

2022	93	990
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fully satisfied with the title of the said Society in respect of the said Property and the Developer's right to sell various apartments in the Buildings to be constructed on the said Property and hereby agrees not to raise any requisitions on or objections in regard thereto.

2 AGREEMENT TO PURCHASE

2.1 The Developer shall construct the Buildings (wherein comprised is/are the Apartment/s agreed to be acquired by the Allottee/s as hereinafter contained) on the said Property in accordance with the plans, designs and specifications approved by the authorities concerned from time to time. The present particulars of the Buildings e.g. number of structures, nature of the apartments comprised therein as permissible under the laws in force, have been furnished to the Allottee/s who has / have independently surveyed and satisfied himself / herself / themselves / itself of all aspects relating thereto (without materially and substantially, adversely or prejudicially affecting the Apartment/s agreed to be acquired by the Allottee/s, the Developer shall be however entitled to make alterations or amendments in the scheme of development of the said Property and/or the Property in any manner whatsoever including amalgamation, sub-division, granting of any rights, privileges, benefits or easements by way of right of way and access, to draw, lay, install any connection or services, such as water, drainage, sewage, electricity, etc. for the more beneficial use and enjoyment of the said Property or any part/s thereof and/or of the plot/s contiguous or adjoining or in the vicinity of the said Property and/or the structure/s constructed or to be constructed thereon or if desired by the Developer or if required to be made for the purpose of meeting any requisition, objection or requirement of the authorities concerned. The Allottee/s shall not object to the aforesaid and hereby grant/s irrevocable consent to the same. Provided however that if such variations, alterations or amendments to the plans, designs and specifications adversely affect the said Apartment, then the Developer shall obtain the Allottee/s prior written consent except where such variations, alterations or amendments are required by the authorities concerned or due to change in law.



2.2 The Developer has agreed to sell and allot to the Allottee/s and the Allottee/s hereby purchase and acquire from the Developer, Flat No. 0701 admeasuring 398.00 sq. ft. (carpet area as per RERA) along with Deck area of 0.00 sq. ft. on the 07 Floor in the E wing of the said Building (hereinafter referred to as the "said Apartment") more particularly described in the Second Schedule hereunder written and shown in red hatched lines on the plan annexed hereto and marked as Annexure 'H' to be constructed on the said Property, more particularly described in the First Schedule hereunder written and delineated on the plan annexed hereto and marked as Annexure 'A'.

2.3 The Developer has agreed to sell and the Allottee has agreed to purchase from the Developer Flat No. 0701 admeasuring 398.00 sq. ft. (carpet area as per RERA) along with Deck area of 0.00 sq. ft. on the 07 Floor in the building in the E wing (hereinafter referred to as "the Flat") shown in the Floor plan thereof hereto annexed and marked Annexures A for the consider

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9022/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 9022/2024

शेड नं.:

Regn.03m

गावाचे गाव : हरियाली

क्रमांक	विवरण	करारवाचा
(1)	विशेषाचा करार	7153810
(2)	सोबत	5972718,98
(3)	करारवाचा/भाडेकरारवाचा/भाडे/सहकारणी देणे वी पट्टेदार ते वृत्त करावे	1) पालिकेचे नाव: मुंबई महानगर पालिका अर्धनिका नं: 701, भागा नं: 7 वा मजसा.इ बिल्ड, इमारतीचे नाव: ईस्टव्ह इन्डस, ब्लॉक नं: कर्मचार नगर, रोड : विजोली पूर्व मुंबई 400083, इतर बाहिरी: सधनिकेचे एकूण क्षेत्रफळ 398 चौ फूट रीट कार्पेट-रि 31 मार्च 2021 चे सासन आदेश क्र. मुद्रांक - 2021/बनी. सं. क्र. 12/प्र. क्र. 107/म - 1(पोरम)दि 31/03/2021 अन्वये घरेडी येथार महिला अस्तव्यामुळे तदर वसास मुद्रांक शुल्कागध्ये 1% सवलत देण्यात आलेली आहे व सार सवलतीत सुधारित आदेशानुसार महसूल आणि वन विभागाने जारी केलेल्या दिनांक 26 मे 2023 च्या नवीन परिपत्रकात सादर नवीन सुधारानुसार सवलत देण्यात आलेली आहे (C.T.S. Number : 356 (PART) :)
(4)	इमारत, गोटहिल्ला व परक्यांक(अस्तव्यास)	1) 40.68 चौ.मीटर
(5)	लेवण	
(6)	अभ्यासी किंवा पुढी देण्यात आलेले तेंपदा.	
(7)	दस्तऐवज बळ देणा-या/नासिद्धन देणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तव्यास, प्रतिपादिचे नाव व पत्ता	1): नाव-वेणव्ही बीएस साबली टेन्टपर्स एमएलपी चे बाहीदार रामदास मास्की सांगळे - तर्फे मुखत्यार बनिम संकर विचारे वन-50; पत्ता-प्लॉट नं: साप नं 2, भागा नं: सी बिल्ड, इमारतीचे नाव: विनिर्म नं. 150, ब्लॉक नं: बसिस्त वीक प्ला बारी, कर्मचार नगर 1, रोड नं: विजोली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड: 400083 पंन नं-AARFV6695H
(8)	दस्तऐवज बळ देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तव्यास, प्रतिपादिचे नाव व पत्ता	1): नाव-जस्मीता शरद चेहे वन-36; पत्ता-प्लॉट नं: 503, भागा नं: , इमारतीचे नाव: अमळघटीची को.बी.पी.सी.सी., ब्लॉक नं: गानेश, एम.एम.शेटी स्कूल मागे, तिरुवनंतानी गावेन, रोड नं: पर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड-400076 रीन नं-AOGPC1896L
(9)	दस्तऐवज बळ दिवारा दिनांक	27/04/2024
(10)	सह सोदणी केव्हाचा दिनांक	27/04/2024
(11)	मसुदा/सं. सं. व वृत्त	9022/2024
(12)	आवारावाचानाचे मुद्रांक शुल्क	357700
(13)	आवारावाचानाचे सोदणी शुल्क	30000
(14)	वेण	



मुंबईमहासुद्धी विभागत वेतलेला लफ्डीत:-

मुद्रांक शुल्क आकाराता निवडलेला अनुषेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुद्रांक शुल्क आकाराता निवडलेला अनुषेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. दस्तऐवज नोंदणीव्हात मिळालेल्या त्रुटिका कर नोंदव्ही अद्ययावत करणे गरजेचे आहे. या आकाराचे विवरण पत्र ई-मेल द्वारे मुद्रांक शुल्क महानगरपालिकेत पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करणाऱ्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 27/04/2024) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

(Signature)
सह दुय्यम निबंधक कुर्ला -2
मुंबई उपनगर जिल्हा

करल - २		
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No. MH/EE/(B.P.)/GM/MHADA-9/539/2022
 Date: 17 JUN 2022

This FCC is further extended for building comprising of wing C for (pt) for shops + (pt) for stilt + (pt) for entrance lobby (ht. 3.40m) + (pt) for meter room + 1st to 23rd upper floors for residential users having ht. 69.94m + LMR and OHT.

Wing D for (pt) for shops + (pt) for stilt + (pt) for entrance lobby (ht. 3.40m) + (pt) for meter room + 1st to 23rd upper floors for residential users having ht. 69.94m + LMR and OHT.

Wing E for (pt) for shops + (pt) for stilt + (pt) for entrance lobby (ht. 3.40m) + (pt) for meter room + 1st to 23rd upper floors for residential users having ht. 69.94m + LMR and OHT.



Wing F for (pt) for shops + (pt) for stilt + (pt) for entrance lobby (ht. 3.40m) + (pt) for meter room + 1st to 23rd upper floors for residential users having ht. 69.94m + LMR and OHT.

Phase-III (B.P.)/GM/MHADA-9/539/2022. All Santh CC for Wing A and Wing B as per phase programme for pg. 805 as per approved plans dtd. 07.04.2022 u/no.

[Signature]
 Executive Engineer (GM)
 Eastern Suburban
 Maharashtra Housing & Area
 Development Authority
 Bandra (E) Mumbai 51

163 Maharashtra CHSL
 161 Savali CHSL
 162 Maharashtra CHSL

करल - २		
२०२२	७२	११०
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7. That the conditions of this certificate shall be binding not only on the applicant, executors, assignees, administrators and successors and every person deriving title through or under him.

8. That the work shall be carried out as per the approved plans, Survey Remarks & all other relevant permission applicable to this proposal.

9. The work shall be carried out as per norms prevail by CRZ authority.

VP & CEO / MHADA has appointed Shri. Dinesh D. Mahajan, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This Plinth CC is issued for height 0.3 Mt. AGL. This is approved as per program plan at pg. 805.

This CC is valid upto 17 JAN 2022



(Dinesh Mahajan)
Executive Engineer/B.P.Cell
Greater Mumbai/MHADA

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Tit-Bit Land of Village Hariyali, Kannamwar Nagar, Vikhroli East, Mumbai - 400083 (hereinafter referred to as "the First Land"), (2) Building No. 161 on a parcel of land situated at Survey No. 113 (Pt) bearing City Survey No 356 (Part) measuring approximately 984.30 sq. mtrs alongwith Tit-Bit Land of Village Hariyali, Kannamwar Nagar, Vikhroli East, Mumbai - 400083 (hereinafter referred to as "the Second Land") (3) Building No. 162 on a piece and parcel of land situated at No. 113 (Pt) bearing City Survey No 356 (Part) and admeasuring approximately 552.90 sq. alongwith Tit-Bit Land of Village Hariyali, Kannamwar Nagar, Vikhroli East, Mumbai - 400083 (hereinafter referred to as "the Third Land") (4) Building No. 163 on a piece and parcel of land situated at Survey No. 113 (Pt) bearing City Survey No. 356 (Part) and admeasuring approximately 1086.33 sq.mtrs alongwith Tit-Bit Land of Village Hariyali, Kannamwar Nagar, Vikhroli East, Mumbai - 400083 (hereinafter referred to as "the Fourth Land"). (5) All that piece and parcel of land or ground lying underneath and appurtenant to Office Building Nos. 13 and 14 situated at Survey No. 113 (Pt) bearing City Survey No 356 (Part) and admeasuring approximately 552.90 sq. mtrs (hereinafter referred to as "the Fifth Land") consisting of ground plus four upper floors and each having 40 tenements. The Building Nos. 156, 161, 162 and 163 are collectively referred to as "Existing Buildings" and the First Property, Second Property, Third Property, Fourth Property and Fifth Property are collectively referred to as "the said Land"



- D. MHADA authority as successor of the Maharashtra Housing Board became the owner and/or otherwise well and sufficiently entitled to the said Land along with the Existing Buildings standing thereon.
- E. Persistent demands were made by the occupant industrial workers that the tenements constructed for them under the aforesaid Subsidized Industrial Housing Scheme by the housing authorities, be sold to them.
- F. The conference of the Housing Ministers of all the States held at Calcutta in December 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated arrears or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation.
- G. The Government of India after considering the entire problem permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf.
- H. On the basis of guidelines laid down by the Government of India, the Government of Maharashtra directed that the buildings built by the Maharashtra Housing Board and other agencies under certain schemes should be offered on "as is and where is" basis.

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THIS AGREEMENT FOR SALE made at Mumbai this 27th day of APRIL - 2024.

BETWEEN

M/S VL SAVLI DEVELOPERS LLP, a partnership firm duly registered under the provisions of Limited Liability Partnership Act, 2008, having its registered office at Shop No. 2, C wing, Stella Residency, Kasmirwar Nagar-1, Vikroli (East), Mumbai-400083, through its partners viz 1) Dr. Ramdas Maruti Sangle, 2) Mr. Aditya Ramdas Sangle and 3) Mr. Amit Ajit Pangam hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the One Part;

AND

JASMITA SHARAD CHEDE, adult, Indian Inhabitants, residing at 503, GAGANGAD, IITB CO-OP. HSG. SOCIETY, BEHIND S.M. SHETTY SCHOOL, HIRANANDINI GARDENS, POWAI, POWAI LIT, MUMBAI, MAHARASHTRA-400076. hereinafter referred to as the "Allottee/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the Other Part.

The Developer and the Allottee/s are hereinafter collectively referred to and individually as the "Party".

WHEREAS:

- The Maharashtra Housing and Area Development Authority constituted with effect from 5 December 1977 under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("MHADA Act") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the property, rights, liabilities and obligations of the Maharashtra Housing Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA;
- The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;
- The MHADA Board had, in pursuance of the scheme, constructed four buildings i.e. (1) Building No. 156 on a piece and parcel of land situated at Survey No. 113 (P1) bearing City Survey No 356 (Part) and admeasuring approximately 926.92 sq. mtrs along with



Jasmita

Building Permission Cell, Greater Mumbai / MHADA
(A designated Planning for MHADA layouts constituted as per government
regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)
PLINTH COMMENCEMENT CERTIFICATE

No. MH/EE/ (B.P.)/GM/MHADA-9/539/2021

Date: 18 JAN 2021

To,
M/s. VL Savli Developer LLP,
CA to owner of Kannamwar Nagar Savli CHSL



Sub: Proposed redevelopment of existing bldg. no. 156 Prathemesh, 161 Savli CHSL, 162 Nandanvan CHSL and 163 Namrata CHSL at Kannamwar Nagar Savali CHSL on plot bearing CTS No. 356 (pt) at Village Hariyali, Kannamwar Nagar Vikroli Mumbai.

Ref.: L.S. application for requesting Plinth CC dt. 08.01.2021

Dear Applicant,

With reference to your application dated 08.01.2021, for development permission and grant of for Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 for Proposed redevelopment of existing bldg. no. 156 Prathemesh, 161 Savali CHSL, 162 Nandanvan CHSL and 163 Namrata CHSL, known at Kannamwar Nagar Savali CHSL on plot bearing CTS No. 356 (pt) at Village Hariyali, Kannamwar Nagar Vikroli Mumbai.

The Commencement Certificate/Building permission is hereby granted subject to compliance of conditions mentioned in Zero FSI I.O.A. DL 13.10.2020, approved & issued by this office under no. EE/(B.P.)/Cell/GM/MHADA-104/369/2019 and following additional conditions.

[Handwritten Signature]

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.
Phone : 66405000
Fax No. : 022-26592058
Website : www.rjhada.maharashtra.gov.in

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई - ४०० ०५१.
फोन : ६६४०५०००
फैक्स : ०२२-२६५९२०५८

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THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said First Property)

ALL THAT piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building Nos.156, 161, 162 and 163 and Office Building Nos. 13 and 14 situated at Survey No. 113(Pt) and City Survey No 356 (Part) of Hariyali Village at Kannamwar Nagar, Vikhroli East, Mumbai 400083 within the Registration sub district of Kurla-Mumbai Suburban District of Mumbai City, collectively admeasuring 4451.26 Sq. Meters each building consisting of Ground plus 4 (four) upper floors cumulatively containing 160 (One Sixty) Apartments situated thereon.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said Apartment)

Apartment No.0701 admeasuring 398.00 sq. ft. (carpet area as per RERA) along with an area of 0.00 sq. ft. on the 07 Floor in E wing of the building to be known as 'Eastern Groves' constructed conjointly on the said First Property and said Second Property more particularly described in the First Schedule hereinabove.



THE THIRD SCHEDULE HEREINABOVE REFERRED TO

(Payment Schedule)

Construction Milestone	Percentage (%)	Amount (Rs.)
On Booking	10.00%	7,15,381.00
Post Registration	15.00%	10,73,071.50
On Top Slab	25.00%	17,88,452.50
On Completion External Plaster	25.00%	17,88,452.50
On Completion Flooring, Plumbing, Electrical Works	20.00%	14,30,762.00
On Intimation Of Possession	5.00%	3,57,690.50
Total	100.00%	71,53,810.00

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rules made thereunder as amended up to date and the Allottee/s is / are fully satisfied with the title of the Society in respect of the said Property and the Developer's right to sell various premises in the Buildings to be constructed on the said Property and hereby agrees not to raise any requisitions on or objections in regard thereto.

AN. The Allottee/s, being desirous of acquiring an apartment in the Buildings to be constructed on the said Property, has / have approached the Developer and requested the Developer to allot to him / her / them / it, Apartment No. 0701 admeasuring 398.00 sq. ft. (carpet area as per RERA) along with Deck area of 0.00 sq. ft. on the 07 Floor in Wing of the said Buildings (hereinafter referred to as "the Apartment"), more particularly described in the Second Schedule hereunder written and shown in the plan annexed hereto and marked as Annexure 'H'. Accordingly, the Allottee/s of Allottee/s, the Developer has agreed to sell to the Allottee/s and the Allottee/s have agreed to acquire and purchase the Apartment from the Developer for a total consideration of Rs. 7153810.00/- (Rupees Seventy One Lakh Five Thousand Eight Hundred Ten Only)(hereinafter referred to as Purchase Price) on the terms and conditions appearing hereinafter.



AO. Prior to the execution hereof, the Allottee/s has / have paid to the Developer a sum of Rs. Rupees 1550000.00/- (Fifteen Lakh Fifty Thousand Only) being 21.67 % percent of the Purchase Price as advance payment / deposit (the payment and receipt whereof the Developer does hereby admit and acknowledge) and the Allottee/s has / have agreed to pay the Developer the balance Purchase Price in the manner set out herein.

AP. Under Section 13 of RERA, the Developer is required to execute a written Agreement for Sale in respect of the apartment agreed to be sold to the Allottee/s and the Parties in therefore executing these presents, which shall be registered under the provisions of the Registration Act, 1908.

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

1 TITLE

1.1 The Allottee/s has / have demanded inspection from the Developer and the Developer has given inspection to the Allottee/s of all documents of title relating to the said Property including the Title Certificate/s and also the plans, designs and specifications prepared by the Developer's Architect and/or sanctioned by SPA/MHADA and all other documents as specified under RERA and the rules made thereunder as amended up to date and the Allottee/s is

fully satisfied with the title of the Society in respect of the said Property and the Developer's right to sell various premises in the Buildings to be constructed on the said Property and hereby agrees not to raise any requisitions on or objections in regard thereto.

2 AGREEMENT

2.1 The Developer has agreed to sell to the Allottee/s and the Allottee/s have agreed to acquire and purchase the Apartment from the Developer for a total consideration of Rs. 7153810.00/- (Rupees Seventy One Lakh Five Thousand Eight Hundred Ten Only)(hereinafter referred to as Purchase Price) on the terms and conditions appearing hereinafter.

2.2 The Developer has agreed to sell to the Allottee/s and the Allottee/s have agreed to acquire and purchase the Apartment from the Developer for a total consideration of Rs. 7153810.00/- (Rupees Seventy One Lakh Five Thousand Eight Hundred Ten Only)(hereinafter referred to as Purchase Price) on the terms and conditions appearing hereinafter.

2.3 The Developer has agreed to sell to the Allottee/s and the Allottee/s have agreed to acquire and purchase the Apartment from the Developer for a total consideration of Rs. 7153810.00/- (Rupees Seventy One Lakh Five Thousand Eight Hundred Ten Only)(hereinafter referred to as Purchase Price) on the terms and conditions appearing hereinafter.

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condition" to the authorized and unauthorized occupants whose occupation is regularized on their paying the penalty amounting to 50% (fifty percent) of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a co-operative housing society.

I. Accordingly, the allottees and/or occupants of the Existing Buildings formed themselves into four registered Co-operative Housing Societies namely (i) Kannamwar Nagar Prathamesh Co-operative Housing Society Ltd. bearing Reg No. B.O.M./H.S.G./8075/82 dated 1982; (ii) Kannamwar Nagar Savli Co-operative Housing Society Ltd bearing Reg No. B.O.M./H.S.G./7938/82 dated 1982; (iii) Kannamwar Nagar Nandanvan Co-operative Housing Society bearing Reg No. B.O.M./H.S.G./8108/84 dated 1984 and (iv) Kannamwar Nagar Housing Society bearing Reg. No. B.O.M./H.S.G.(O.H)/1359/84 referred to as "the said Societies").



J. MHADA at the request of the said Societies decided to convey by way of sale and to grant the said Land underneath and appurtenant lease subject to the terms, conditions and covenants therein contained.

K. By a Deed of Sale dated 21st March 2016 duly registered at the office of the Sub-Registrar of Assurances at Kurla under Serial No. KRL2/3353/2016, made and executed between MHADA and Kannamwar Nagar Prathamesh Co-operative Housing Society Ltd., MHADA transferred and conveyed unto the society all the property consisting of structure standing thereon being building no. 156 for the terms and conditions mentioned therein.

L. Simultaneously, by an Indenture of Lease dated 21st March 2016 duly registered at the office of the Sub-Registrar of Assurances at Kurla under Serial No. KRL2/3352/2016, made and executed between MHADA and Kannamwar Nagar Prathamesh Co-operative Housing Society Ltd., MHADA demised the land being First Land unto the society for a period of 90 years commencing from 1st April 1980.

M. By a Deed of Sale dated 25th July 1997 duly registered at the office of the Sub-Registrar of Assurances under Serial No. PBDR/3/1061/97, made and executed between MHADA and Kannamwar Nagar Savli Co-operative Housing Society Ltd., MHADA transferred and conveyed unto the society all the property consisting of structure standing thereon being building no. 161 for the terms and conditions mentioned therein.

N. Simultaneously, by an Indenture of Lease dated 25th July 1997 duly registered at the office of the Sub-Registrar of Assurances under Serial No. PBDR/3/1063/97, made and executed between MHADA and Kannamwar Nagar Savli Co-operative Housing Society Ltd., MHADA demised the land being the Second Land unto the society for a period of 99 years commencing from the 1st day of April 1980.

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