

Friday, April 27, 2012

1:18:35 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4716

गावाचे नाव विलेपार्ले

दिनांक 27/04/2012

दस्तऐवजाचा अनुक्रमांक

वदर 1 - 04680 - 2012

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: विपुल प्रविण लाल - -

नोंदणी फी

:-

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (80)

:-

1600.00

एकूण

रु.

31600.00

आपणास हा दस्त/अंदाजे 1:33PM ह्या वेळेस मिळेल

दुय्यम निबंधक
अंधेरी 1 (बांद्रा)

बाजार मुल्य: 5566500 रु. मोबदला: 5600000 रु.

भरलेले मुद्रांक शुल्क: 280080 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि कॉसमॉस को ऑप बँक लि, मुं-57;

डीडी/घनाकर्ष क्रमांक: 723081; रक्कम: 30000 रु.; दिनांक: 24/04/2012

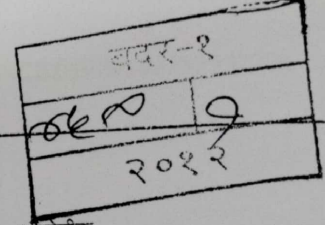
मह. दुय्यम निबंधक अंधेरी-१,
मुंबई उपनगर जिल्हा.



मूल्यांकन पत्र

मुल्यांकन 2012
 जिल्हा मुंबई(उपनगर)
 प्रमुख मूल्य विभाग - 37-विलेपार्ले पश्चिम (अंधेरी)
 उपमुख्य विभाग - 37/189-भूभाग: उत्तरेस गावाची हद्द, पूर्वेस रेल्वे लाईन,
 दक्षिणेस वॉर्ड हद्द व पश्चिमेस स्वामी विवेकानंद रोड.
 मिळकतीचा क्रमांक सि.टी.एस. नंबर -- 1543
 नागरी क्षेत्राचे नाव मुंबई(उपनगर)
 मिळकतीचे वर्ग बांधीव

दिनांक 4/26/2012



बाजार मूल्य दर तक्त्यानुसार
प्रति चौ. मीटर मूल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
78,500	131,000	167,100	202,400	131,000

मिळकतीचे क्षेत्र	42.49	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका		उदाहरण सुविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	मजला	4

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केवारी
 = 131,000.00 * 100.00 / 100
 = 131,000.00

(Rule 5 or 7)

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट./याढ
 = 131,000.00 * 42.49 * 100.00 / 100
 = 5,566,190.00

(Rule 19 or 20)

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोस्टमाल्याचे मूल्य + खुल्या जमिनीवरील वाढव तळाचे मूल्य +
 थडिस्त वाढव तळाचे मूल्य + लगतच्या गच्छांचे मूल्य + परीत गच्छीचे मूल्य + इतर नाती शेतकरीच्या खुल्या जागेचे मूल्य
 = A + B + C + D + E + F + G + H
 = 5,566,190.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00
 = 5,566,190.00



CGJ



सत्यमेव जयते

INDIA NON JUDICIAL

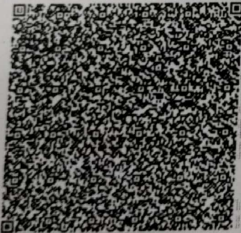
Government of Maharashtra

e-Stamp

Issued by *Maya Jay*
 Stock Holding Corporation of India Ltd.
 Location: SHCIL BANDRA
 Signature *Maya Jay*
 Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH08279676505641K
 Certificate Issued Date : 27-Apr-2012 12:04 PM
 Account Reference : SHCIL (FI)/mhshcil01/BKC/ MH-MSU
 Unique Doc. Reference : SUBIN:MHMHSHC|L0108903958061898K
 Purchased by : Vipul Pravin Lal And Others
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : Flt No B/404 4th Flr Augustine Enclave St Braz Rd Vileparle W M-56
 Consideration Price (Rs.) : 56,00,000
 (Fifty Six Lakh only)
 First Party : Krish Construction
 Second Party : Vipul Pravin Lal And Others
 Stamp Duty Paid By : Vipul Pravin Lal And Others
 Stamp Duty Amount(Rs.) : 18,000
 (Eighteen Thousand only)

बंदर-२
 २६०३
 २०१२



Please write or type below this line



0000706936

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"



ॐ८ मुद्राक प्रक्रिये अल्ट्रा हायलेट लेस खाली तपासले व.एस.एम.एस./संबंधित
 प्राधिकृत अधिकार्यांशी दुरध्वनीवरून संपर्क साधून, मेळ बरोबर आढळून आला.

22/04
 2012 (30) सा. शुभम निर्विक अवेरी - २

Customer's Copy	
THE KAPOL CO-OP. BANK LTD. FRANKING DEPOSIT SLIP	
Branch: 61140	Date: 25/4/2012
Pay to: Account Duty	Rs. 2,62,180
Franking	Rs. 20
Service charges	Rs. 2,62,200
TOTAL	
Name & Address of the Stamp duty paying party	
MR. Vipul Pravin Lal	
D-14, Hasmukh Nagar, Tagore Road, Santacruz (W), Mumbai-400054	
Tel/Mobile No. 26558855	
Desc. of the Document Agreement for Sale	
DD/Cheque No. 723060	
THE KAPOL CO-OP. BANK LTD. FRANKING DEPOSIT SLIP FRANKING BRANCH	
Branch: Bank's Use Only	
Branch	
Gashier	

AGREEMENT FOR SALE

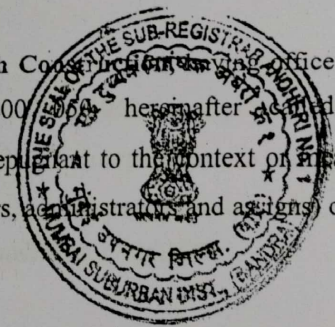
ARTICLES OF AGREEMENT made at Mumbai this 27th day of April 2012

BETWEEN

MR. NANJI DANA PATEL, Sole Proprietor of Krish Co-operative Bank Ltd. Office 2, 'Meherabad', 31, Hill Road, Bandra, Mumbai 400068 hereinafter called the "DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the One Part

AND

Mr./Mrs./Miss VIPUL PRAVIN LAL & MRS. NEERA VIPUL LAL, Indian Inhabitant residing/having address at D-14, HASMUKH NAGAR, 21 TAGORE ROAD, SANTACRUZ WEST, MUMBAI - 54, hereinafter called the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of individual/s his/her their heirs, executors, administrators and permitted assigns, in the case of a partnership partner or partners for the time being constituting the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner and in the case of a company its successors and permitted assigns) of the Other Part.



The Kapol Co-op. Bank Ltd. The Kapol Co-operative Bank Ltd. Vile Parle (East) Branch, 107/108, D-Snyamkarnal Building, Near B. N. Aggarwal Market, Vile Parle - (East) Mumbai - 400 054. SPECIAL TENDR APR 25 2012

53035 156364 R. 02020801-P85E

WHEREAS

1. Mr. Augustine Pedru D'Souza also known as Gustine Pedru Souz (hereinafter for brevity sake referred to as 'the said Augustine') by a Deed of Conveyance dated 11th February 1913 registered at the office of the Sub-Registrar Bandra under Serial No.168A/1913 on 28th February 1913 purchased from one Mr. Ellis s/o Inas Ghari an immovable property being all those pieces or parcels of land or ground bearing C.T.S. Nos.1543, 1543/1 to 10, totally admeasuring 1665.50 sq.metres in the Revenue Village Vile Parle (W), Taluka/City Survey Vile Parle, Mumbai Suburban District situate at St. Braz Road, Vile Parle (W), Mumbai 400 056 and hereinafter referred to as 'the land' for valuable consideration;

पत्र-२	
२६०	९

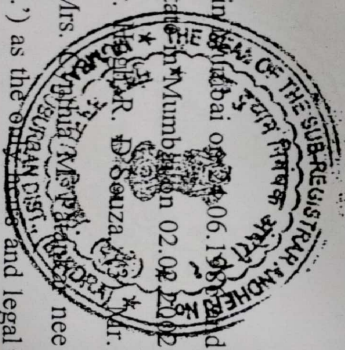
2. After the said land was acquired, structures were constructed thereon in the year 1929.

3. The said land along with the structures standing thereon is more particularly described in the First Schedule hereunder written and hereinafter referred to as 'the said property';

4. The said Augustine died intestate in Mumbai on 27.06.1950 leaving behind his 3 children viz. (1) Mr. Ignatius Michael D'Souza, (2) Mr. Joseph D'Souza and (3) Sr. Mary Aloysia D'Souza, as his only heirs and legal representatives, his wife, Mrs. Catherine D'Souza also having died intestate in Mumbai on 17.06.1950;

5. Under the circumstances, the said property devolved on the said (1) Mr. Ignatius Michael D'Souza, (2) Mr. Joseph D'Souza and (3) Sr. Mary Aloysia D'Souza, being two sons and one daughter respectively;

6. The said Mr. Ignatius Michael D'Souza died intestate in Mumbai on 24.06.1950 leaving behind his wife, Mrs. Agnes Ignatius D'Souza also died intestate in Mumbai on 02.08.2002 leaving behind (1) Mr. Terence C. D'Souza, (2) Mr. Ignatius Michael D'Souza, (3) Mr. Berchmans A. D'Souza alias Alex D'Souza and (4) Mrs. Catherine D'Souza (hereinafter called 'the said Terence & 3 Ors. ') as the only legal representatives and under the circumstances, the said Terence & 3 Ors. as the only



W.C.N.V. ✓

surviving heirs and legal representatives of the said Mr. Ignatius Michael D'Souza became the only persons entitled to the undivided share, right, title and interest left behind by the said Mr. Ignatius Michael D'Souza;

7. The said Mr. Joseph D'Souza died intestate in Mumbai on 18.02.1989 and his wife, Mrs. Margaret D'Souza also died intestate in Mumbai on 26.02.2002 leaving behind their 6 children viz. (1) Mr. Bertie D'Souza, (2) Mr. Lucas D'Souza, (3) Mrs. Anita A. Budharia nee D'Souza, (4) Mrs. Juliana Hendricks nee D'Souza, (5) Mrs. Sandra R. Misquitta nee D'Souza and (6) Mrs. Mildred L. Pashana nee D'Souza, as their only heirs and legal representatives;

8. The said Mr. Bertie D'Souza died intestate in Mumbai on 11.04.2002 leaving behind (1) Mrs. Ruth B. D'Souza, (2) Mr. Eusebio B. D'Souza and (3) Mrs. Sonali A. Veer nee Yasmin D'Souza, being his widow and two children, as his only heirs and legal representatives;

11.04.2002
leaving behind
Ruth B. D'Souza
Sonali A. Veer
D'Souza
heirs and legal

9. Under the circumstances, (1a) Mrs. Ruth B. D'Souza, (1b) Mr. Eusebio B. D'Souza, (1c) Mrs. Sonali A. Veer nee Yasmin D'Souza (2) Mr. Lucas D'Souza, (3) Mrs. Anita A. Budharia nee D'Souza, (4) Mrs. Juliana Hendricks nee D'Souza, (5) Mrs. Sandra R. Misquitta nee D'Souza and (6) Mrs. Mildred L. Pashana nee D'Souza (hereinafter called 'the said Ruth & 7 Ors. ') as the only surviving heirs and legal representatives of the said Mr. Joseph D'Souza became the only persons entitled to the undivided share, right, title and interest left behind by the said Mr. Joseph D'Souza;

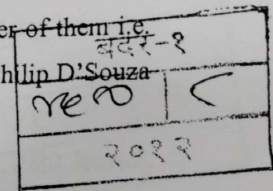
10. The said Sr. Mary Aloysia D'Souza who was a religious nun, also died intestate on 12.06.2004 at Gadkhal, Taluka Anklleshwar, District Bharwad, District Mumbai Urban as a spinster without any issue;

11. In view of what is stated hereinabove, the said property has devolved on the said Terence & 3 Ors. and the said Ruth & 7 Ors. in equal shares. The said Terence & 3 Ors. being entitled to an undivided 1/2 share and the said Ruth & 7 Ors. being entitled to an undivided 1/2 share;



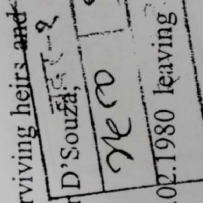
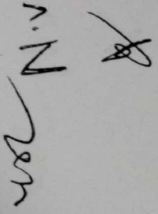
Handwritten signature and initials: 'Waz N.V.' followed by a large 'X' mark.

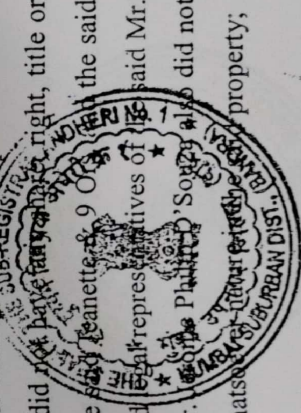
12. However, for some inexplicable reasons, the said property came to be transferred in the City Survey Records as well as in the Sanads in the names of the following 3 persons including the said Mr. Ignatius Michael D'Souza :
- (i) Mr. John Philip Christopher D'Souza
 - (ii) Mr. Jerome Philip D'Souza
 - (iii) Mr. Ignatius Michael D'Souza;
13. While the name of the said late Mr. Ignatius Michael D'Souza was brought on record in the Property Register Cards as well as in the Sanads rightly, the names of the said Mr. John Philip Christopher D'Souza and the said Mr. Jerome Philip D'Souza ought not to have been shown in the City Survey Records or Sanads as neither of them i.e. the said Mr. John Philip Christopher D'Souza and the said Mr. Jerome Philip D'Souza was an heir or legal representative of the said deceased Augustine;
14. However, in view of the names of the said Mr. John Philip Christopher D'Souza and the said Mr. Jerome Philip D'Souza, who have both since died, having been still shown in the City Survey Records and Sanads, their respective surviving heirs and legal representatives viz. (1a) Mrs. Jeanette Constance D'Souza, (1b) Mrs. Janice Fernandes nee D'Souza, (1c) Mr. Colstan D'Souza, (2) Mr. Austin E. D'Souza, (3) Mrs. Joyce Joseph nee D'Souza, (4) Mr. James R. D'Souza, (5) Mr. Ronald J. D'Souza, (6) Mr. Cecil A. D'Souza, (7) Mr. Mervyn D'Souza and (8) Mrs. Muriel B. Rebello nee D'Souza (hereinafter called 'the said Jeanette & 9 Ors.') and (1a) Mrs. Bellie D'Souza, (1b) Miss Lorraine D'Souza and (2) Mrs. Rose Margaret Nazareth nee D'Souza (hereinafter called 'the said Bellie & 2 Ors.') respectively have been shown as the necessary parties to the Conveyance dated 12.03.1970 hereinafter stated.
15. The said Mr. John Philip Christopher D'Souza died intestate in Mumbai on 31.08.1977 and his wife, Mrs. Lucy D'Souza also died intestate in Mumbai on 15.09.1952 leaving behind the following as their only heirs and legal representatives :-
- (i) Mr. Constance D'Souza
 - (ii) Mr. Austin E. D'Souza
 - (iii) Mrs. Joyce Joseph nee D'Souza
 - (iv) Mr. James R. D'Souza



W.C. N.V.

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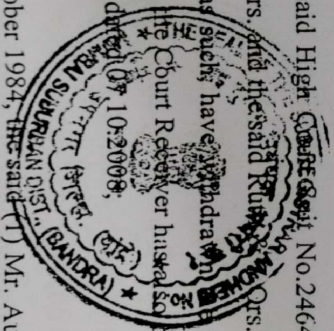
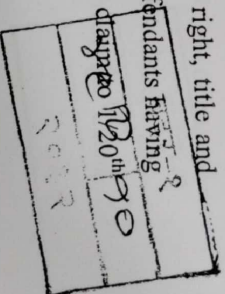
- (v) Mr. Ronald J. D'Souza
 (vi) Mr. Cecil A. D'Souza
 (vii) Mr. Mervyn D'Souza
 (viii) Mrs. Muriel B. Rebello nee D'Souza;
16. The said Mr. Constance D'Souza also died intestate in Mumbai on 30.04.1981 leaving behind (1) Mrs. Jeanette Constance D'Souza, (2) Mrs. Janice Fernandes nee D'Souza and (3) Mr. Colstan D'Souza, being his widow and two children, as his only heirs and legal representatives;
17. Under the circumstances, the said Jeanette & 9 Ors. are the only surviving heirs and legal representatives of the said deceased, Mr. John Philip Christopher D'Souza,  1980 leaving
18. The said Jerome Philip D'Souza died intestate in Mumbai on 06.02.1980 leaving behind his two children viz. (1) Mr. Joseph P.F. D'Souza and (2) Mrs. Rose Margaret Nazareth nee D'Souza as his only heirs and legal representatives, his wife, Mrs. Joanna D'Souza, having predeceased him on 29.05.1924;
19. The said Joseph P.F. D'Souza died intestate in Mumbai on 08.10.2006 leaving behind him (1) Mrs. Bellie D'Souza and (2) Miss Lorraine D'Souza, being his widow and an only child and daughter, as his only heirs and legal representatives;
20. Under the circumstances, the said Bellie & 2 Ors. are the only surviving heirs and legal representatives of the said deceased, Mr. Jerome Philip D'Souza;
21. As already stated hereinabove, the said late Mr. John Philip Christopher D'Souza and/or the said late Mr. Jerome Philip D'Souza did not have any share, right, title or interest in the said property and consequently the said Jeanette & 9 Ors., the said Bellie & 2 Ors., the respective surviving heirs and legal representatives of the said Mr. John Philip Christopher D'Souza and the said Mr. Jerome Philip D'Souza also did not have any share, claim, right, title or interest of whatsoever nature in the said property;
22. However, the names of the said Mr. John Philip Christopher D'Souza and the said Mr. Jerome Philip D'Souza still being shown in the Property Register Cards and Sanads, 



the said Jeanette & 9 Ors. and the said Bellie & 2 Ors. have been made a necessary party to the Conveyance dated 12.03.2009, as hereinafter stated;

23. For brevity sake wherever necessary the said Terence & 3 Ors., the said Ruth & 7 Ors., the said Jeanette & 9 Ors. and the said Bellie & 2 Ors. collectively are hereinafter referred to as 'the said Vendors';

24. One Mr. Simon s/o Valentine D'Souza & Ors. (hereinafter called 'the said Simon & Ors.')
25. Pending the hearing and final disposal of the said suit, a Court Receiver was appointed by the High Court;
26. Against the Order of the City Survey Officer, B.S.D. recording the names of the said 3 persons viz. (i) Mr. John Philip Christopher D'Souza, (ii) Mr. Jerome Philip D'Souza and (iii) Mr. Ignatius Michael D'Souza in the Property Register Card an appeal bearing No.DLN/CTS-Appeal No.17 of 1983 filed inter alia by the said Simon & Ors., the Court of the Sub-Divisional Officer B.S.D. passed an Order on 19.08.1985 dismissing the appeal and no further appeal or revision application has/have been since filed before the Revenue/Appellate Authorities;
27. The said Simon & Ors., the Plaintiffs in the aforesaid High Court Suit No.2464 of 1985 have since realized that the said Terence & 3 Ors. and the said Ruth & 7 Ors. are the only persons entitled to the said property and, as such, have withdrawn from the said suit unconditionally without claiming any reliefs and the Court Receiver has/have been discharged by the Hon'ble High Court vide its Order dated 07.10.2008;
28. In the meantime by a Deed of Release dated 3rd October 1984, the said (1) Mr. Austin E. D'Souza, (2) Mrs. Joyce Joseph nee D'Souza, (3) Mr. James R. D'Souza, (4) Mr. E. D'Souza, (2) Mrs. Joyce Joseph nee D'Souza, (3) Mr. James R. D'Souza, (4) Mr.



WOL N.V.

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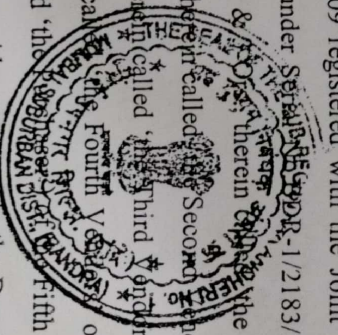
Ronald J. D'Souza, (5) Mr. Cecil A. D'Souza and (6) Mr. Mervyn D'Souza, being Nos.2 to 7 in the said Jeanette & 9 Ors. group (therein and hereinafter called 'the said Releasors') being the sons and daughters of the said late Mr. John Philip Christopher D'Souza released their purported undivided share, right, title and interest in the said property in favour of Mrs. Jeanette Constance D'Souza w/o late Constance D'Souza, being No.(1a) in the said Jeanette & 9 Ors. group (therein called 'the Releasee') on the presumption that the said late Mr. John Philip Christopher D'Souza was holding an undivided 1/24th share and that each of the said Releasors had 1/192 undivided share in the said property and the said Release Deed was registered with the Sub-Registrar Mumbai under Serial No.4289 of 1984 on 3rd October 1984. Notwithstanding and irrespective of the said registered Release Deed, the said Jeanette & 9 Ors. or any of them (including the said Releasors or Releasee) did not have any claim, share, right, title or interest in the said property as admitted by them in the Conveyance dated 12.03.2009;

12.03.2009;
 12-3-2009
 2009

29. Under the circumstances mentioned hereinabove, the said Terence & 3 Ors. and the said Ruth & 7 Ors. were the sole, exclusive and absolute owners of the said property;

30. Although the said Jeanette & 9 Ors. and the said Bellie & 2 Ors. did not have any claim, share, right, title or interest of whatsoever nature in the said property but in view of the circumstances mentioned hereinabove they agreed to join in the Conveyance dated 12.03.2009 giving their express "Consent" for sale of the said property by the said Terence & 3 Ors. and the said Ruth & 7 Ors. to the Developer herein;

31. By the said Deed of Conveyance dated 12.03.2009 registered with the Joint Sub-Registrar, Andheri-1, Mumbai Suburban District under Serial No. 1/2183/2009 on 12.03.2009 and made between the said Terence & 3 Ors. herein called 'the First Vendors' of the First Part, the said Ruth & 7 Ors., therein called 'the Second Vendors' of the Second Part, the said Jeanette & 9 Ors., therein called 'the Third Vendors' of the Third Part, the said Bellie & 2 Ors., therein called 'the Fourth Vendors' of the Fourth Part and the Developer herein (therein called 'the Fifth Part, of the said Vendors sold, transferred and conveyed the said property unto the Developer for valuable consideration and on the covenants contained therein. Pursuant to the



well N.V

X

e) Copy of Commencement Certificate of even No. dated 25.02.2010 - EXHIBIT "E";

43. The Purchaser/s herein has/have applied to the Developer for allotment to the Purchaser/s Flat No. B-409 on the 4TH floor and Stilt/Open Parking Space No. --- in the said building "AUGUSTINE ENCLAVE" being constructed by the Developer on the said property;

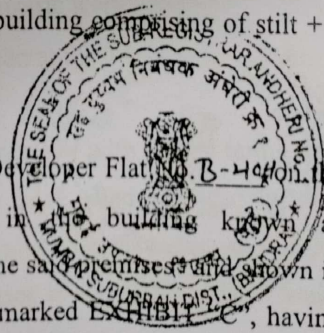
44. Under Section 4 of the said Act, the Developer is required to execute a written agreement for sale of the said flat/stilt/open parking space to the Purchaser/s, being in fact these presents and also register the said agreement under Registration Act;

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

Handwritten stamp box containing the text: 26.07.20, 2012

1. The Developer is constructing the said building known as "AUGUSTINE ENCLAVE" on the said property more particularly described in the First Schedule hereunder written, the plans and specifications have been already sanctioned by the MCGM and the said plans and specifications have been kept by him at his office at Flat No.2, 'Meherabad', 31, Hill Road, Bandra, Mumbai 400 050 and also at building site which have already been approved by the Purchaser/s and the Purchaser/s has/have also agreed that the Developer may make such variations and modifications as the Developer may require to do by the Government, MCGM or any other local body or authority and the Purchaser/s shall not be entitled to raise any objection on account of such variation or amendment provided that the Developer shall obtain prior consent in writing from the Purchaser/s in respect of such variations or modifications which may adversely affect the premises agreed to be purchased by the Purchaser/s. The Developer is proposing to put up a building comprising of stilt + 7 upper floors.

2. The Purchaser/s hereby agree/s to purchase from the Developer Flat No. B-409 on the 4TH floor and Stilt/Open Parking Space No. --- in the building known as "AUGUSTINE ENCLAVE" and hereinafter referred to as "the said premises" and shown in red coloured boundary lines on the plan annexed hereto and marked EXHIBIT "C", having



Handwritten signature and initials 'N.V.' at the bottom left.

Handwritten signature and initials 'N.V.' at the bottom right.

Carpet area of 381 sq.ft. which is inclusive of sq.ft. Carpet area of the balconies for a total consideration of Rs. 56,00,000/- (Rupees Fifty Six Lac Only) which includes the proportionate price of 0W4 the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule hereunder written. Hereto annexed is also list of amenities that will be provided in the said premises and marked **EXHIBIT "F"**.

N.V. X
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3. The Purchaser/s shall pay to the Developer the said total consideration of Rs. 56,00,000 (Rupees Fifty Six Lac Only)

On (y) as under :

- a) Rs. 10,00,000/- as earnest money deposit on or before the execution of this agreement;
- b) Rs. _____ on or before laying the plinth;
- c) Rs. _____ on or before the 1st slab is cast;
- d) Rs. _____ on or before the 2nd slab is cast;
- e) Rs. _____ on or before the 3rd slab is cast;
- f) Rs. _____ on or before the 4th slab is cast;
- g) Rs. _____ on or before the 5th slab is cast;
- h) Rs. _____ on or before the 6th slab is cast;
- i) Rs. _____ on or before the 7th slab is cast;
- j) Rs. _____ on or before the terrace slab is cast;
- k) Rs. _____ on or before completion of brick work;
- l) Rs. _____ on or before completion of plaster;
- m) Rs. _____ on or before completion of flooring work;
- n) Rs. _____ on or before completion of painting work;
- o) Rs. 54,00,000/- on or before completion of electric work. *Ref case 15.05.2012*
- p) Rs. 1,00,000/- being the balance consideration at the time of registration.

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20094
2002

N.V. X
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4. The Developer hereby agrees to observe, perform and comply with all the conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans before causing to hand over the possession of the said premises to the



WZ N.V. X

from the concerned local authority occupation and/or completion/completions certificates in respect of the said premises.

5. The Purchaser/s has/have taken inspection of all the documents mentioned hereinabove and has/have also perused the certificate of title issued by **Mr. P. Vas, Advocate, High Court, EXHIBIT "A"** and has/have accepted the title of the Developer to the said property as clear and marketable. The Purchaser/s shall not be entitled to raise any objection whatsoever with regard to the title of the said property.

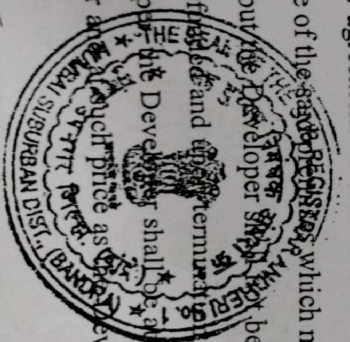
6. The Purchaser/s agree/s to pay to the Developer interest at 18% per annum on all the amounts which become due and payable by the Purchaser/s to the Developer under the terms of this agreement from the date of the said amount is payable by the Developer under the terms of this agreement from the date of the said amount is payable by the Purchaser/s to the Developer.

2022	2023	2024
Rs 00	Rs 00	Rs 00

7. On the Purchaser/s committing default/s in payment on due date of any amount due and payable by the Purchaser/s to the Developer under this AGREEMENT (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser/s committing breach of any of the terms and conditions herein contained, the Developer shall be entitled at his own option to terminate this agreement.

PROVIDED always that the power of termination hereinbefore contained shall not be executed/exercised by the Developer unless and until the Developer shall have given to the Purchaser/s fifteen days prior notice in writing of his/her/their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within a reasonable time after the giving of such notice.

PROVIDED further that upon termination of this agreement as aforesaid Developer shall refund to the Purchaser/s the instalments of sale price of the said property which may till then have been paid by the Purchaser/s to the Developer but the Developer shall not be liable to pay to the Purchaser/s any interest on the amount so refunded and the Developer shall be at liberty to dispose of and sell the said premises to such person or persons as he/she/they may in his absolute discretion think fit.



N.V.

[Signature]

8. The Developer shall give possession of the said premises to the Purchaser/s on or before 15th day of Oct - 2012. If the Developer fails or neglects to give possession of the said premises to the Purchaser/s on account of reasons beyond his control and of his agents as per the provisions of Section 8 of MAHARASHTRA OWNERSHIP FLATS ACT, 1963 by the aforesaid date or the date or dates prescribed in the said Section of the said Act, then the Developer shall be liable on demand to refund to the Purchaser/s the amounts already received by them in respect of the said premises with simple interest at 9% per annum from the date the Developer received the sum till date the amounts and interests thereon is repaid, provided that by mutual consent it is agreed whether the dispute stipulated in Section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Developer to the Purchaser/s there shall, subject to prior encumbrances, if any, be a charge on the said land as well as the construction or building in which the said premises are situated were to be situated.

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N.V.
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Stamp: **THE DEVELOPER**
 Charge on the said land
 No. 10
 Date 10/10/12

PROVIDED that the Developer shall be entitled to reasonable extension of time for giving delivery of the said premises on the aforesaid date, if the completion of building in which the said premises is to be situated is delayed on account of :-

- i) non availability of steel, cement, other building materials, water or electric supply;
- ii) war, civil commotion, accident or Act of God;
- iii) any notice, order, rule, notification of the Govt. and/or other public competent authority.

9. The Purchaser/s shall take possession of the said premises within 15 (fifteen) days of the Developer giving written notice to Purchaser/s intimating that the said premises are ready for use and occupation;

PROVIDED that if within a period of 3 years from the date of handing over the premises to the Purchaser/s, the Purchaser/s brings to the notice of the Developer any defect in the said premises or the building in which the said premises are situated, or any defect used therein or any unauthorised change in the construction of the said building when wherever possible such defects or unauthorised changes shall be rectified by the Developer at his own cost and in case it is not possible to rectify such defects or unauthorised changes, the Purchaser/s shall be entitled to receive from the Developer reasonable compensation for such defect or change.

Stamp: **THE DEVELOPER**
 Maharashtra State Bank Ltd.
 Mumbai

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W

10. Commencing a week after notice in writing is given by the Developer to the Purchaser/s that the said premises are ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises) of outgoing in respect of the said land and building/s namely local taxes betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collector, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the Society/Limited Company is formed and the said land and building/s transferred, the Purchaser/s shall pay to the Developer such proportionate share of outgoing as may be determined by the Developer. The Purchaser/s further agree/s that till the Purchaser/s share is so determined the Purchaser/s shall pay to the Developers provisional monthly contribution of Rs. 3810/- (Rupees Three Thousands Eight Hundred Ten only) per month towards the outgoing. The amounts so paid by the Purchaser/s to the Developer shall not carry any interest and remain with the Developer until a conveyance is executed in favour of the Society or Limited Company as aforesaid. Subject to the provisions of Section 6 of the said Act, on such conveyance being executed, the aforesaid deposits (less deductions provided for in this Agreement) shall be paid over by the Developer to the Society or the Limited Company, as the case may be. The Purchaser/s undertake/s to pay such provisional monthly outgoing regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

11a. The Purchaser/s shall on or before the delivery of possession of the said premises keep deposited with the Developer the following amounts :

- i) Rs. 15000/- being the advance on account payment towards taxes and other outgoing for a period of one year which shall be about Rs. 10/- per sq. ft. on carpet area per month;
- ii) Rs. 10,000/- for legal charges towards preparing this agreement, stamp duty, registration fee of the Society or Limited Company;
- iii) Rs. 350/- for shares money, application for formation and registration of the Society or Limited Company;
- iv) Rs. 20,000/- for formation and registration of the Society or Limited Company;
- v) Rs. 20,000/- towards deposits for electric meter, water meter, payable to Reliance Infrastructure Ltd./MCGM;



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N.V.

N.V.

vi) Rs. 57150/- contribution towards proportionate development charges and land under construction charges which shall be around Rs.150/- per sq.ft. carpet area.

TOTAL Rs. 153220/-

N.V.

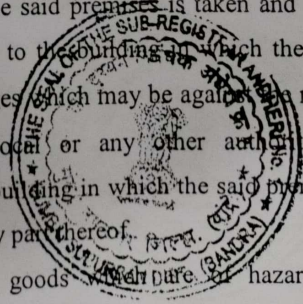
11b. Service Tax, as applicable and Value Added Tax (VAT), if any payable, in respect of the said premises shall be paid by the Purchaser/s to the Developer before taking possession of the said premises.

12. The Developer shall utilise sum of Rs. 20350/- (Rupees THREE HUNDRED FIFTY TWO THOUSAND ONLY) paid by the Purchaser/s to the Developer for meeting all legal costs of the Attorney-at-law/Advocate of the Developer in connection with formation of the said Society or Limited company preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement.

13. At the time of registration the Purchaser/s shall pay to the Developer the Purchaser's share of stamp duty and registration charges payable, if any, by the said Society or Limited Company on the conveyance or any document of the said land and the building to be executed in favour of the Society or Limited Company.

14. The Purchaser/s or himself/herself/themselves with intention to bring all persons into whomsoever hands the said premises may come, doth hereby covenant with the Developer as follows:-

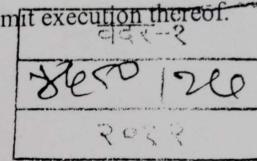
- a) To maintain the said premises at Purchaser/s cost in good tenantable repair and condition from the date of possession of the said premises is taken and shall not do or suffer to be done anything in or to the building in which the said premises is situated, staircase or any passages which may be agreed in the rules, regulations or bye-laws of concerned local or any other authority or change/alter or make addition in or to the building in which the said premises is situated and the said premises itself or any part thereof.
- b) Not to store in the said premises any goods of hazardous, combustible or dangerous nature or so heavy as to damage the construction of



N.V.

Developer. The Purchaser/s shall also fully reimburse the expenses that may be required to be incurred by the Developer in consequence upon any legal proceedings that may be instituted by the authorities concerned against the Developer for non-payment and/or under-payment of stamp duty by the Purchaser/s.

34. The parties hereto shall attend the office of the Sub-Registrar of Assurances for registration of the said document within the prescribed time limit and admit execution thereof.



35. The PAN Nos. of the parties hereto are as under :

DEVELOPER

Mr. Nanji Dana Patel, Sole Proprietor of
Krish Construction

AABPP5772B

N.V.

PURCHASER/S

1. VIPUL PRAVIN LAL
2. NEERA VIPUL LAL

AABPL0826 E
AAMPL4067 A

IN WITNESS WHEREOF the parties herein have hereunto set and subscribed their respective hands at Mumbai on the day and year hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THOSE pieces or parcels of land or ground bearing C.T.S. Nos.1543, 1543/1 to 10, totally admeasuring 1665.50 sq.metres along with the structures standing thereon bearing Municipal Assessment Nos.K-8970 (1) 182, West Gavthan Bungalow, K-8970 (2) 183, West Gavthan Hut GR.W.No.8970(1) and K-8971 184, West Gavthan Shed in the Revenue Village Vile Parle (W) Zone 37/189, Taluka/City Survey Vile Parle, Mumbai Suburban District situate at St. Braz Road, Vile Parle (W), Mumbai 400 056 in the Registration District of Mumbai Suburban.

N.V.



THE SECOND SCHEDULE ABOVE REFERRED TO :
DESCRIPTION OF COMMON AREAS & COMMON FACILITIES :

1. Common areas shall include :-
 - a) Areas covered under the external and internal walls and pardis (built up areas).
 - b) Staircases, lobbies, passages and landings, common terraces (excluding pocket/attached terraces abutting certain flats and, as such, exclusively allotted to purchaser of the said flat).

2. Common facilities in the building shall include :-
 - a) Overhead and underground water storage tanks and water pipes, water meter, pump room with pump and accessories.
 - b) Drainage and sewerage including septic tank and soak etc.
 - c) Electrical common load wiring, starters/switches and all common wirings.
 - d) Common lights in staircases, landings, gates, terrace and compounds.
 - e) Unallotted open bathroom spaces.
 - f) Compound gate/s.
 - g) Common compound walls.
 - h) Lift.

Handwritten signature and date: 25/08/2018

SIGNED AND DELIVERED)
 by the withinnamed)
 "DEVELOPER")
 MR. NANJI DANA PATEL,)
 Sole Proprietor of Krish)
 Construction)
 in the presence of)



Handwritten signature: Nanji Dana Patel



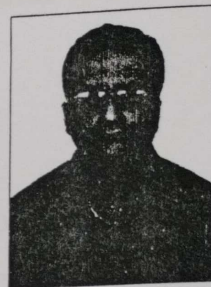
Handwritten signature: Nanji Dana Patel

Handwritten text: No. V. J.



SIGNED AND DELIVERED)
 by the withinnamed)
 "PURCHASER/S")
VIPUL PRAVIN LAL)
NEERA VIPUL LAL)
 _____)
 in the presence of)

Vipul P. Lal



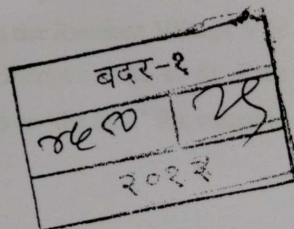
N.V. Lal



WITNESSES

1. *Rangotkar*

2. *[Signature]*



RECEIVED of and from the Purchaser/s abovenamed, a sum of Rs. 100000/-
 (Rupees One lac only)
 Only) being the earnest money as per Clause 3(a) of the Agreement, by Cheque/P.O./D.D.
 No. 768257 dated 20.4.12 on THE COSMOS COOP BANK LTD. VILEPARLE (E)



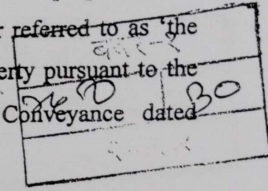
AS
B.Sc., LL.B.
High Court

EX A
1
9, "Gordon Villa", 1st Floor,
18, Hill Road, Bandra,
Mumbai - 400 050.

Tel. : 2642 3134 / 2643 3411 / 2651 1797
e-mail: vas1979@vsnl.net

TO WHOMSOEVER IT MAY CONCERN

This is to certify that I have investigated the title of Mr. Nanji Dana Patel, Sole Proprietor of Krish Construction, having office at Flat No.2, 'Meherabad', 31, Hill Road, Bandra, Mumbai 400 050 (hereinafter called 'the said owner') in respect of property more particularly described in the Schedule hereunder written and hereinafter referred to as 'the said property'. The said owner has become the owner of the said property pursuant to the Conveyance Deed dated 12.03.2009 (hereinafter called 'the said Conveyance dated 12.03.2009').

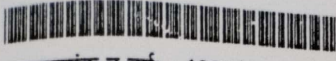


Mr. Augustine Pedru D'Souza also known as Gustine Pedru Souz (hereinafter for brevity sake referred to as 'the said Augustine') by a Deed of Conveyance dated 11th February 1913 registered at the office of the Sub-Registrar Bandra under Serial No.168A/1913 on 28th February 1913 purchased from one Mr. Ellis s/o Inas Ghari an immovable property being all those pieces or parcels of land or ground bearing C.T.S. Nos.1543, 1543/1 to 10, totally admeasuring 1665.50 sq.metres in the Revenue Village Vile Parle (W), Taluka/City Survey Vile Parle, Mumbai Suburban District situate at St. Braz Road, Vile Parle (W), Mumbai 400 056 and hereinafter referred to as 'the land' for valuable consideration.

After the said land was acquired, structures were constructed thereon in the year 1929.

The said land along with the structures standing thereon is more particularly described in the Schedule hereunder written and hereinafter referred to as 'the said property'.





दस्तावेजांक व वर्ष: 4680/2012

Friday, April 27, 2012

1:19:32 PM

दुय्यम निबंधक: अंधेरी 1 (बांद्रा)

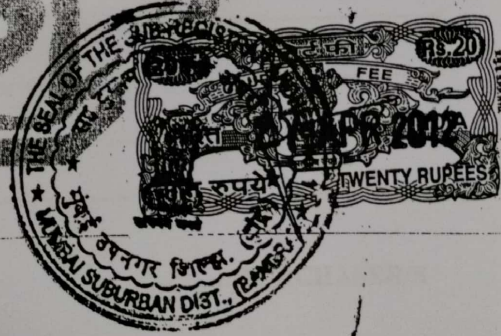
नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : विलेपार्ले

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा मोबदला रु. 5,600,000.00
बा.भा. रु. 5,566,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 1543 वर्णन: विलेपार्ले (प) - सिटीएस क्र. 1543, 1543/1 ते 10 - सदनिका क्र. बी/404, 4था मजला, " ऑगस्टीन एन्क्लेव्ह ", सेंट ब्राझ रोड, विलेपार्ले (प) मुंबई - 56
- (3) क्षेत्रफळ (1) 42.49 चौरस मीटर बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. किशोर कन्स्ट्रक्शन्स चे सोल प्रोप्रा. नानजी दाना पटेल - ; घर/प्लॉट नं: कार्यालय क्र. 2, मेहेरबाद, 31 हिल रोड, बांद्रा (प) मुंबई - 50 ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: AABPP 5772 B.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) विपुल प्रविण लाल - ; घर/प्लॉट नं: डी/14, हसमुख नगर, 21 टागोर रोड, सांताक्रूझ (प) मुंबई - 54; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: AABPL 0826 B
(2) नीरा विपुल लाल - ; घर/प्लॉट नं: वरीलप्रमाणे ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: AAMPL 4067 A
- (7) दिनांक करून दिल्याचा 27/04/2012
- (8) नोंदणीचा 27/04/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 4680 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 280000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 300000.00
- (12) शेरा



बरी प्रत

वर. दुय्यम निबंधक, अंधेरी
मुंबई उपनगर जिल्हा



दस्त गोषवारा भाग - 2

वदर1

दस्त क्रमांक (4680/2012)

दस्त क्र. [वदर1-4680-2012] चा गोषवारा
बाजार मुल्य :5566500 मोबदला 5600000 भरलेले मुद्रांक शुल्क : 280080

दस्त हजर केल्याचा दिनांक :27/04/2012 01:15 PM
निष्पादनाचा दिनांक : 27/04/2012
दस्त हजर करणा-याची सही :

[Handwritten signature]

पावती क्र.:4716 दिनांक:27/04/2012
पावतीचे वर्णन
नाव: विपुल प्रविण लाल - -

30000 :नोंदणी फी
1600 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

31600: एकूण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 27/04/2012 01:15 PM
शिकका क्र. 2 ची वेळ : (फी) 27/04/2012 01:18 PM
शिकका क्र. 3 ची वेळ : (कबुली) 27/04/2012 01:19 PM
शिकका क्र. 4 ची वेळ : (ओळख) 27/04/2012 01:19 PM

दु. निबंधकार्ची सही, अंधेरी 1 (बांद्रा)

दस्त नोंद केल्याचा दिनांक : 27/04/2012 01:19 PM

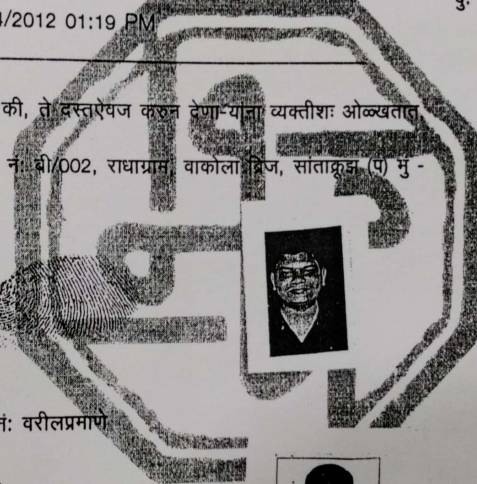
ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात व त्यांची ओळख पटवितात.

1) अजय म्हामुणकर - - , घर/फ्लॅट नं: बी/002, राधाग्राम, वाकोला ब्रिज, सातारा (प) मु - 55

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

[Handwritten signature]



2) प्रदीप करगुटकर - - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

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दु. निबंधकार्ची सही
अंधेरी 1 (बांद्रा)



प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण.....
पुस्तक क्र.१/वदर-१/क्रमांक.....
बर नोंदला दिनांक.....

27 APR 2012

वदर-१	
आहेत	०६
२०१२	२०१२

सह दुय्यम निबंधक, अंधेरी क. १,
मुंबई उपनगर जिल्हा

27/04/2012

1:19:23 pm

दुय्यम निबंधकः

अंधेरी 1 (बांद्रा)

दस्त गोषवारा भाग-1

बदर1

दस्त क्र 4680/2012

दस्त क्रमांक : 4680/2012

दस्ताचा प्रकार : करारनामा

सु.क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: विपुल प्रविण लाल - -

पत्ता: घर/फ्लॅट नं: डी/14, हसमुख नगर, 21 टागोर

रोड, सांताक्रुझ (प) मुं - 54

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पॅन

लिहून घेणार

वय 39

सही



2 नाव: नीरा विपुल लाल - -

पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पॅन नम्बर: AAMPL 4067 A

लिहून घेणार

वय 39

सही



3 नाव: मे. क्रिश कन्स्ट्रक्शन चे सोल प्रोप्रा. नानजी दाना पटेल - -

पत्ता: घर/फ्लॅट नं: कार्यालय क्र. 2, मेहेरबाद, 31 हिल

रोड, बांद्रा (प) मुं - 50

गल्ली/रस्ता: -

ईमारतीचे नाव: -

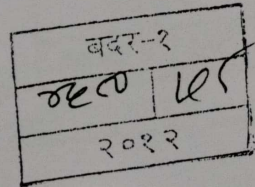
ईमारत नं: -

पेट/वसाहत

लिहून घेणार

वय 65

सही



1 OF 1

संप्रेषण करून देणार तयाकथीत [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.



Form 583-
BMP-425-2008-3,000

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

This I.O.E./C.C. is issued subject
to the provision of Urban Land
Celling and Regulation Act. 1976

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ 9589 /B81/WS/AK/AK of 25 FEB 2010
COMMENCEMENT CERTIFICATE

To,
Nanil D. Patel Proprietor
of Krish Garden.

EX E

Sir,

With reference to your application No. 3681 dated 29/04/09 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Prop. bldg. CTS No. 1543, 1543, 11010
at premises at Street Saint Bagan 2 Rd. village. vile paste plot
No. situated at Vile Pakte (w) in K/1028 Ward.

REC 103

The Commencement Certificate/Building Permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

E COPY
Jeeva

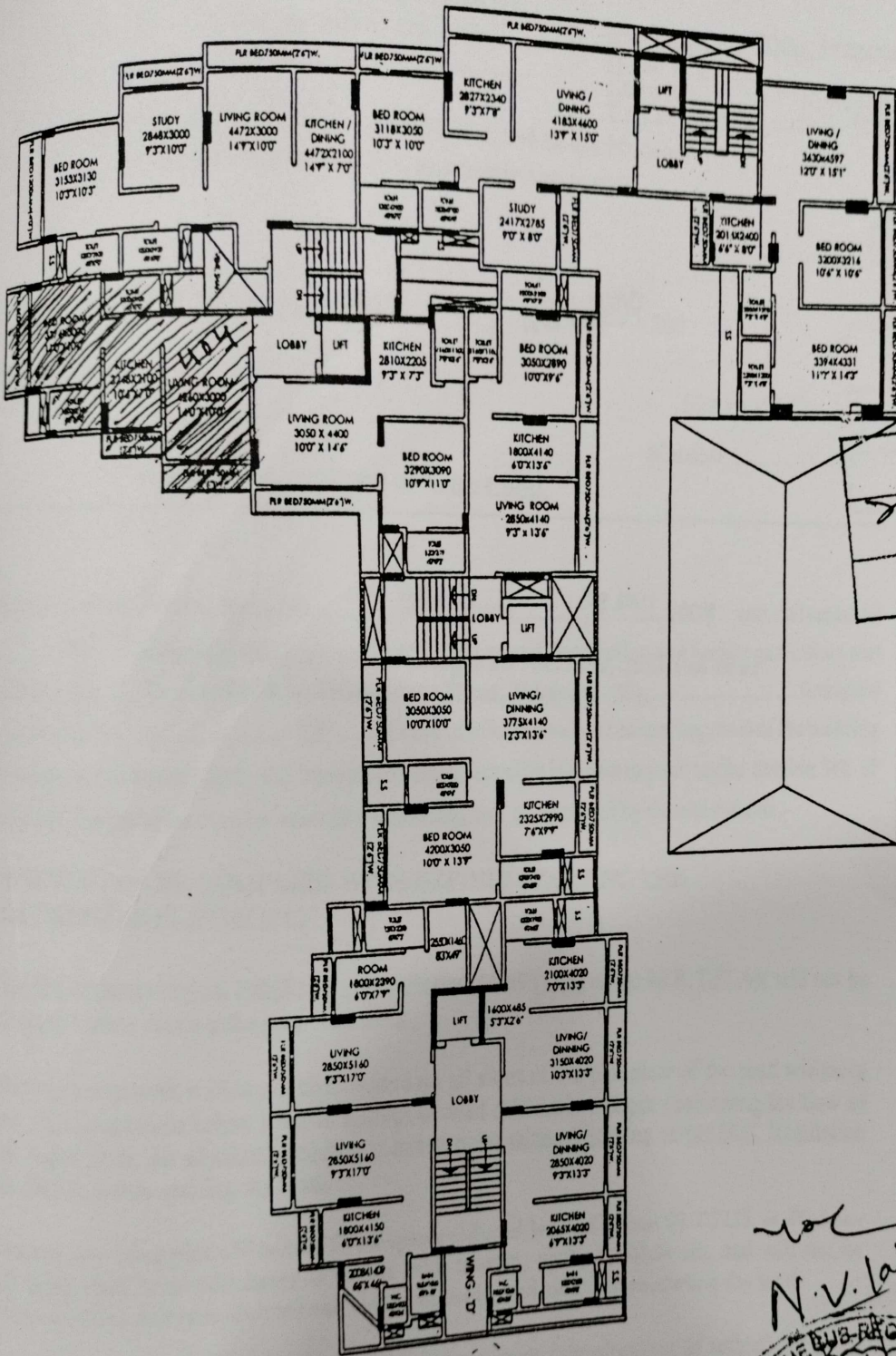
VALERAG
ECT
C No. B/102.

The Municipal Commissioner has appointed Shri N. S. LALAJI
Executive Engineer to exercise his powers and functions of the Planning
Authority under Section 45 of the said Act.



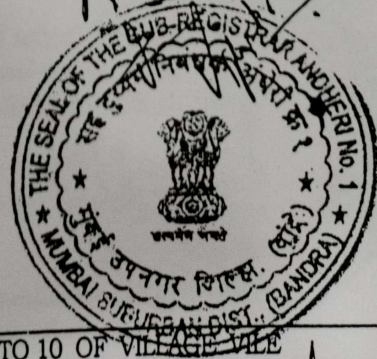
This CC is valid upto 24 FEB 2011
The work upto top of 3rd floor only
A.C.R.O.

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai
Executive Eng. Building Proposals
(Western Subs.) 'H/East', 'H/West' & 'K/East', 'K/West' Wards
FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI

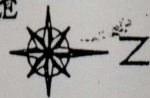


TYPICAL FLOOR PLAN (2ND TO 7TH FLOOR)

Floor:- 4TH
 Flat No.:- B-404
 Carpet Area:- 381 sqft.



AGUSTINE ENCLAVE ON PLOT BEARING C. T. S. NOS. 1543, 1543/1 TO 10 OF VILAGE VILE
 PARLE AT SAINT BRANZ ROAD, VILE PARLE (WEST), MUMBAI :- 400 056.



4680/2012



KRISH CONSTRUCTION

B-404

Augustine Enclave



AGREEMENT FOR SALE

