रिका उघडल्या. |             | (धा)<br>मे.सिलवेक्स कॅबेल<br>क.प्रा.लि.<br>आरक्षण :- खेळाचे मैदान | फेरफार क्र.१५<br>३०/०४/२००२<br>न.मु.अ.घाटकोपर |

तपसणी करपारा -

खरी नयकत -



अज श्रमात १२३८१२ अज आल्याची तारीख ६।५।०२  
नक्कलेचा शुल्क १०००० नक्कल तयार तारीख १३।५।०२  
नक्कलेची प्रतित्वा र तयार करणार २१।५।०२  
तपसणी शुल्क तपसणी करणार २१।५।०२  
कारण शुल्क २२०२ नक्कल दिल्याची तारीख २१।५।०२  
एकूण शुल्क खरी प्रत

नगर भूमापन अधिकारी  
घाटकोपर.

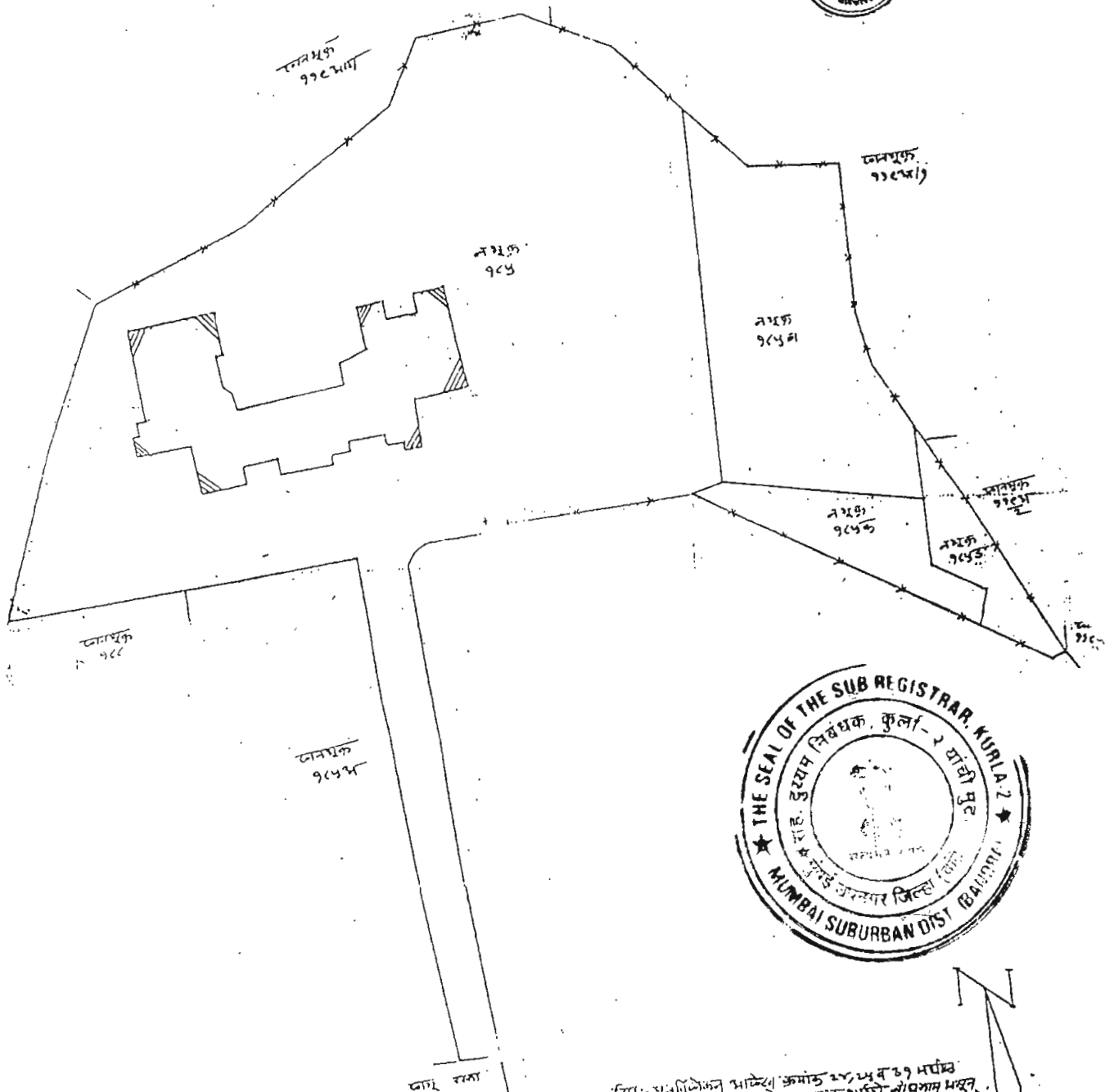
प्रमाण पत्र

मिळवता पत्रिकेचा प्रमाणित प्रतीकर दाखव  
क्षेत्र ३१०.९ जी.मी.  
अक्षरी तीमशे देहा पुर्जाक नु ४१/११/०२  
मीटर हे मुळ मिळकत पत्रिकेवर नमूद केलेल्या  
क्षेत्राच्या मेळात असण्याची खात्री केली आहे.

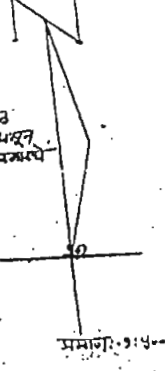
अधीक्षक, भूमि अभिलेख  
मुंबई उपनगर जिल्हा  
मुंबई.

बदर - ७  
दस्त क्रमांक (१००१२-१२००४)  
३१

अतिरिक्त: श्री. विनोदजी विनोदजी सोपे दिनांक १३/०५/१९८९ मधील अज्ञातपत्तन नगर अध्यायन मंडळी तुम्बे येथील पुनर्विक्रमन  
 आदेश क्रमांक २२, २५ व ३१ दिनांक १९८५, १९८६ व १९८७ च्या नकाराधी नगर क्षेत्राची नकाशापुस्तकी  
 नकाशाक धरते



टिप: पुनर्विक्रमन आदेश क्रमांक २२, २५ व ३१ मधील  
 न.श.क्र.१९८५ मधील पत्र क्रमांक ३११११ नोंदवून घ्यावे  
 -१९८३-१९८५ म, १९८६ व १९८७ मध्ये नकाराधी नकाशापुस्तकी  
 नकाशाक धरते:  
 ०१) प्लॉट १९४८-१९५० वर नकाराधी हातीस ३०/५/८२  
 नकाराधी पत्र २९०२२ नकाराधी हातीस ३०/५/८२  
 नकाराधी नकाराधी ... नकाराधी ...  
 नकाराधी नकाराधी ... नकाराधी ...  
 नकाराधी नकाराधी ... नकाराधी ...  
 नकाराधी नकाराधी ... नकाराधी ...



**बदर - ७**

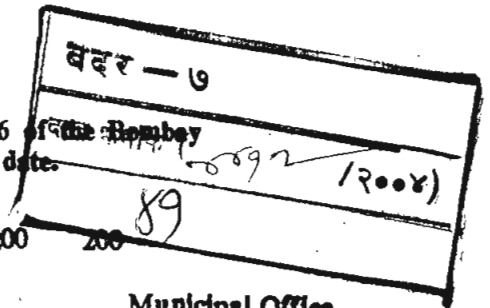
वस्त क्रमांक ( १८०९२ / १००४ )

४०

346  
For 88In replying please quote No.  
and date of this letter.Intimation of Disapproval under Section 346 of the Bombay  
Municipal Corporation Act, as amended up to date.

No: E. B./CE/ No. CE/3725/BS/A/BPES/AL

of 200 200



Municipal Office,

Mumbai 31 JAN 2001

MEMORANDUM

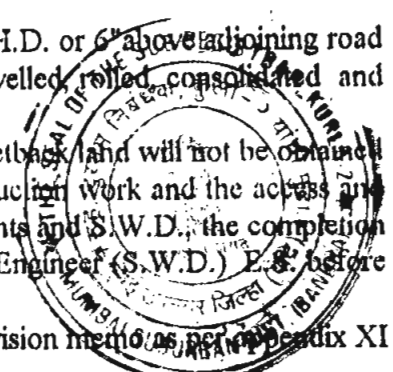
M/s. Sylvex Cable Co. Pvt. Ltd.

With reference to your Notice, letter No. 3689 dated 21.1.2000 and delivered on

.....200..... and the plans, Sections Specifications [and Description and further particulars and detail of your building] at Proposed building on plot bearing CTS No. 185 of village Tungwa at Kurla furnished to me under your letter, dated.....200..... I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

1. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK/  
BEFORE PLINTH C.C.

1. That the commencement certificate under Sec.45/69(1)(a) of the M.R.& T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
3. That the low lying plot will not be filled upto reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specifications for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed and his supervision memo as per appendix XI Regulation 5(3)(ix) will not be submitted by him.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos.1893 & 4326 and for existing building showing adequacy thereof to take up additional load will not be submitted by him.
7. That the regular/sanctioned/proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/E.E.(D.P.)/D.I.I.R.before applying for C.C.
8. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
9. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
10. That the requirements of N.O.C. of B.S.E.S.Ltd./Tata Hydro Electric Co. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
11. That the qualified/registered site supervisor through architect/structural engineer will not be appointed before applying for C.C. & his name and licence No. duly revalidated will not be submitted.
12. That the extra water and sewerage charges will not be paid to Asst. Engineer, Water Works, 'L' Ward before C.C.
13. That the true copy of sanctioned layout/sub-division/amalgamation approved under No.CE/383a/BPES/LOL dated 19.12.2000 alongwith the terms & conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
14. That adequate care in planning, designing and carrying out construction will not be taken in the proposed



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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the ... 30 ... day of JAN. 2002 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

|                          |                       |
|--------------------------|-----------------------|
| बदर - ७                  |                       |
| दस्त क्रमांक (४४१२/२००४) |                       |
| ४२                       | SPECIAL INSTRUCTIONS. |

— B. C. B. 21.01.2001  
Executive Engineer, Building Proposals.

Zone, 188 Wards.

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

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

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

Every person who shall erect, as a residential building shall cause the same to be built so that every part of the plinth shall be—

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

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

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

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

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

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

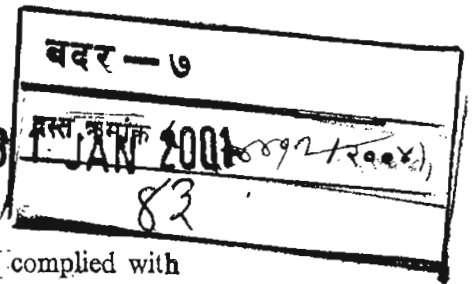
(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval

No. EB/CE/3725 /BPEES

1A/L 3

## NOTES



- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand props debris, etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objections approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to the office Sub-Engineer concerned and acknowledgment obtained from him regarding correctness of the plan, space and dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to alter alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broken glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



- (20) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:—
- Specific plans in respect of evicting or rehousing the existing tenants on your stating their number and the area in occupation of each.
  - Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the overhead storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the municipal requirements
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pretressed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. The cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).  
 (b) Lintels or Arches should be provided over Door and Window opening.  
 (c) The drains should be laid as require under Section 234-1 (a).  
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

|                          |
|--------------------------|
| बदल - ७                  |
| दस्तावेज नं. २७१२ (२००५) |
| ४४                       |

31.01.2005  
 Executive Engineer, Building Proposals

Zones..... 158 ..... Wards.

MUNICIPAL CORPORATION OF GREAT BOMBAY

No. CP 3725 (P) EST/M 31 JAN 2001

12. That the final N.O.C. from C.A. shall not be submitted.

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

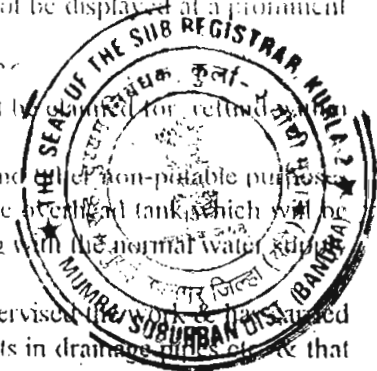
1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building
2. That the requirement of N.O.C. from C.A., U.L.C. & R. Act will not be complied with before starting the work above plinth level.

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE C.C.

1. That some of the drains will not be laid internally with C.P. pipes of adequate size
2. That the conditions mentioned in the clearance under No.C/UT/C/D III Sec.22 dated \_\_\_\_\_ obtained from the competent authority under U.L.C. & R. Act 1976 will not be complied with and fresh U.L.C. order showing revised area under road setback will not be submitted
3. That the dust bin will not be provided as per U.L.C.'s circular No.CE 9296/11 of 26.6.1978.
4. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate B.C.C.
5. That 100" wide paved pathway upto staircase will not be provided.
6. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be relevelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier
7. That the name plate board showing plot No., name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
8. That the parking spaces shall not be provided as per D.C. Regulation No. 26 \_\_\_\_\_ for retained \_\_\_\_\_
9. That B.C.C. will not be obtained and C.O.D. and debris deposit etc. will not be \_\_\_\_\_ a period of 6 years from the date of its payment
10. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewells and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
11. That the certificate to the effect that the licensed surveyor has effectively supervised the work and carried out tests for checking leakages through sanitary blocks, terraces, fixtures, joints in drains etc. and that the workmanship is found very satisfactory shall not be submitted.
12. That three sets of plans mounted on canvas will not be submitted.
13. That the certificate from Lift Inspector regarding satisfactory installation & operation of lift will not be submitted.
14. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor/stilt.
15. That every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.

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

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.



*[Signature]*  
 Executive Engineer,  
 (Bldg. Proposals)(Eastern Suburbs)

|                    |
|--------------------|
| ३१ - ७             |
| ३१ - ७ (२००१/२००४) |
| ४५                 |

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CL 5725 BPLS-AL 31 JAN 2001

15. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & N.O.C from Tree Authority will not be obtained before cutting any tree, if required to be cut.
16. That the notice under Sec. 317(1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
17. That this office will not be intimated in prescribed proforma for checking the open spaces & building dimensions as soon as the work upto plinth is completed.
18. That the clearance certificate from Assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
19. That the requirement of bye law 4(c) will not be complied with before starting the drainage work & in case Municipal sewer is not laid, the drainage work will not be carried out as per the requirement of Executive Engineer (Sewerage Project). Planning & completion certificate from him will not be submitted.
20. That the copy of Intimation of Disapproval conditions & other layout or sub-division conditions imposed by the Corporation in connection with the development at site shall not be given to the would be purchaser and also displayed at site.
21. That the M.A. permission from the Collector of Bombay shall not be submitted.
22. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will not be taken out before starting the work and will not be renewed during the construction of work.
23. That the development charges as per M.R.T.P. (Amendment) Act 1992 will not be paid.
24. That the carriage entrance shall not be provided before starting the work.
25. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on site before starting the work.
26. That separate P.R. Cards for each sub-divided plots, road, etc. exhibiting area in which the work will not be submitted.
27. That the debris will not be removed before submitting the building completion certificate and the Rs. 10,000/- will not be paid before starting the work towards faithful completion certificate.
28. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
29. That the registered undertaking agreeing to form Co-op. Housing Society will not be submitted before starting the work.
30. That the society will not be formed & got registered and true copy of the registration certificate will not be submitted.
31. That the proposal for amended layout sub-division shall not be submitted and got approved before starting the work and terms and conditions thereof will not be complied with.
32. That the proposal will contravene the section 251(A)(A) of the Mumbai Municipal Corporation Act.
33. That the remarks from Asst. Engineer, Water Works regarding location, size, capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
34. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
35. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
36. That the N.O.C. from Insecticide Officer shall not be submitted.
37. That the infrastructural works such as, construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
38. That the requisitions of clause No. 45 & 46 of D.C.R. 91 shall not be complied with.



*[Handwritten Signature]*  
31.01.2001

|                        |
|------------------------|
| बंदर - ७               |
| बस क्रमांक (२०१२-१००४) |
| ४९                     |



Form 5000 (Gen-520:15.9.99) DyChE-2

VALID UPTO 3 FEB 2001

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 3725 /BPES/A.

14 FEB 2001

COMMENCEMENT CERTIFICATE

To:

M/s Sylvex Cable  
Co Pvt Ltd

Sr.

With reference to your application No. 3063 dated 21.1.2000 for Development Permission and grant of Commencement Certificate under section 45 and 69 of the Maharashtra Regional & Town Planning Act 1966, to carry out development and building permission under section 343 of the Municipal Corporation Act, 1888 to erect a building in Building No. on plot No. C.T.S No. 185 Divn/Village/Town-Planning Scheme No. Tungna situated at Road/Street Kanya Rd. Ward L the Commencement Certificate/Building permit is granted on the following conditions:-

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar 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 Bombay 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 this same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with.



बदर - ७  
दस्त क्रमांक (४४१२/२००४)  
४७

(Gen-520)

: 2 :

(c) The Municipal Commissioner for Greater Bombay 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 43 or 45 of the Maharashtra Regional & Town Planning Act, 1956.

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 B.R. Roul Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is valid upto 13 FEB 2002

C. C. upto still slab

3725 / SPECIAL / AL - 7 JUN 2001

For and on behalf of Local Authority  
The Municipal Corporation of Greater Bombay.

Full C.C. for wing 'A' only

B.R. Roul 7.6.2001

Assistant Engineer Building Proposals  
Eastern Suburbs (E & N Ward)

Assistant Engineer Building Proposals  
Executive Engineer, Building Proposals  
(Eastern Suburbs)  
FOR



3725 / SPECIAL / AL - 5 OCT 2001

Full C.C. for wing 'B'

B.R. Roul 5.10.2001

Assistant Engineer Building Proposals  
Eastern Suburbs (E & N Ward)

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY.

CE 3725 / SPECIAL / AL - 8 MAY 2002

Full C.C. as per amended plan approved dt 8/2/2001

B.R. Roul 28.5.2002  
Assistant Engineer Building Proposals  
Eastern Suburbs (E & N Ward)

बदर - ७  
दस्त क्रमांक (२०१२-१२००४)  
४८

No. C/ULC/D-III/22/5340

Office of the

Additional Collector and Competent  
Authority (U.L.C) Gr. Mumbai

Administrative Building, 5th floor,  
Near Chotana College, Bandra Colony  
Bandra (E) Mumbai-400051

Date:- 28.6.2001.

Sub : Redevelopment permission u/s.22 of the ULC Act, 1976  
for the property bearing CTS No. 185 of village Tungwa  
Taluka Kurla in B.S.D.

-----  
N.O.C. for further C.C. above plinth level.

Ref : 1) This office LOI of even number, dated 4.8.94  
2) Your Architect's Letter No. Nil dated Nil received  
on 14.6.2001

Sir,

Redevelopment permission u/s.22 of the U.L.C. Act, 1976, for the  
above referred property was granted by this office vide LOI of even  
number, dated 4.8.94. As per condition No.13 of the said LOI, you  
are required to obtain clearance from this office by producing  
tenants agreements for further CC above plinth level. As requested  
you has requested for the same.

At the time of LOI, you had submitted an Indemnity Bond in  
which it was stated that the old structures were either occupied,  
The B.M.C. has also issued CC upto stilt level vide their  
their letter No. CE/3725/BPES/AL dated 4.2.2001.

Considering the above facts, therefore, there would be  
no objection to continue the work above plinth level.

All other terms and conditions of the said LOI shall  
remain unchanged.

Yours faithfully,

(S.R. MAJARE)

Additional Collector and C.A.  
(ULC) Gr. Mumbai

To,  
Sylvex Cable Co. Pvt. Ltd.  
Saki Vihar Road, Mumbai-72  
Copy f.w.cs. to

1) The Dy..City Engineer D.P., B.M.C.

2) The Executive Engineer B.P.E.S. 'M' Ward, Ghatkopar, Mumbai-77



|                          |
|--------------------------|
| बदर - ७                  |
| दस्त क्रमांक (२००१/२००४) |
| ४९                       |

**OFFICE OF THE**  
**Collector, Mumbai Suburban District**  
Administrative Building, 10<sup>th</sup> floor, Government Colony, Bandra(E.) Mumbai - 400 05

No. C/Desk - HD/LND/NAP/SR-K0 401  
Date : 13/11/2001

READ :-1) Application from Director of M/s. Sylvex Cable Co. Pvt. Ltd.

**ORDER :**

Land bearing C.T.S. No. 185 of village Tungwa, Taluka Kurla at Mumbai Suburban District, belongs to the following owner :

1) M/s. Sylvex Cable Co. Pvt. Ltd.

Director of M/s. Sylvex Cable Co. Pvt. Ltd. has applied for grant of Non-Agricultural Permission in respect of the above land for Residential purposes.

The building plans have been approved by the Greater Mumbai Municipal Corporation O. D. No. CE/3725/BPES/AL dt. 3/12/2000. The applicant has also produced exemption order/redevelopment permission under the Urban Land Ceiling Act, 1976 No. C/UL/71-V/6(1)/SR - 2-539/SR-2/605 dt. 10/8/99

The above lands are presently held for unauthorized non-agricultural purpose. On verification of papers it is seen that land already been assessed vide No. ADC/LND/C/9601 dt. 6/5/67 & furnished revised dt. 26/10/70. The Mumbai Municipal Corporation approved building plans therefore N.A.P. at the revised rate with conversion tax has been assessed.

In exercise of the powers delegated under section 44 (1) of the Maharashtra Land Revenue Code, 1966. Thereby grant the Non-Agricultural Permission is granted to M/s. Sylvex Cable Co. Pvt. Ltd. to use the land specified in the schedule appended hereto, as per the plans approved by the Greater Mumbai Municipal Corporation subject to the following conditions :

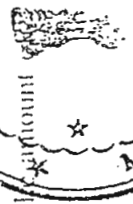
1. that the grant of permission shall be subject to the provisions of the Code & Rules made there under.

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|----------------------------|
| बदर - ७                    |
| दस्ता क्रमांक (१४४२-१२००४) |
| ५०                         |

2. that the grantee shall use the land together with the building or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose, without obtaining the previous written permission to that effect from this office.
3. that the grantee shall construct the building according to the plans approved by the Greater Mumbai Municipal corporation.
4. that the grantee shall not sub-divide the plot or sub plot, if any, approved in this order, without getting the sub-divisions previously approved by the Collector, Mumbai Suburban District.
5. that the grantee shall pay the non-agricultural assessment in respect of the land @Rs. 22/- per 100 sq. mtrs. per annum for residential purpose from 2001-2002. The N. A. assessment for the year 2001-2002 comes to Rs. 14767/-.
6. that the present N. A. rates mentioned in condition No. 5 above, is guaranteed upto 31st July, 2005, and the new standard rates are will be revised thereafter for further guarantee period.
7. As mentioned in condition No. 6 above, the grantee shall be liable to pay the amount difference due to revision and fixation of standard rates of N. A. Assessments.
8. that the grantee shall pay the conversion tax as per the schedule, which is equal to five times of N. A. assessment, within 30 days from the date of issue of this order, failing which the N.A. Assessment shall be liable to be cancelled.
9. that the grantee shall pay the measurement fees to the concerned Officer immediately.
10. that the area and assessment mentioned in this order and sanad shall be in accordance with the actual area found on measuring the land by the concerned Officer concerned.
11. that the grantee shall construct substantial building and/or other structure, if any, as per the approved plans of G.M.M.C. on the land within a period of three years from the date of commencement of the N. A. use of the land. This period may be extended by this office in discretion on payment by the grantee such fine/premium as may be imposed as per the Government orders in force from time to time.

COLLECTOR

MUMBAI



THE SEAL OF THE SUB REGISTRAR KURLA-2



|                          |
|--------------------------|
| बदर - ७                  |
| दस्त क्रमांक (२०१२/२००४) |
| ५१                       |

12. that the grantee shall be bound to execute a sanad in the form prescribed and as provided in Schedule VI appended to Maharashtra Land Revenue (Conversion of use of land & N. A. Assessment) Rules, 1969 embodying therein all conditions of this order, whenever called upon to do so.
13. that if the grantee contravene any of the conditions mentioned in this order and those in the Sanad, the Collector may, without prejudice to any other penalty to which he may be liable under the provisions of the Code, continue the said land/plot in the occupation of the grantee on payment of such fine and assessment as the Collector may direct.
14. that notwithstanding anything contained in condition 13 above, it shall be lawful for the Collector, Mumbai Suburban District, to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by him, and if no such removal or alteration not being carried out within the specified time, he may cause the same to be carried out and recover the cost thereof from the grantee as an arrears of Land Revenue.



15. that the grant of this permission is subject to the provisions of any other laws and Rules for the time being in force and that may be applicable to the relevant other fact of the case i.e. the Urban Land (Ceiling and Regulation) Act-1976 etc.,
16. that the grantee shall plant 111 trees, before the completion of the building on this land and shall take adequate care of their proper and healthy growth.
17. that the set back area and its' N. A. assement will be reduced after having the same approved by the Greater Mumbai Municipal Corporation.
18. That the grantee shall obtain prior permission for excavation & shall pay the same to the Government as per rules.
  19. earlier unauthorized N.A. Permission No. LND/9601 dt. 6/5/67 & 26/10/70 issued by Additional District Deputy Collector be treated as cancelled from the date of implementation of this permission.



बदर - ७

वस्तु क्रमांक (१२१२-१२००४)

५२

SCHEDULE

Name of the Holder : M/s. Sylvex Cable Co. Pvt. Ltd.

Village : Tungwa Taluka : Kurla, District : M. S. D.

C.T.S. No. : 185

- i) Area in sq. Mtrs -- purpose Industrial
- ii) Area in sq. mtrs. 1118720 purpose Residential
- iii) Rate of annual N. A. Assessment Rs.2,461/- for 2000 - 2001
- iv) Rate of annual N. A. Assessment Rs.14,767/- for 2001-2002
- v) Conversion tax of Rs.73,835/- to be paid within a month
- vi) the grantee shall pay total amount of Rs. 91,063/- (which is inclusive of fine) in the office of the Tahsildar, Kurla within a period of one month from the date of this order.

Sd/-  
Collector  
Mumbai Suburban District.

To, ✓ M/s. Sylvex Cable Co. Pvt. Ltd.

Incl. : One copy of approved plan of Building.

1. Copy Submitted to the Commissioner, Konkan Division for favour of the applicant and necessary action to be taken.
2. Copy with a copy of approved plan.(in duplicate) forwarded for information to the Tahsildar, Kurla.  
2/- He should take an entry in taluka form II and recover the fee within a period of one month.
3. Copy to the Additional Tahsildar (N. A.) Kurla for information
4. Copy with a copy of approved plan forwarded to the C.T.S. Officer, Ghatkopar

2/- He should recover the measurement fees from the applicant & carry out the actual measurement and report difference of area if any in the actual holding as compared to the area for which N. A. assessment is levied, so that suitable corrigendum can be issued. He may also make entry in the 'REGISTRATION OF CORRECTED CARDS' Card of all the holders, as shown in the schedule above, if it is not so done by the holder.

5. Master file.

One Sign by Collector of



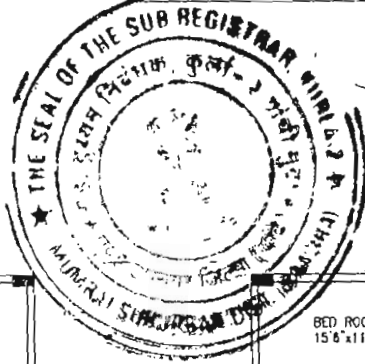
For Collector

Mumbai Suburban District

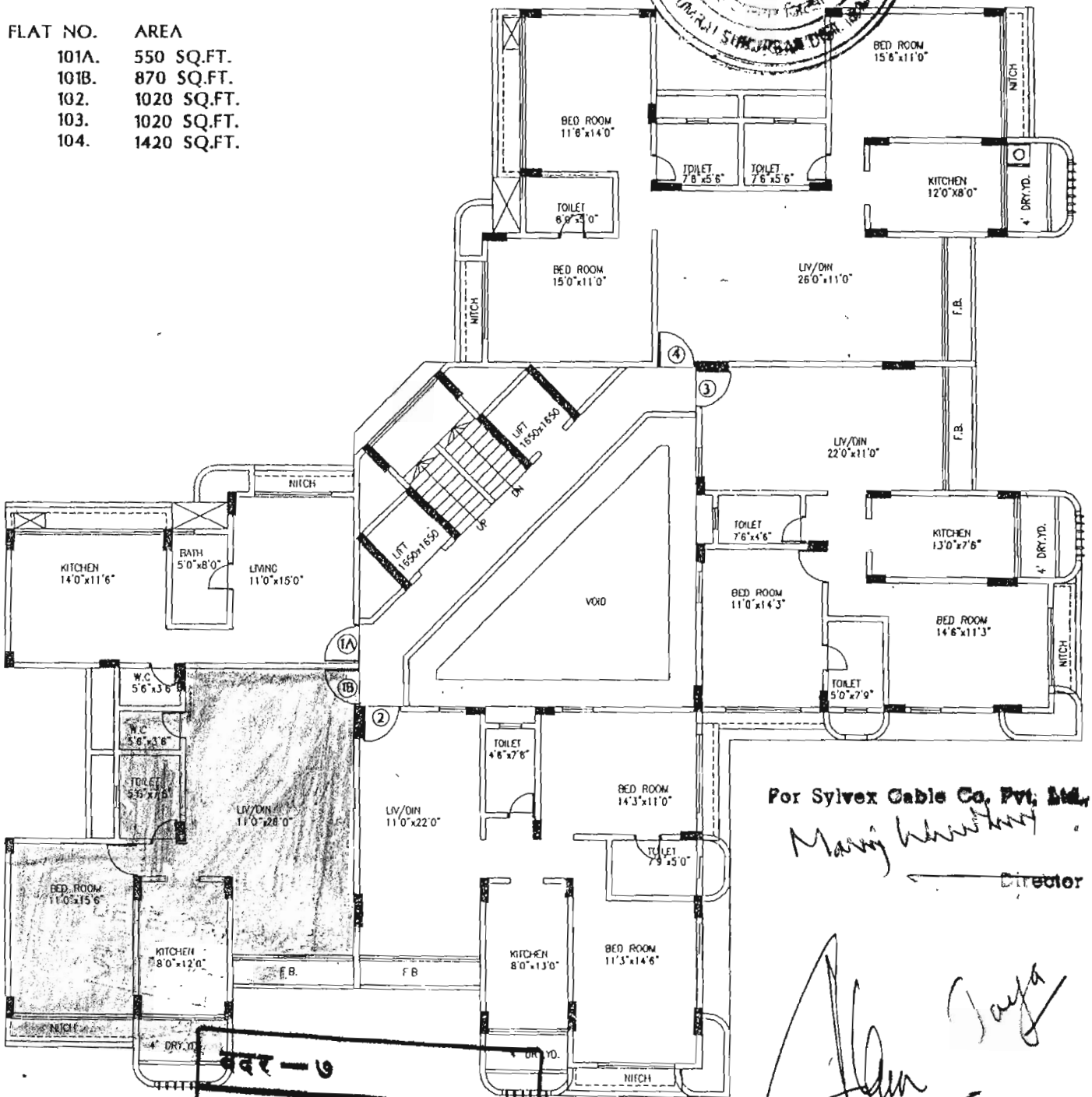
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| बदल - ७                      |
| दस्तावेज क्रमांक (२०१२-२००४) |
| ५३                           |

# HARSHVARDHAN

WING - B



| FLAT NO. | AREA        |
|----------|-------------|
| 101A.    | 550 SQ.FT.  |
| 101B.    | 870 SQ.FT.  |
| 102.     | 1020 SQ.FT. |
| 103.     | 1020 SQ.FT. |
| 104.     | 1420 SQ.FT. |



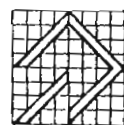
For Sylvex Cable Co. Pvt. Ltd.,

*Mangal Khandekar*

Director

*Jayendra Patel*

ARCHITECT  
JAYENDRA PATEL



SPACIOUS  
DESIGNS  
ARCHITECTS  
& INTERIOR  
DESIGNERS

425-A, VASUKAMAL, 14th Rd., MUMBAI-400 050.  
TEL: 642 4550, 640 6748. FAX: 644 1152

## TYPICAL FLOOR PLAN

ब्लॉक - ७  
प्लॉट क्रमांक ( २०१२ / २००४ )  
५४

revised on 31/5/03.

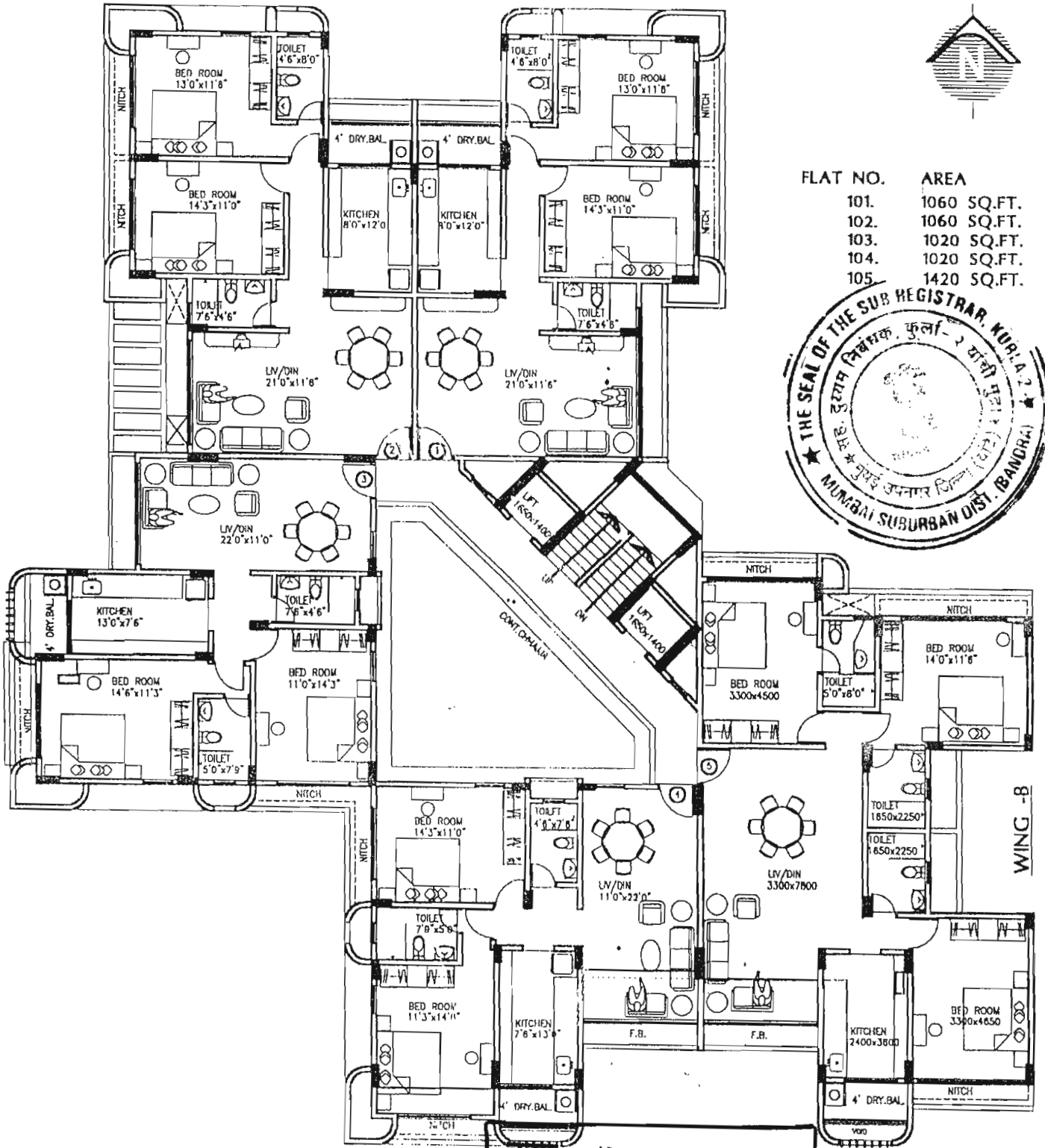


"ANNEXURE D"

HARSHVARDHAN  
WING - A



| FLAT NO. | AREA        |
|----------|-------------|
| 101.     | 1060 SQ.FT. |
| 102.     | 1060 SQ.FT. |
| 103.     | 1020 SQ.FT. |
| 104.     | 1020 SQ.FT. |
| 105.     | 1420 SQ.FT. |



बंदर - ७  
दस्त क्रमांक (२०१२/२००६)  
५५

ARCHITECT  
AYENDRA PATEL  
SPACIOUS  
DESIGNS  
ARCHITECTS  
& INTERIOR  
DESIGNERS

TYPICAL FLOOR PLAN

"ANNEXURE D"

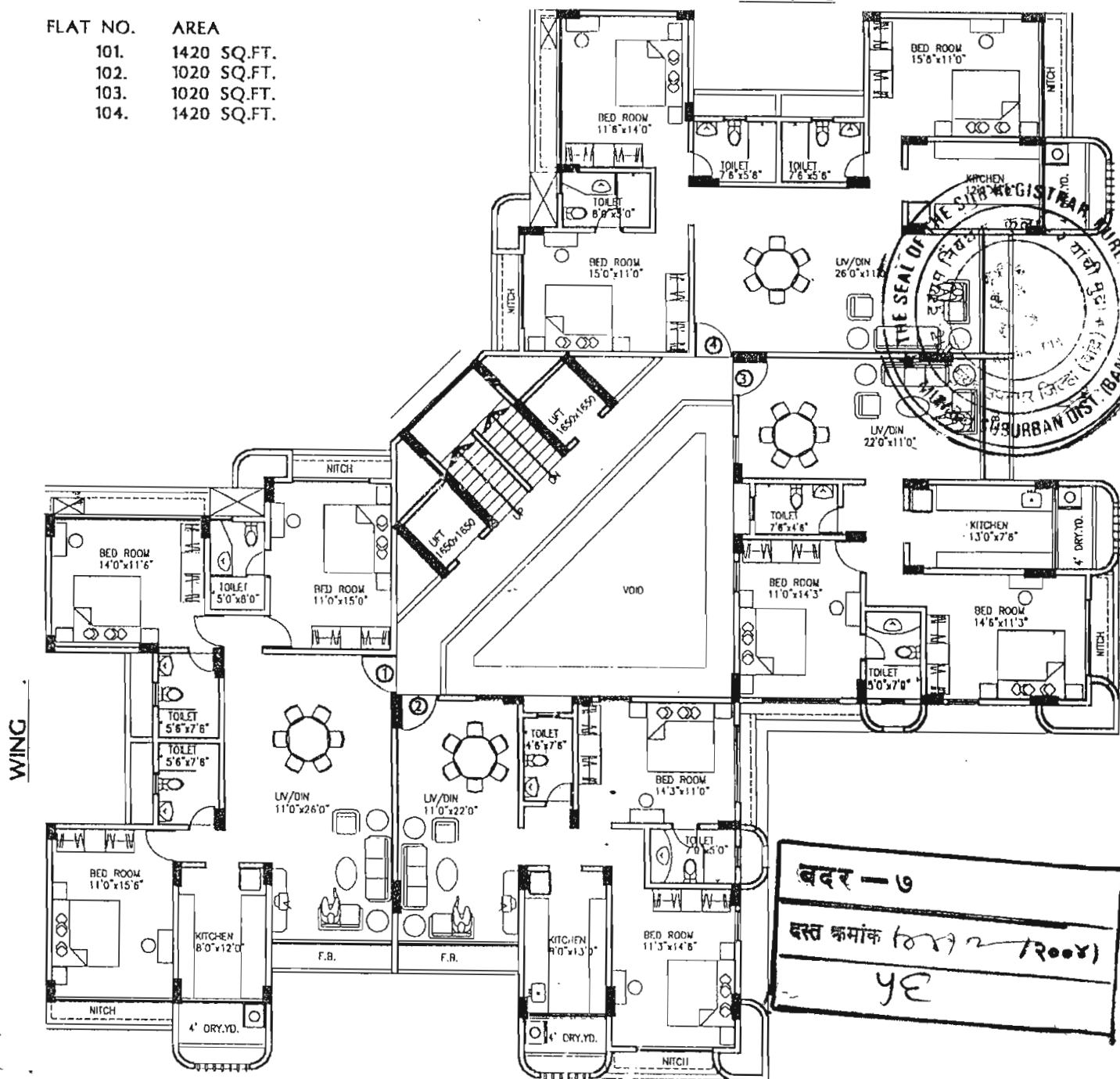
HARSHVARDHAN

WING -B



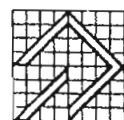
WING -C

| FLAT NO. | AREA        |
|----------|-------------|
| 101.     | 1420 SQ.FT. |
| 102.     | 1020 SQ.FT. |
| 103.     | 1020 SQ.FT. |
| 104.     | 1420 SQ.FT. |



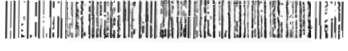
TYPICAL FLOOR PLAN

ARCHITECT  
JAYENDRA PATEL



SPACIOUS  
DESIGNS  
ARCHITECTS  
& INTERIOR  
DESIGNERS

425-A, VASUKAMAL, 14th Rd., MUMBAI-400 050.  
TEL: 042 4550, 640 6748. FAX: 644 1152



Wednesday, July 09, 2003  
1:23:29 PM

Original

नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 4352

मागाचे नाव चांद्रा

दिनांक 09/07/2003

दस्तावेजाचा अनुक्रमांक बदर 1 - 04340 - 2003

दस्तावेजाचा प्रकार पुरस्कारनामा

सादर करणार्याचे नाव: मनोज चारुदेव चागावा

|  |   |        |
|--|---|--------|
| नोंदणी फी  | : | 100.00 |
| नक्कल (अ. 11(1)), प्रत्येकानाची नक्कल (अ. 11(2)),<br>रजिस्ट्रार (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (6) | : | 120.00 |
| एतूण रु.   |   | 220.00 |

आपणारा हा दस्त अदाजे 1:38PM ह्या वेळेस मिळेल

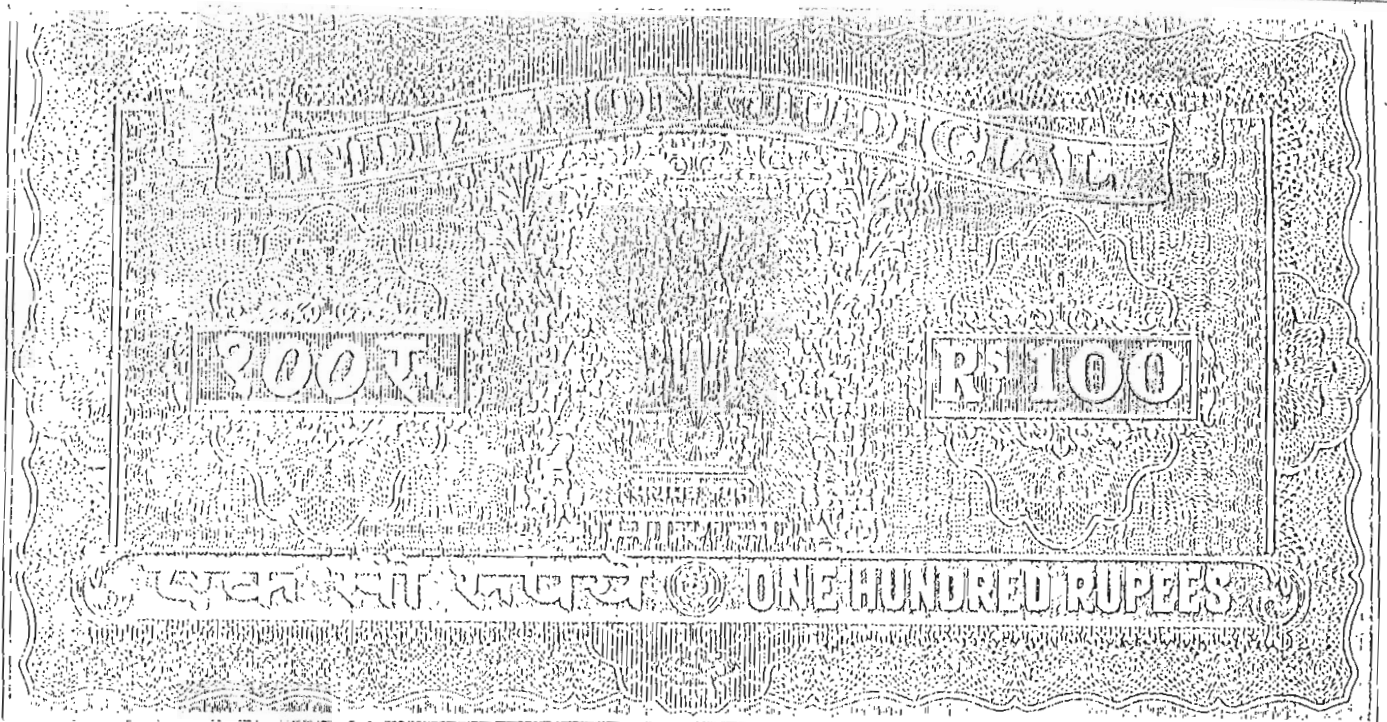
**DELIVERED**  
गारलेले मुद्रांक शुल्क: 100 रु.

दुय्यम निबंधक  
अंधेरी 1 (वाडा)

साह. दुय्यम निबंधक अंधेरी-१,  
मुंबई उपनगर जिल्हा,



|                          |
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| बदर - ७                  |
| दस्त क्रमांक (२०१२/२००४) |
| ५७                       |



General Stamp Office, Mumbai

Date.....

L.S.V. 153 JUL 2003

Shri R. J. Potte  
Deputy Officer

201

श्री. मिलिंद वि. राऊतवाकर, प. सा. गु. वि.

मणेश वासुदेव उर्फ दानवरा गौरी,  
वांदे वायव्यमार्ग, प्रा. अ. के. मार्ग,  
वांदे (१), मुंबई-४०० ०५२,

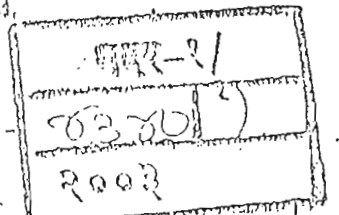
दोळे, क्र. २२२५२२, एम३१७०.

दिनांक 15 JUL 2003 क्रमांक

श्री. श्रीमती. व. केशव

गंगा पु. सा. गु. पेपर विक्रेता.

952



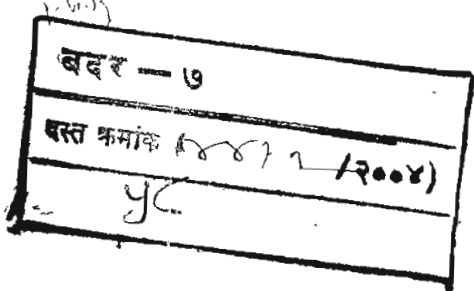
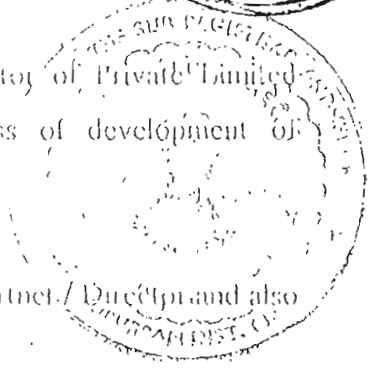
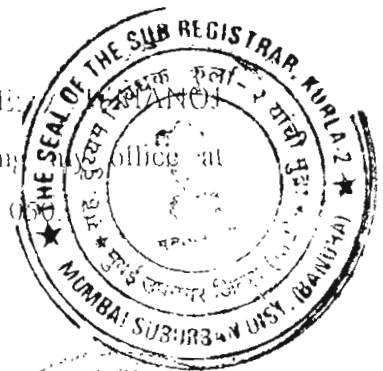
परचामाभारत  
मुद्रांक विज्ञान

TO ALL TO WHOM THESE PRESENTS SHALL COME:  
VASUDEV WADIWA of Bombay Indian Inhabitant having  
HAPPY HOME, 244 Waterfield Road, Bandra (w), Bombay 400 0

WHEREAS

(a) I am a partner in several firms as also a Director of Private Limited  
Companies, all mainly carrying on the business of development of  
immovable property,

(b) In the course of my business I, as such partner / Director and also



बदर-१/  
६३००/२  
२००३

....2....

in my personal capacity, execute several deeds and documents including Agreements and Flatholder's Agreements which are required to be compulsorily registered under the provisions of the applicable laws;

(c) I may not be available in Bombay to attend the office of the Sub-Registrar to admit execution of such deeds and/or documents and to enable such documents to be duly registered. I am desirous of appointing

MR. SHAHROOKH P. BALSARA as my true and lawful Attorney to represent me for the purpose hereunder set out.



बदर-७  
दस्ता क्रमांक (७४१२/२००४)  
५१

....3....

बदर-२/२००३  
३००३  
२००३

NOW KNOW YE AND THESE PRESENTS WITNESS that I MANOJ V. WADHWA do hereby nominate, constitute and appoint MR. SHAHROOKH P. BALSARA to be my true and lawful Attorney for me, in my name and on behalf to do the undermentioned acts, matter and things.

1. To present for registration and also, as necessary, to admit execution before the Sub-Registrar of Assurances at Bombay and/or at Bandra and/or at any other place as may be required the deeds and documents which I have or which I may hereafter execute.

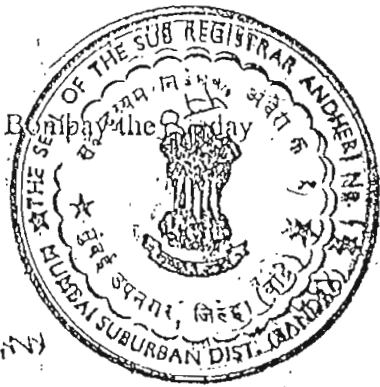
To identify my signature.

To do all other acts, matters and things as may from time to time be required under the provisions of the Indian Registration Act, 1908 for the due Registration of such deeds and documents.



AND GENERALLY TO DO ALL other acts, matters and things as may from time to time be required, in compliance with the law for the due registration of such deeds and documents as has already been executed, or which may hereafter be executed by me and/or on my behalf.

IN WITNESS WHEREOF I have hereunto set my hand at Bombay the 1st day of July 2003



SIGNED AND DELIVERED by )  
the withinnamed )  
MANOJ VASUDEV WADHWA )  
in the presence of )

Manoj Wadhwa

बदर - ७  
दस्ता क्रमांक (२०१२/२००४)  
EO

Power of attorney

accepted

Balsara

Shahrookh P. Balsara

Resham M. Wadhwa

1) Resham M. Wadhwa  
Ritu apt  
Bandra Bandra  
number - 100 050

2) Udaychand Kant  
Dhanu Jainam Wadi  
Pari naker Bandra  
Mumbai - 100 050

3 2 4 0 5 0

09/07/2003  
1:24:16 pm

दुय्यम निबंधक  
अंगरी 1 (बांद्रा)

दस्ता गोबवारा भाग-1

बदर 1

दस्ता क्र 4340/2003

दस्ता क्रमांक : 4340/2003  
दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पदाकाराचे नाव व पत्ता

पदाकाराचा प्रकार

छायाचित्र

अंगठ्याचा दसा

1 नाम गनोज चासुदय चापवा  
पत्ता: घर/प्लॉट नं: -  
गल्ली/रस्ता: वॉटर फिल्ड रोड  
ईमारतीचे नाव: हॅपी होम  
ईमारत नं: -  
पेट/वसताहत: -  
शहर/गाव: बांद्रा  
जिल्हा: -  
पिन: 40

लिहून देणार

वय 39

राही

*Mangj Wankar*



2 नाम शाहरुख भी बहारा  
पत्ता: घर/प्लॉट नं: -  
गल्ली/रस्ता: वॉटर फिल्ड रोड  
ईमारतीचे नाव: हॅपी होम  
ईमारत नं: -  
पेट/वसताहत: -  
शहर/गाव: बांद्रा  
जिल्हा: -  
पिन: 40

लिहून देणार

वय 42

राही

*Shahrukh Bihara*



बदर-१/  
४३४० | ४  
२००४



बदर - ७

दस्ता क्रमांक (४३४०/२००४)

*४७*

दस्ता क्र. [नदर-4340-2003] चा गोपचारा  
माजार मुख्य : 1 गोपदला 0 भरलेले मुद्रांक शुल्क : 100

पावती क्र.: 4352 दिनांक: 09/07/2003  
पावतीचे वर्णन  
नांव: मंगोज चारुदेव वाघवा

दस्ता हजर केल्याचा दिनांक : 09/07/2003 01:20 PM  
निष्पारनाचा दिनांक : 08/07/2003  
दस्ता हजर करणा-याची राही :

100 : नोंदणी फी  
120 : नकल (अ. 11(1)), पृष्ठांकनाची नफ (अ. 11(2)),  
रुजवात (अ. 12) व फासाधित्रण (अ. 13) ->  
एकदिसा फी

*Mangy Waghwa*

220: एकूण

दस्ताचा प्रकार : (48) गुप्तचाराणा  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 09/07/2003 01:20 PM  
शिवका क्र. 2 ची वेळ : (फी) 09/07/2003 01:23 PM  
शिवका क्र. 3 ची वेळ : (कमुती) 09/07/2003 01:24 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 09/07/2003 01:24 PM

दु. निबंधकाची राही, अंधेरी 1 (बांद्र)

दस्ता नोंद केल्याचा दिनांक : 09/07/2003 01:24 PM

ओळख :  
खालील इराम जसे निवेदीत करतात की, ते दस्ताएवज करून देणा-यांना व्यक्तीस ओळखतात,  
व त्यांची ओळख पटवितात.

नदर-१/  
४३४०/४  
२००३

1) रेशम वाघवा घर/पत्ते नं: *Resham Waghwa*  
गल्ली/रस्ता:-  
ईमारतीचे नाव:-  
ईमारत नं:-  
पेट/वसाहत:-  
शहर/गाव:बांद्रा  
तालुका:-  
पिन: 50

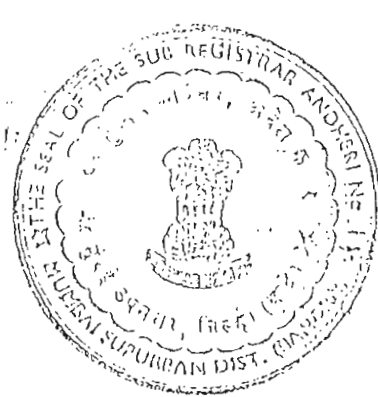
*3 फ्लॉयड चेंबरा*

प्रमाणित करण्यात येते की, या  
पुस्तकाच्या प्रत्यूपासून... याने आहेत.

2) चरमचरः काती घर/पत्ते नं:  
गल्ली/रस्ता:-  
ईमारतीचे नाव:-  
ईमारत नं:-  
पेट/वसाहत:-  
शहर/गाव:बांद्रा  
तालुका:-  
पिन: 50

सह मुख्य निबंधक, अंधेरी-क-१,  
मुंबई उपनगर जिल्हा.

दु. निबंधकाची राही  
अंधेरी 1 (बांद्र)



नदर-१/४३४०/२००३.  
पुस्तक क्रमांक १, क्रमांक चर  
नोंदला.  
दिनांक १०/०३

सह मुख्य निबंधक, अंधेरी-क-१,  
मुंबई उपनगर जिल्हा.



नदर - ७  
दस्ता क्रमांक (४४१२/२००४)  
६२



STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF DATE OF APPROVAL OF PLAN

| REVISION   | DESCRIPTION | DATE       | SIGNATURE |
|------------|-------------|------------|-----------|
| 23/11/2001 |             | 12/11/2001 |           |
| 22/05/2003 |             |            |           |

TRUE COPY OF PLANS APPROVED BY

EX ENGR BLDG PROJES/WS/CITY

VIJDE-NO. CE/3225/BPCB/AL-18/8/03

ARCHITECT M/S. S. V. THAKKER & ASSOCIATES

335, KAILAS PLAZA, VALLABH BAUG LANE,

MUMBAI - 400 075.

DESCRIPTION OF PROPOSAL

PROPOSED BLDG. NO.1 OF PROPERTY BEARING C.T.S. NO. 185,  
OF VILLAGE TUNGWA AT KURLA.

NAME OF OWNER/ SIGNATURE

M/S. SYLVEX CABLE CO. PVT.LTD.

JOB NO.

DRG. NO.

SCALE

CHECKED BY

BY

MUN/AP-3/01

AS SHOWN

NAME, SIGNATURE & ADDRESS OF ARCHITECT

**S.V. THAKKER & ASSOCIATES**

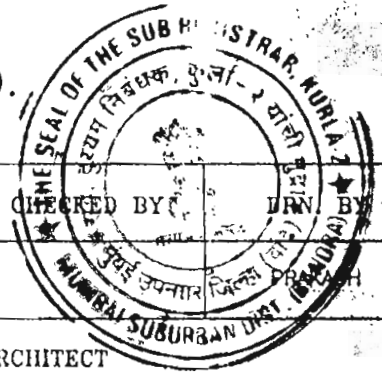
ARCHITECT, ENGINEERS, TOWN PLANNER

335/337, KAILAS PLAZA,

VALLABHBAUG LANE,

GHATKOPER (E),

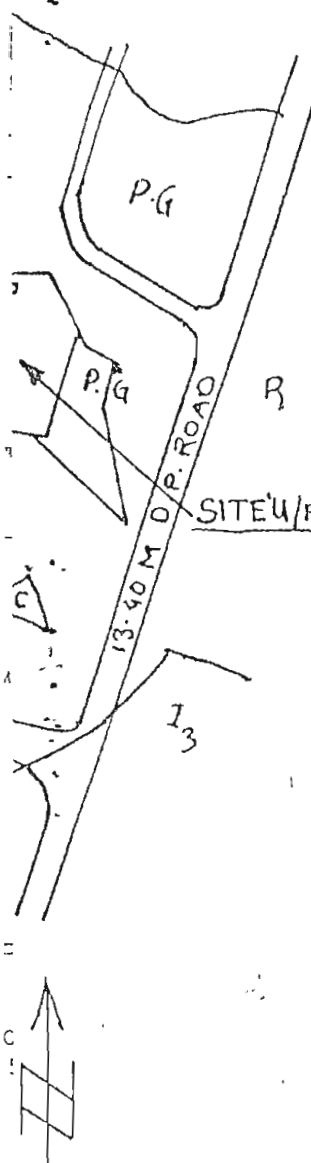
MUMBAI - 400 075.



दस्तावेज - 3

दस्तावेज क्रमांक (572/2003)

E3



\*\*\*\*\*  
DATED THIS      DAY OF      2003  
\*\*\*\*\*

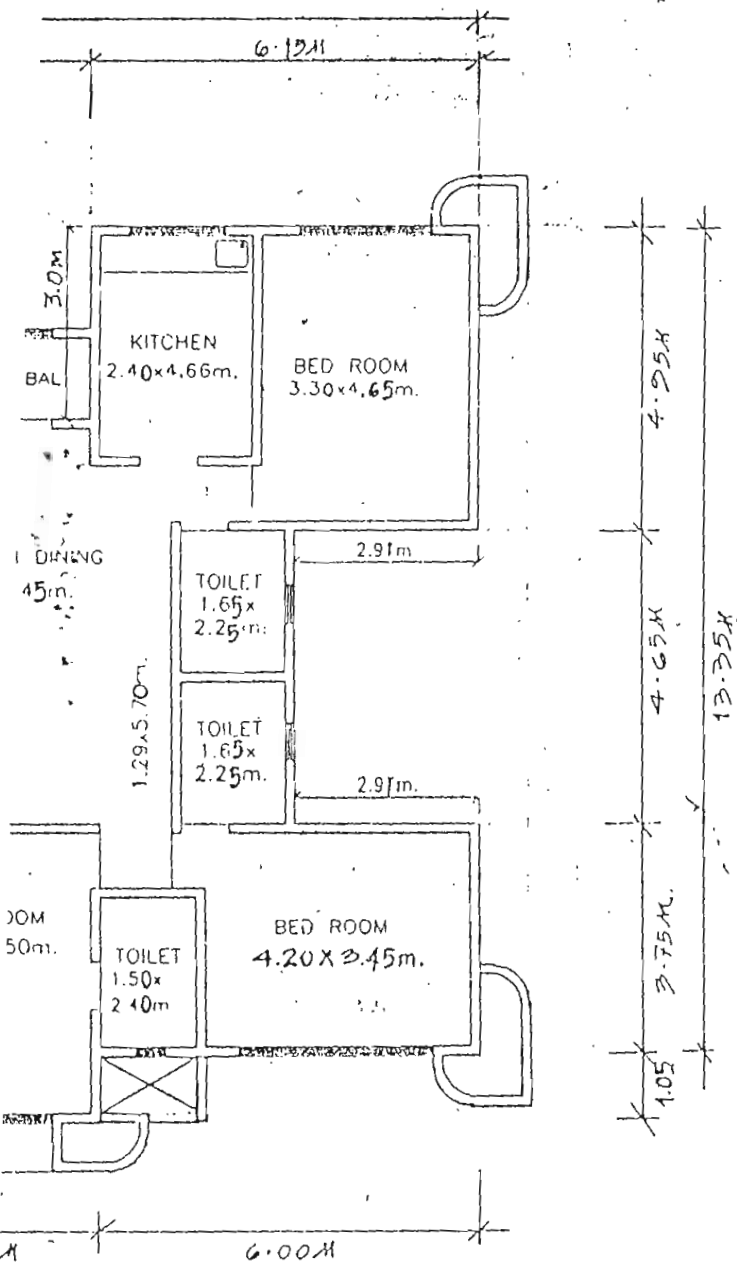
MANOJ VASUDEV WADHWA  
TO  
SHAHROOKH P. BALSARA

POWER OF ATTORNEY  
\*\*\*\*\*  
(for Registration of document)

MESSRS. A.H. PARPIA AND COMPANY  
Advocates and Solicitors,  
Lentin Chambers,  
Dalal Street,  
Fort,  
Bombay - 400 023

1.40  
S.S.  
9/7/03

**SYLVEX CABLE  
TYPICAL FLOOR PLAN**



31 JAN 2001

Approved Subject to the conditions mentioned  
in this Office No. CE/ 27.25 /BPES/A

31.01.2001  
Executive Engineer Bldg. Prop. (E.S.)

*[Signature]*  
S.E.R.P. (E.S.)  
31/1/2001



|                          |
|--------------------------|
| बदर - ७                  |
| दस्त क्रमांक (२४९२/२००४) |
| <i>[Signature]</i>       |



28/04/2004

दुय्यम निबंधकः

12:49:12 pm

कुर्ला 2 (विक्रोळी)

दस्त गोषवारा भाग-1

वदर7







दस्त क्र 4412/2004

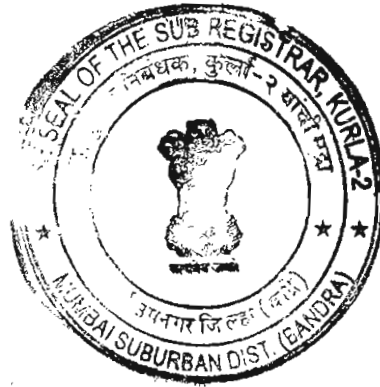
EY

दस्त क्रमांक : 4412/2004

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

|   |   |   |   |   |
|---|---|---|---|---|
| 1 | नाव: मेसर्स सिल्वेक्स केबल कॅ. प्रा. लि. तर्फे डायरेक्टर<br>मनोज व्ही वधवा यांच्यातर्फे कु मु म्हणून श्री. शाहरुख<br>पी. बलसारा - -<br>पत्ता: घर/फ्लॅट नं: साकी विहार रोड मुं 72.<br>गल्ली/रस्ता: -<br>ईमारतीचे नाव: -                | लिहून देणार<br>वय 43<br>सही <i>Shahrukh</i>     | <br>098 - 76815    |   |
| 2 | नाव: अब्राहम पुत्रूस - -<br>पत्ता: घर/फ्लॅट नं: 1004, ग्लेन क्रॉफ्ट, हिरानंदानी<br>गार्डन्स, पवई मुं 76.<br>गल्ली/रस्ता: -<br>ईमारतीचे नाव: -<br>ईमारत नं: -<br>पेट/वसाहत: -<br>शहर/गाव:-<br>तालुका: -<br>पिन: -<br>पॅन नम्बर: अॅजेंट | लिहून घेणार<br>वय 34<br>सही <i>Abraham</i>      | <br>26098 - 76816 |  |
| 3 | नाव: जया अब्राहम - -<br>पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे<br>गल्ली/रस्ता: -<br>ईमारतीचे नाव: -<br>ईमारत नं: -<br>पेट/वसाहत: -<br>शहर/गाव:-<br>तालुका: -<br>पिन: -<br>पॅन नम्बर: फॉर्म 60  | लिहून घेणार<br>वय 37<br>सही <i>Jaya Abraham</i> | <br>098 - 76817   |  |





दस्त गोषवारा भाग - 2

वदर7

दस्त क्रमांक (4412/2004)

EE/EE

दस्त क्र. [वदर7-4412-2004] चा गोषवारा  
बाजार मुल्य .1960875 मोबदला 2088000 भरलेले मुद्रांक शुल्क : 115800

पावती क्र.:4480 दिनांक:28/04/2004  
पावतीचे वर्णन  
नांव: अब्राहम पुत्रूस - -

दस्त हजर केल्याचा दिनांक :28/04/2004 12:41 PM  
निष्पादनाचा दिनांक : 20/04/2004  
दस्त हजर करणा-याची सही :

20880 :नोदणी फी  
1320 :नक्कल (अ 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा  
शिक्का क्र. 1 ची वेळ . (सादरीकरण) 28/04/2004 12:41 PM  
शिक्का क्र. 2 ची वेळ : (फी) 28/04/2004 12:46 PM  
शिक्का क्र. 3 ची वेळ (कबुली) 28/04/2004 12:48 PM  
शिक्का क्र. 4 ची वेळ . (ओळख) 28/04/2004 12:48 PM

22200: एकूण

दस्त नोद केल्याचा दिनांक : 28/04/2004 12:48 PM

दु. निबंधकाची सही कुर्ला 2 (विक्रोळी)  
सु. पु. बडकस

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तप्रेषक करून देणा-या व्यक्तीशी ओळखतात,  
व त्याची ओळख पटवितात.

1) दसई सिंग - - ,घर/फ्लॅट नं: साकी विहार रोड मु 72.

गल्ली/रस्ता: -

ईमारतीचे नाव: *दु. निबंधक*

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) पी. पी. जॉन - - ,घर/फ्लॅट नं: राय कन्स्ट्रक्शन कम्पा, आय आय टी मेन गेट समोर, तबई  
मु 76.

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन. -

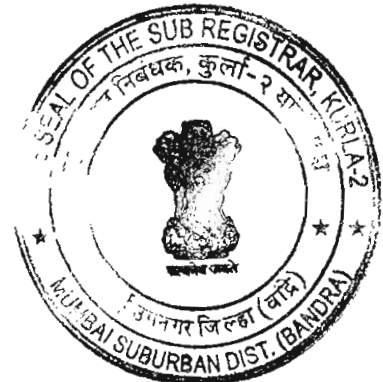
प्रमाणित करण्यात येत कि या दस्तामध्ये  
एकूण *११६६* (११६६) पाने आहेत.  
वदर *७/०४/०४* /२००४  
पुस्तक क्रमांक *१* क्रमांकवर  
नोंदला *२१/०४/०४*  
दिनांक

सह दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा.

सु. पु. बडकस

दु. निबंधकाची सही  
कुर्ला 2 (विक्रोळी)

सु. पु. बडकस



Handwritten notes or markings in the top left corner, possibly including a date or page number.

10

11

12

13

14

DATED THIS 20<sup>th</sup> DAY OF April 2004

SYLVEX CABLE CO. (P) LTD.

..... Promoters

TO

SHRI. SMT./M.S. ABRAHAM PUNNOOSE

JAYA ABRAHAM

Flat Purchaser

ADDRESS : 1004, GLEN CROFT

HIRANANDANI GARDENS

Powar - Mumbai - 400 076.

RESIDENCE : \_\_\_\_\_

PHONES :

OFFICE : \_\_\_\_\_

## AGREEMENT

(Agreement in Respect of Flat No. 101-B.....)

on the 1<sup>st</sup> floor of Wing "B" of

### HARSHVARDHAN

Plot bearing CTS. No. 185 . of Village Tungwa,  
Kurla (W)

**TRUPTI B. MEHTA**

43, Bombay Mutual Chambers,  
4th Floor, 19/21, Hamam Street,  
Fort, Mumbai - 400 023.  
Tel. : 265 0993