



Thursday, November 13, 2003

4:50:14 PM

Original
नोंदणी 39 म.
Regn. 30 M

पावती

पावती क्र. : 8020

गावाचे नाव ऐरोली

दिनांक 13/11/2003

दस्तऐवजाचा अनुक्रमांक

दस्ता 8 - 08004 - 2003

दस्ता ऐवजाचा प्रकार

करणारनामा

सादर करणाराचे नाव: श्री. मेहरसिंग - रानवदा

नोंदणी फी	:	24700.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (18)	:	360.00
एकूण	रु.	25060.00

आपणास हा दस्त अंदाजे 5:04PM ह्या वेळेस मिळेल

दुय्यम निघधक
ठाणे 8

बाजार मुल्य: 1970100 रु. मोबदला: 2470000 रु.
भरलेले मुद्रांक शुल्क: 146350 रु.

no 3/44

Anand

Randhawa
P-Kaur

Gupta

वेणाभा संस्थेचे नाव.....
पत्ता
हस्त
पावणे
13/11/03
PROFESSOR
SUB-REGISTRAR
THANE-3 (VASHI)

2008 12-26

Sampat

ARTICLES OF AGREEMENT made at Navi Mumbai this 13th day of November in the Christian Year Two Thousand Three BETWEEN JASUBHAI FOUNDATION a Society registered under the provisions of the Societies Registration Act 1960, having its registered office situate at 804, Chiranjiv Towers, 43, Nehru Place, New Delhi - 110 019, hereinafter referred to as the said Foundallon (which expression shall mean and include its successor or successors in law and permitted assigns) of the One Part, MR. MEHARSINGH RANDHAWA, MRS. PALWINDER KAUR RANDHAWA & MR. GURJIT SINGH RANDHAWA, Indians, inhabitants, residing at Flat No. A-1, Moriya Shopping Centre, Sector 5, Airoli, Navi Mumbai, hereinafter collectively referred to as the Assignee (which expression shall mean and include their heirs, administrators, successors and assigns) of the Second Part and Messrs. JASUBHAI BUSINESS SERVICES PRIVATE LIMITED (Formerly EXCEL REALTORS LIMITED) a Company incorporated under the provisions of the Companies Act 1956, having it's registered office situate at 26, Maker Chambers VI, 2nd floor, Nariman Point, Mumbai 40002, hereinafter referred to as the Developer/Confirming Party, (which expression shall mean and include it's successor or successors and assigns) of the Third Part.

WHEREAS:

- A) By an Agreement dated 5th January 1994 made between one Jasubhai Services Pvt. Ltd. therein referred to as Party of the First Part And one Rakesh Agarwal and Atul Agarwal both collectively therein referred to as the Party of the Second Part, the Party of the First and Second Part being desirous of doing business in development of land, construction of building/s and Residential and/or Commercial Complexes, they entered into a Partnership between themselves under the name and style of M/s. Rapid Developers. Hereinafter said Partnership for brevity's sake is referred to as Rapid.

Anand

Randhawa
P-Kaur
Gupta

Sampat

OFFICE OF THE SUB-REGISTRAR
VASHI, DIST. - THANE
MAHARASHTRA
YEAR - 2000

RECORDED
17 24 56 NOV 12 2003
REG 0146350 pg 0162
INDIA
STAMP PARTY MAHARASHTRA

6. All costs, charges and expenses of this Agreement and incidental thereto including Stamp Duty and Registration Charges as leviable under the provisions of the relevant Acts and Rules made there under and any charges/fees towards assignment of said Foundations rights under aforesaid Agreement to Sell dated 20th September, 2000 as leviable by the Developer/Confirming Party or otherwise will be borne and paid by the Assignee alone.

IN WITNESS WHEREOF the parties hereto have executed these presents and a duplicate thereof the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

Description of the Row House.

Row House No.7 admeasuring approximately 1,650 sq. ft. Super built up area i.e. 153.2 sq. mtrs. together with an open area in the front, back and on the right side of the said Row House on all that piece or parcel of land bearing Residential Plot No. 2 in Sector 6 at Airoli, Navi Mumbai admeasuring approximately 1960.92 Sq. Mtrs. and bounded on or towards

North by 30 Mts wide Public Road

South by 11 Mts. wide Public Road

East by Partly by Plot No. 1 and Partly by Plot No. 1-B

And

West by Plot No. 3.

SIGNED AND DELIVERED
by withinnamed said Foundation
JASUBHAI FOUNDATION
by the hands of its
Authorised Signatory

10-90

Anand

in the presence of.

SIGNED AND DELIVERED
by withinnamed Assignee
MR. MEHARSINGH RANDHAWA
MRS. PALWINDER KAUR RANDHAWA &
MR. GURJIT SINGH RANDHAWA

Anand
P. Kaur
Gurjit

In the presence of.

SIGNED AND DELIVERED
by the withinnamed Developer /Confirming
Party Messrs. **JASUBHAI BUSINESS SERVICES
PRIVATE LIMITED**
by the hands of its
Director/Authorised Signatory

Sampat D.M.
**SAMPAT DILIPKUMAR
NORARDE**

in the presence of.

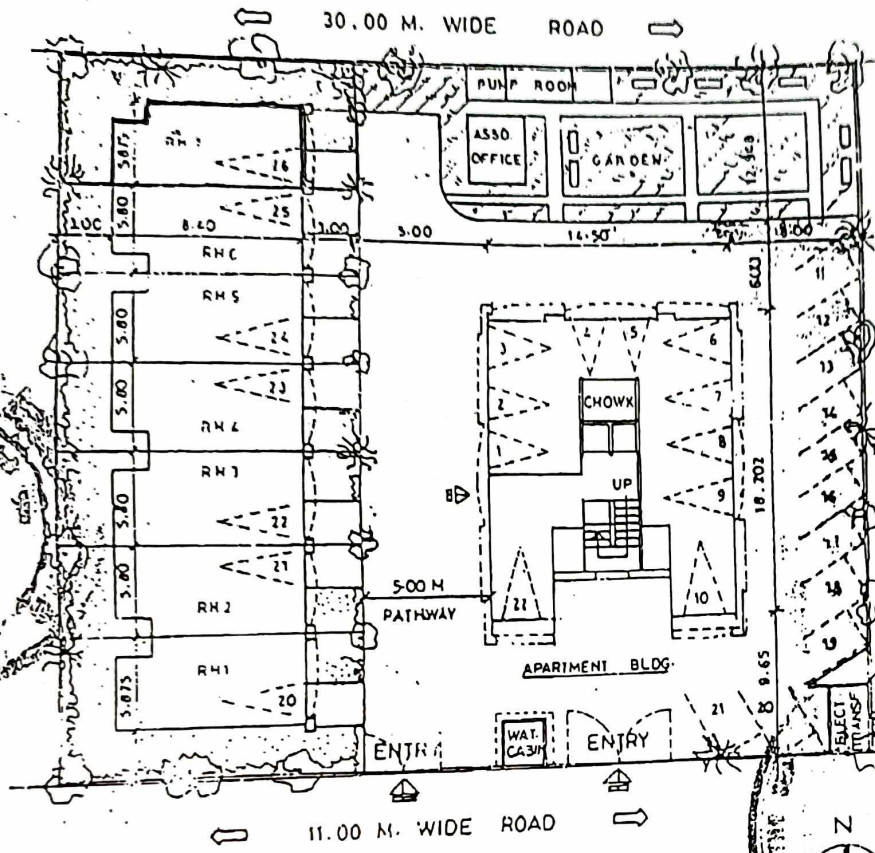
R.D. Maniar
(R.D. Maniar)

Sampat D.M.

ANNEXURE 'D'

19(1)-91
2003

जनन-3
9200C / 1123-2E
2000



SITE PLAN

PROPOSED RESIDENTIAL
BUILDING ON PLOT NO 2
SECTOR 5 AIROLI NAVI MUMBAI
FOR M/S. EXCEL REALTORS

JOB NO	CIV 1161
DRG NO	SKETCH
SCALE	1:200
DATE	27-12-96
DWN BY	SHARAI



TRIMITI

ARCHITECTS-PLANNERS
109 PUNE CHAMBERS
SECTOR-18, VASHI,
NAVI MUMBAI
PH. NO. 768076

Sharai

नवी मुंबई महानगरपालिका	Navi Mumbai Municipal Corporation
पत्ता : १०१, विलास पुरा रोड, नवी मुंबई - ४०० ६१४	1ST FLOOR, DELAPUR BHAYLI, C.B.D. NAVI MUMBAI - 400 614
दुरध्वनी : ०२२ (०) ३३, ०२२ (०) ३४	TEL NO. : 757 17 33, 757 17 28
फोन : ०२२ ३५ ११	757 25 91
फॅक्स : ०२२ ३० ८५	FAX : 757 37 85

To,
M/s. Excel Realtors Ltd.,
207-209, Thacker Tower,
Sector 17, Vashi,
NAVI MUMBAI.

NO.: NMMC/TPO/BR/ 5070

Date : 6/7/1996

Sub: Development permission for proposed Residential Building on Plot No. 2, Sector 6, Airoli, Navi Mumbai.

Ref: Your Architect's letter dated 19/06/1996.

sir,

Please refer to your application for development permission for proposed Residential Building on Plot No. 2, Sector 6, at Airoli, Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the above mentioned plot.

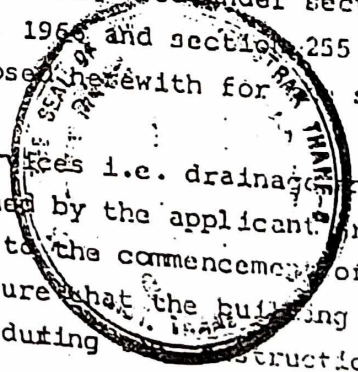
The Commencement Certificate as required under section 45(1)(iii) of the M.R.&T.P. Act, 1961 and section 255 of the B.P.M.C. Act, 1949 is also enclosed herewith for structures referred above.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, CIDCO prior to the commencement of the construction work. You will ensure that the building materials will not be stacked on the road during construction period.

Thanking you,

Yours faithfully,

193-96



cc TO : M/s. Trinita Architect,
309, Punit Chambers,
Sector 18, Vashi,
NAVI MUMBAI.

TOWN PLANNING OFFICER,
N.M.M.C.

2. The Ward Officer, NMMC, Airoli.

CERTIFICATE

Application is hereby granted under Section 43(A)(1) of the Maharashtra Regional & Town Planning Act, 1966 and Section 43 of the Bombay Provincial Municipal Corporation Act, 1948 to M/s. Excel Realtors Ltd., on Unit/Plot No. 6, Sector No. 6, Phase 2, Airoli, Navi Mumbai.

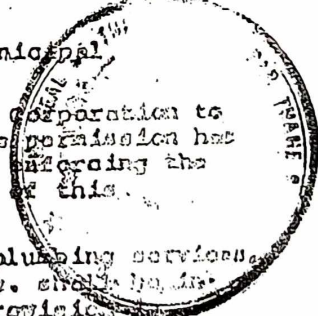
As per the approved plans and subject to the following conditions for the development work of the proposed BUILT-UP AREA 1959.981 SQ.M. RESIDENTIAL BUILDING.

This Certificate is liable to be revoked by the Corporation if:

- a) The development work in respect of which permission is granted under this Certificate is not carried out or the use thereof is not in accordance with the sanctioned plan.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation are contravened.
- c) The Municipal Commissioner is satisfied that the same has been obtained by the Applicant through fraud & misrepresentation and the Applicant and/or any person deriving title from or under him, in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) THE APPLICANT SHALL:

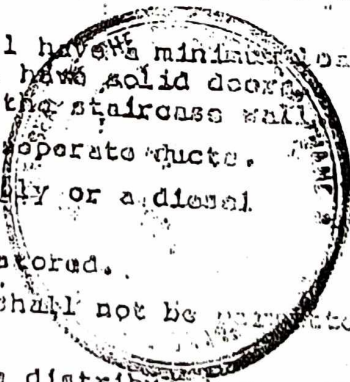
- a) Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
 - d) Permit Authorized Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building Control Regulations and conditions of this Certificate.
- 3) The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provisions (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provisions of Section 45 of the M.R.T.P. Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapses shall not be any subsequent application for fresh permission under Section 43 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The conditions of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title therefrom under the provisions of the Act.



A certified copy of the approved plans shall be exhibited on site, and the plans Board should be notified of all Owner, Architect, Builder & Structural Engineer's Name, No., Sector No., Plot No., Survey No., Area of Plot, No. of flats, Built-up Area, Commencement Certificate No. & Date shall be furnished to the

- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to the Corporation before completion of plinth work.
- 8) The amount of Rs. 31,060/- only deposited with M.M.C. as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on buildings as per the Bombay Municipal Corporation Standards.
- 10) You should approach to the Executive Engineer, M.M.C. for the power requirement, location of transformer etc. etc.
- 11) Every plot of land shall have at least 2 trees for every 100 sq.M. or part thereof of the plot area.
- 12) For all buildings of non-residential occupancies and residential buildings with more than 15 M. height following additional conditions shall apply:
 - a) The staircase shall be separated by fire resistant walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self-closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external openable windows on a floor shall be minimum 2.5 % of floor area.
 - e) One of the lift (Fire Lift) shall have the minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate source of electric supply or a diesel generator set shall be arranged.
 - h) Hazardous material shall not be stored.
 - i) Refuse traps or storage places shall not be permitted in the staircase wall.
 - j) Fire fighting appliances shall be distributed over the building.
 - k) For building upto 24 M. height capacity of underground storage tank and overhead storage tank shall be 50,000 ltrs. and 10,000 ltrs. respectively. For buildings upto 24 M. height capacity shall be 1000 ltrs./min and 250 ltrs./min. respectively. For buildings with height above 24 Mtrs., the figures shall be 70,000 ltrs. and 20,000 ltrs. and the pump capacity of 1000 ltrs./min. and 250 ltrs./min. respectively.

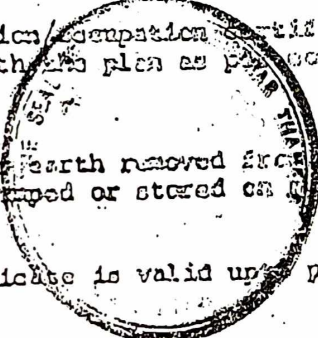
Handwritten initials and a rectangular stamp.



17-6
194-92
1992

.. 3 ..

- 13) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 14) No work should be started unless the existing structures proposed to be demolished are demolished.
- 15) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Bombay Suburban District before the work is started. The copy of N.A. Order shall be submitted to this Office before the work is started.
- 16) The Owner and the Architect or Engineer is responsible for constructions and even after issue occupation.
- 17) The Occupation Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authorities.
- 18) Application for completion/occupation certificate shall be accompanied with the plan as per construction done on the site.
- 19) The building material or earth removed from the tenants should not be dumped or stored on Municipal road.
- 20) The Commencement Certificate is valid up to plinth level.
- 21) Construction should not be occupied without obtaining the Completion Certificate.



ब्रह्मणीत करण्यात येते की
या दस्तावेजचे एकूण
पाने आहेत
दुसरे दिनांक ठीक आहे

TOWN PLANNING OFFICER,
Mavi Mumbai Municipal Corporation,
MAVI MUMBAI.



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माला, देलापुर भवन, १०, सी.डी.,
नवी मुंबई - ४०० ६१४.
दफ्तरी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

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

जा.क्र./ नरवि/भो.प्र./ प्र.क्र.बी- २६२३/ २११८
दिनांक :- २८/०६/२००५

भोगवटा प्रमाणपत्र

- याचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र./न.र.वि./वां.प./५०७०
दि. ०२/०७/९६.
२) नवी मुंबई महानगरपालिकेचे दि. २९/११/२००२ रोजीचे धोरणात्मक परिपत्रक.
३) वास्तुविशारद, श्री. जयंत सहस्त्रबुध्दे, यांनी दि. १०/०५/२००५ रोजी सादर केलेला बांधकाम
पूर्णत्वाचा दाखला.

नवी मुंबई येथील भुखंड क्र. ०२, सेक्टर ०६, ऐरोली, या जागेचे मालक मेसर्स एक्सल
रिअलटर्स लि.. यांनी जागेवरील बांधकाम दिनांक २६/०६/२००२ रोजी पूर्ण केलेले आहे.
त्याबाबतचा दाखला संबंधित वास्तुविशारद, श्री. जयंत सहस्त्रबुध्दे यांनी सादर केलेला आहे. नवी
मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि.- ०६/०४/९६ मध्ये नमूद केलेल्या अटी
व शर्ती तसेच महानगरपालिकेचे दि. २९/११/२००२ च्या धोरणात्मक परिपत्रकानुसार विविध शुल्क वसुली
बाबतची कार्यवाही केलेली आहे. त्यामुळे सादर जागेत

पूर्वी अंशतः भोगवटा प्राप्त क्षेत्र :- १३९४.५३ चौ.मी.
प्रस्तावित भोगवटा प्राप्त क्षेत्र :- ५६५.४४ चौ.मी.
वात्कनीखालील बांधकाम क्षेत्र :- १०९.७१ चौ.मी.

यानुसार वापर करणं परवानगी देण्यात येत आहे.

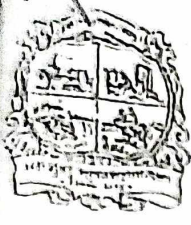
नगररचनाकार

नवी मुंबई महानगरपालिका



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

MR. BHARAT SHAM / MR. N. BHARAT



**नवी मुंबई
महानगरपालिका**

**Navi Mumbai
Municipal Corporat**

महानगरपालिका, नवी मुंबई, महाराष्ट्र, भारत
नवी मुंबई - ४०१ १११
दूरध्वनी नं. - २२२२२२२२
२२२२२२२२
२२२२२२२२

१११, १११, १११, १११, १११, १११
१११, १११, १११, १११, १११, १११
१११, १११, १११, १११, १११, १११
१११, १११, १११, १११, १११, १११
१११, १११, १११, १११, १११, १११

जा.क्र. वरनि/प्रो.प./सी-२६२४/२०१०/१
दिनांक - २८/०६/२००५

नवी मुंबई महानगरपालिका, नवी मुंबई, महाराष्ट्र, भारत

विभाग नमूने नवी मुंबई, वास्तुविभाग
विभाग नमूने नवी मुंबई, वास्तुविभाग
नवी मुंबई नमूने नवी मुंबई, वास्तुविभाग
नवी मुंबई नमूने नवी मुंबई, वास्तुविभाग

विषय:- भूखंड क्र. ०२, रोक्टर ०६, ऐरोली
नवी मुंबई बायत भोगवटा प्रमाणपत्र मिळवण्याबाबत.
संदर्भ:- आपले वास्तुविशारद यांचा दि. - १०/०५/२००५ रोजीचा अर्ज.

नवी मुंबई महानगरपालिका, नवी मुंबई, महाराष्ट्र, भारत
नवी मुंबई महानगरपालिका, नवी मुंबई, महाराष्ट्र, भारत

नवी मुंबई महानगरपालिका, नवी मुंबई, महाराष्ट्र, भारत
नवी मुंबई महानगरपालिका, नवी मुंबई, महाराष्ट्र, भारत

आपला
नगररचनाकार
नवी मुंबई महानगरपालिका

- १. उप-आयुक्त-उपकर, नमूने नवी मुंबई, कोपरगाव
- २. उप-आयुक्त-उपकर, नमूने नवी मुंबई, कोपरगाव
- ३. उप-आयुक्त (अतिप्रमाण), नमूने नवी मुंबई, कोपरगाव
- ४. मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, मिडको लि.
- ५. विभाग अधिकारी नमूने नवी मुंबई, ऐरोली

M. S. RANDEHAWA
ROW HOUSE NO. 7 Plot No. 2
Excel Park Section - 6
MADHOLI WARD MUMBAI



"जन्म असो वा मरण आवश्यक नोंदणीकरण"