

30

ASTON: OFF: 401

383

41 / 401

422

Agreement for Sale

PARIKH ENTERPRISE

SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012
 Tel : 022-61778151
 E-mail :

Mode of Receipt

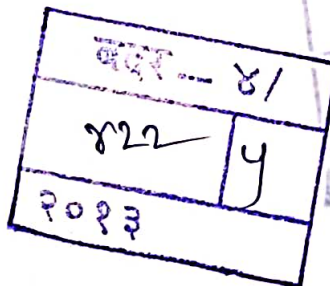
Id mhshcil01
 Name SHCIL- MAHARASHTRA
 Receipt Id RECIN-MHMHSHCIL0113872765615797K
 Receipt Date 24-DEC-2012

Received From Kamlesh V Shah	Pay To
Instrument Type PAYORDER	Instrument Date 22-DEC-2012
Instrument No 010401	Instrument Amount 1050400 (Ten Lakh Fifty Thousand Four Hundred only)
Bank Details	
Bank Name ICICI Bank	Branch Name Andheri West Mumbai
Pocket Expenses 0.0 ()	



Handwritten mark resembling a stylized 'M' or 'N'.

NG





सत्यमेव जयते

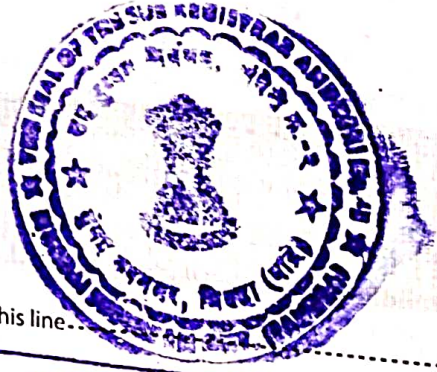
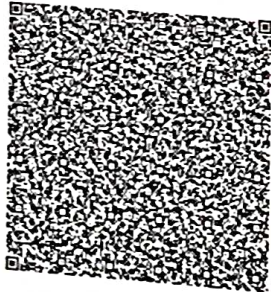
INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by : डी. व. डी. गिरी
Stock Holding Corporation of India Ltd
Location : SHCIL Andheri
Signatory : [Signature]
Details can be verified at www.shcilestamp.com

ई. स्टॅम्प
लॉक

Certificate No.	: IN-MH14031294047428K
Certificate Issued Date	: 24-Dec-2012 12:40 PM
Account Reference	: SHCIL (FI)/ mhshcil01/ ANDHERI/ MH-MSU
Unique Doc. Reference	: SUBIN-MHMHSHCIL0114921126022227K
Purchased by	: Kamlesh V Shah
Description of Document	: Article 25(b)to(d) Conveyance
Property Description	: Office No 401,4th Floor,Bldg No A-1,Sundervan Complex,Off Lokhandwala Rd,Andheri (W) Mum-400053
Consideration Price (Rs.)	: 1,43,68,000 (One Crore Forty Three Lakh Sixty Eight Thousand only)
First Party	: Parikh Enterprise
Second Party	: Kamlesh V Shah
Stamp Duty Paid By	: Kamlesh V Shah
Stamp Duty Amount(Rs.)	: 10,50,400 (Ten Lakh Fifty Thousand Four Hundred only)



Please write or type below this line...

बदर - ४/	
२२२	३
२०१२	

[Signature]
NCS

ZK 0004222801

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"

BANK OF INDIA

Original/Duplicate

मुल्यांकन

323/422

पावती

नोंदणी क्र. :39म

जिल्हा

Tuesday, January 15, 2013

Regn.:39M

प्रमुख मुल्य विभाग

5:45 PM

उपमुख्य विभाग

पावती क्र.: 492

दिनांक: 15/01/2013

मिळकतीचा क्रमांक

गावाचे नाव: ओशिवरा

नागरी क्षेत्राचे नाव

दस्तऐवजाचा अनुक्रमांक: वदर4-422-2013

मिळकतीचे वर्ग

दस्तऐवजाचा प्रकार : करारनामा

वाजार मूल्य दर तक्त्याप्रमाणे नोंद घ्याव्यात

सादर करणाऱ्याचे नाव: कमलेश विह शाह

रु. 30000.00

युती जमीन

नोंदणी फी

रु. 2400.00

75,800

DELIVERED

दस्तऐवजाची फी

पृष्ठांची संख्या: 120

एकूण:

रु. 32400.00

मिळकतीचे क्षेत्र

मिळकतीचा वापर

मिळकतीचे बंध

आपणास हा दस्तऐवज अंदाजे 6:05 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

सह मुख्य निबंधक, अंधेरी-2

5 of 5

20

20

धडा-याप्रमाणे मिळकतीचा प्रति चौ. मीटर मूल्यदर

बाजार मूल्य: रु.21006600 /-

मोबदला: रु.14368000/-

भरलेले मुद्रांक शुल्क :
रु. 1050400/-

A) मुख्य मिळकतीचे मूल्य

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 003441 दिनांक: 09/01/2013
बँकेचे नाव व पत्ता: ICICI Bank
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 2400/-

कवित अंतिम मूल्य

=

=

=

+ 0.00

+ 0.00

+ 0.00

+ 0.00

MM = 21,006,600.00

High

A = 14368000 /-

18 - 15/1	
बदर - 81	
022	9
२०१३	

PARIKH ENTERPRISE

2, Meera Darshan, Tejpal Road, Vile Parle (East), Mumbai - 400 057. Tel: 2618 4949 / 2617 0964

Date:

To,
Mr. Kamlesh V. Shah &
Mrs. Nita K. Shah,
1403/1404 Camron Heights,
Sundervan Complex, Andheri (W),
Mumbai-400053.

Dear Sir,

Sub: Possession of Unit/Office No.401
Bldg. A/1 (ASTON) on 626/3 Part at Sundervan,
Andheri (W), Mumbai-400053.

Pursuant to the agreement to sale entered with you dated 24.12.2012 we hereby hand over the vacant and peaceful possession of the aforesaid Unit/Office duly completed. The interior changes and furniture work will be carried out solely at your cost and risk and strictly as per the Municipal Laws. Any deviation to the same shall be removed/demolished at your cost and risk.

Kindly confirm that you have inspected the Unit/Office and found the same in satisfactory condition and have no claim of any nature by signing the copy of this letter as a mark of your confirmation to the above.

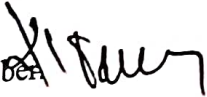
The B.M.C. taxes and building maintenance charges will be charged proportionately to you from date of occupation certificate.

The interior work carried out by you should not amount to any inconvenience to the other occupants of the building and to our staff.

Thanking you,

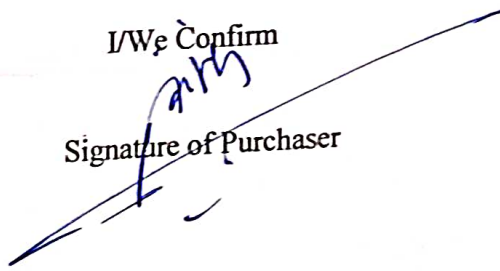
Yours faithfully,
For PARIKH ENTERPRISE

Member



I/We Confirm

Signature of Purchaser



Site Address:

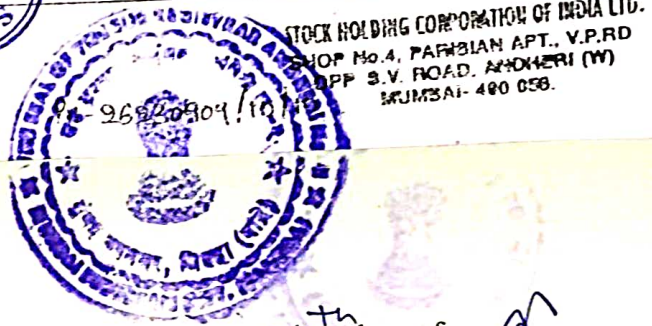
No. A1/A2, Sundervan Complex, Lokhandwala Road, Versova, Andheri (W), Mumbai - 400 053. Tel: 6500 0664

RANK



Stamp Duty Purchased By: <u>Ramesh V. Shah</u>		Stamp Duty Paid by: <input type="checkbox"/> 1st Party <input checked="" type="checkbox"/> 2nd Party	
Stamp Duty Amount: <u>₹1050400/-</u>	Type of Payment:	<input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> DD <input type="checkbox"/> Bank Order <input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> Account to Account Transfer	
Cheque/ DD/ PO/ UTR/ REF/ Account No:	Bank Name: <u>ICICI Bank</u>	Branch Name: <u>Dandli (W) Link Rd</u>	Date: <u>24/12/2012</u>
Counter Signature with Seal: <u>[Signature]</u>			

ORDER TO BE ISSUED IN FAVOUR OF STOCK HOLDING CORPORATION OF INDIA LTD. A/C ESTAMPING, MAHARASHTRA.



THIS AGREEMENT FOR SALE made at Mumbai, this 24th day of December 2013

BETWEEN

M/s Parikh Enterprise, an Association of Persons formed by (1) Sunderlal Chimanlal Parikh HUF by the hands of its Karta & Manager Mr. Krishnakant S. Parikh of Mumbai, Indian inhabitant, (2) Late Madhukanta Sunderlal Parikh represented by Executor and sole beneficiary Mr. Krishnakant S. Parikh of Mumbai, Indian inhabitant, (3) Jayantilal Chimanlal Parikh HUF by the hands of its Karta & Manager Mr. Ajit Jayantilal Parikh of Mumbai, Indian inhabitant, (4) Urmilaben Jayantilal Parikh of Mumbai, Indian inhabitant, (5) Jaswantlal Chimanlal Parikh HUF by the hands of its Karta & Manager Mr. Jaswantlal Chimanlal Parikh, of Bangalore, Indian inhabitant, & (6) Pannaben Jaswantlal Parikh of Bangalore, Indian inhabitant, being the owners, having their office at 2, Meera Darshan, Tejpal Road, Vile Parle (E), Mumbai 400057, through their managing member Mr. Krishnakant S. Parikh hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed and include their respective principles, heirs, executors, administrators and assigns) of the One Part;

AND

बदर - ४/	
०२२	U
२०१३	

Nita K. Shah

[Handwritten initials and marks]

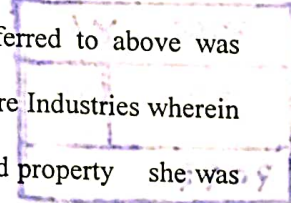
Mr./Mrs./M/S Kamlesh V. Shah & Mrs Nilā K. Shah, both of Mumbai, Indian inhabitant, residing at 1403/1404 Camron Heights,

Sundervan Complex, Andheri (W) Mumbai - 400053 hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his / her heirs, legal representatives, executors and administrators) of the Other Part;

WHEREAS:

I (a) By an Indenture of Conveyance dated 21st October 1968, registered with the office of Sub-Registrar of Assurances at Bandra under serial No. BND/117 of 1969 on 23rd January, 1969 executed between Byramjee Jeejeebhoy Pvt. Ltd. therein referred to as the Vendors and Urmilaben Jayantilal Parikh therein referred to as the Purchaser; Byramjee Jeejeebhoy Pvt. Ltd. sold and transferred and conveyed unto the purchaser therein all those pieces and parcels of lands lying and being at village Oshiwara, Taluka South Salsette; B.S.D. bearing S. No. 41(part), Plot Nos. F-1 to F-6 in aggregate adm. 9126.61 sq. mtrs. equivalent to 10915.35 sq. yds. for the consideration and on the terms and conditions setout therein.

(b) By a Declaration dated 28th December, 1973, registered with the office of Sub-Registrar of Assurances at Bombay under Sr. No. BOM/S/1432 of 1974 executed by Smt. Urmilaben Jayantilal Parikh, whereby the said Smt. Urmilaben Jayantilal Parikh declared that all those pieces and parcels of lands bearing S. No. 41 (part), Plot Nos. F-1 to F-6 admeasuring 9126.61 sq. mtrs. equivalent to 10915.35 sq. yds. purchased by her under the Indenture of Conveyance dated 21st October, 1968 referred to above was purchased out of the funds belonging to the firm of M/s. Krishna Wire Industries wherein she was one of the partner along with other persons and that the said property she was holding for and on behalf of the firm of M/s. Krishna Wire Industries and that for the sake of convenience the same was purchased in the name of the said Smt. Urmilaben Jayantilal Parikh but the property vested and was belonging to the firm of M/s. Krishna Wire Industries.



बंदर -- ४/	
४२२	e
२०६३	

Handwritten initials and the number 2.

Handwritten initials.

Handwritten initials and marks at the top right corner.

and from 30th March, 1987 and accordingly the Trustees decided to close all the business carried on by the Trustees prior to 30th March, 1987 under the name and style of M/s. Krishna Wire Industries and/or in the name of M/s. B.K. Corporation which has been recorded in Deed of Dissolution dated 30th March, 1987. By Deed of Dissolution dated 30th March, 1987 executed by the Trustees and the beneficiaries of the Trust created under Indenture dated 26th August, 1976 referred to herein above all movable and immovable properties (including the properties purchased under the Indenture of Conveyance dated 21st October, 1968 of the Trust came to be distributed by and amongst all the beneficiaries and in the ratio setout therein.



(g) By a Deed of Transfer dated 31st March, 1987 executed between Sunderlal Chimanlal Parikh and 3 Ors. (being the trustees appointed under Indenture of Trust dated 26th August, 1976 referred to herein above therein referred to as the Transferors and Sunderlal Chimanlal Parikh, (Karta and Manager of his Hindu Undivided Family) and 7 Ors. therein referred to as the Transferees thereby inter-alia immovable properties purchased under the Indenture of Conveyance dated 21st October, 1968 were transferred to the names of the Transferees therein viz (1) Sunderlal Chimanlal Parikh, (Karta and Manager of his Hindu Undivided Family), (2) Rasiklal Manilal Parikh, (Karta and Manager of his Hindu Undivided Family), (3) Jayantilal Chimanlal Parikh, (Karta and Manager of his Hindu Undivided Family), (4) Jasvantlal Chimanlal Parikh, (Karta and Manager of his Hindu Undivided Family), (5) Madhukanta Sunderlal Parikh, (6) Urmilaben Jayantilal Parikh, (7) Pushpaben Rasiklal Parikh, (8) Pannaben Jasvantlal Parikh, being the beneficiaries under the Indenture of Trust dated 26th August 1976. As the said Deed of Transfer dated 31st March, 1987 remained to be lodged for registration parties thereto executed Deed of Confirmation on 9th April, 1990 which along with original Deed of Transfer dated 31st March, 1987 is registered with the office of Sub-Registrar of Assurances at Bombay under Sr. No. PBBJ/2065 of 1990.

962-81	
222	93
2023	

(h) By unregistered Agreement of Family Arrangement dated 14th May, 1991 executed between Sunderlal Chimanlal Parikh (in his capacity as Karta and Manager of his Hindu Undivided Family) therein referred to as the Party of the First Part and

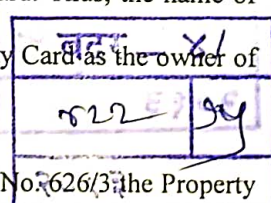
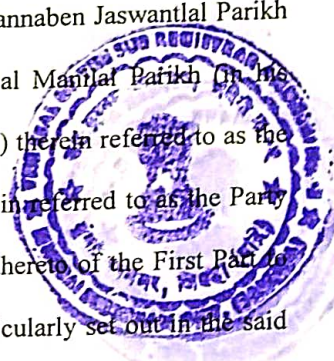
MNS dh⁴

Madhukantaben Sunderlal Parikh therein referred to as the Party of the Second Part and Jayantilal Chimanlal Parikh (in his capacity as Karta and Manager of His Hindu Undivided Family) therein referred to as the Party of the Third Part and Urmilaben Jayantilal Parikh therein referred to as the Party of the Fourth Part and Jasvantlal Chimanlal Parikh (in his capacity as Karta and Manager of His Hindu Undivided Family) therein referred to as the Party of the Fifth Part and Pannaben Jasvantlal Parikh therein referred to as the Party of the Sixth Part and Rasiklal Manilal Parikh (in his capacity as Karta and Manager of his Hindu Undivided Family) therein referred to as the Party of the Seventh Part and Pushpaben Rasiklal Parikh therein referred to as the Party of the Eighth Part it has been recorded therein that the Party thereof of the First Part to Sixth Part are inter-alia entitled to the properties as more particularly set out in the said family agreement and purchased under the Indenture of Conveyance dated 21st October, 1968 in a ratio set out against their respective names under clause 2 (a) thereof.

(i) Plot Nos.F-1 to F-6 of Survey No.41 (Part) were demarcated and divided into 5 new C.T.S Nos. 626/1 to 626/5. C.T.S. No. 626/2 was reserved for D.P. Road. The layout of property which is the subject of this Agreement under comprises only of bearing C.T.S. No. 626/3, 626/4 and 626/5 (which now bears only one C.T.S. No. 626/3 as narrated hereinafter).

(j) Original property bearing C.T.S. No. 626/3 admeasuring approx. 3753 sq. mtrs. equivalent to 4488 sq. yds. was reserved for Recreation Ground (R.G.) in the development plan in 1984 by town planning department which reservation has been deleted in or around 1993 which is reflected on the Property Card. Thus, the name of Smt. Urmilaben Jayantilal Parikh has been restored on the Property Card as the owner of property bearing C.T.S. No. 626/3.

(k) On deletion of reservation of Recreation Ground on C.T.S No. 626/3, the Property bearing C.T.S. No.626/3, 626/4 and 626/5 became contiguous land and have since been amalgamated with property bearing C.T.S. No. 626/3 to make it one piece of land which is reflected on the Property Card and thus, as per Property Card of the property bearing C.T.S. No. 626/3 reflects the area thereof 6892 sq. mtrs. equivalent to 8242.73 sq. yards,

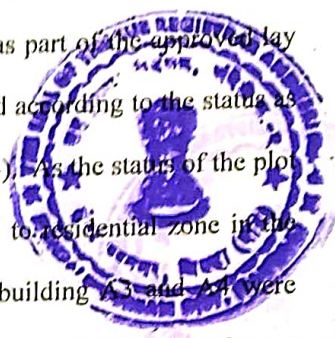


M
NG

dh

which is more particularly described in the Schedule annexed hereto and marked as "ANNEXURE-A" and delineated on the plan annexed hereto and marked as "ANNEXURE-B" (hereinafter referred to as "the said Property").

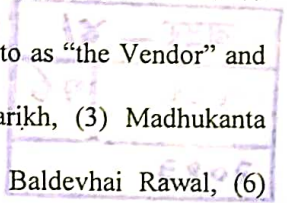
(l) The promoter had commenced construction of Building A3 and A4 on the plot bearing CTS No. 626/5 admeasuring 1707 Sq. Mtr. Which was part of the approved lay out consisting of Plot No. CTS No. 626/1 to 626/5 (Subdivided according to the status as per the Town Planning Departments development Plan of 1984). As the status of the plot Bearing No. CTS 626/3 was changed from recreation ground to residential zone in the development plan of 1991, the lay out was revised and the building A3 and A4 were completed as per the revised lay out. The subdivided plot were amalgamated to form a single plot bearing CTS No. 626/3 instead of CTS No. 626/3, 626/4 and 626/5. The Promoters are carrying out construction of building No.A1 on part of CTS 626/3 where the premises which are subject matter of this Agreement are located and are also carrying on construction of building No.A2 on the said C.T.S. No.626/3(part). The present layout plan of the said C.T.S. No.626(3) is annexed hereto and marked as Annexure" B ".



The location of the building No.A1 and area appurtenant and other buildings which are proposed viz. building No.A2 and the buildings which are already in existence ~~at~~ Building Nos.A3 and A4 are shown in the said layout plan.

in existence at	
622	920
7.8.8	

II. (a) By an Indenture dated 24th October, 1968 registered with the office of the Sub-Registrar of Assurances at Bandra under Serial No.BND/2507/1/28 of 1968 executed between Byramjee Jeejeebhoy Private Limited , therein referred to as "the Vendor" and (1) Urmilaben Jayantilal Parikh, (2) Pannaben Jaswantlal Parikh, (3) Madhukanta Sunderlal Parikh, (4) Pushpaben Rasiklal Parikh, (5) Raiben Baldevhai Rawal, (6) Hiraben Bhaishankar Rawal and (7) Bhaishankar Nanalal Rawal therein referred to as "the Purchasers", the Vendors therein sold, transferred and conveyed unto the Purchasers therein all that piece or parcel of land bearing Survey No.41 (pt.) admeasuring 12139 sq.yds equivalent to 10142 s.mtrs. comprising in 33' and 44' feet wide proposed internal



Handwritten signatures and initials: 'Ne' with an arrow, '6', and 'dh'.

the flats/shops/office are to be constructed and the copy of the plans of the flats/shops/office agreed to be approved by the concerned local authority have been annexed hereto marked as "ANNEXURE-E" to "ANNEXURE-G" respectively.

XIII. The Purchaser/s applied to the Promoters for allotment to the Flat/office/unit for Flat/office/unit No. 401 on 4th floor in building "A/1" on the said property.

XIV. Relying upon the said application, declaration and agreement, the Promoters have agreed to sell to the Purchasers a Flat/office/unit at the price and on the terms and conditions hereinafter appearing.

XV. Prior to the execution of these presents the Flat/office/unit Purchaser/s has/have paid to the Promoters a sum of Rs. 11,00,000.00/- (Eleven lacs only vide)

cheque No. 858589 dated 30.7.2007

being part payment of the sale price of the Flat agreed to be sold by the Promoters to the Flat/office/unit Purchaser/s as advance payment or deposit (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) at the foot of these presents and the Purchaser/s has/have agreed to pay to the Developer balance of the sale price in the manner hereinafter appearing.

XVI. Under section 4 of the said Act the Promoters are required to execute a Written Agreement for Sale of said Flat/office/unit to the Flat/office/unit Purchaser/s being in fact these presents and also to register said agreement under the Indian Registration Act, 1908.

XVII. Permanent Account Number of the Parties hereto are as under:

M/s. Parikh Enterprise – PAN AABAP4011G

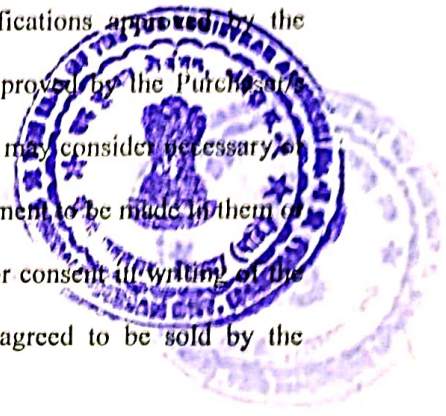
MR/MRS/MS:-

18	
51	
बदर - 81	
822	24
२०१३	

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

1.1 The Promoters are constructing a building known as A1 as per Sanctioned plan and to be known as :ASTON in future and consisting of Ground and 16 or more upper floors with basement for parking as may be sanctioned/amended/ varied/ altered from time to time by Municipal Corporation of Greater Mumbai (MCGM) on part of the said property more particularly described in the Schedule annexed hereto and marked as Annexure A in accordance with the plans, designs, specifications and approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Promoter/s may consider necessary, as may be required by the concerned Local Authority/ Government, to be made in them or any of them. PROVIDED that the Promoters shall obtain prior consent in writing of the Purchaser/s in the event of the area of the flat/office/unit agreed to be sold by the Promoters to the Purchaser/s being reduced and not otherwise.

11
No



1.2 The Promoters have informed the Flat/office/unit Purchaser/s and the Flat/office/unit Purchaser/s are aware that the Ground, First, and Second floor premises shall be used and occupied for Non-Residential purposes like restaurant/store/bank/showroom/gymnasium/diagnostic center or such other use by the Purchasers thereof as may be sanctioned by M.C.G.M. and/or State of Maharashtra and/or any other competent Authority from time to time and the Flat/office/unit Purchaser/s herein doth hereby accord his/her/their irrevocable consent for the same.

यदर - ४/	
४२२	२६०
२०१३	

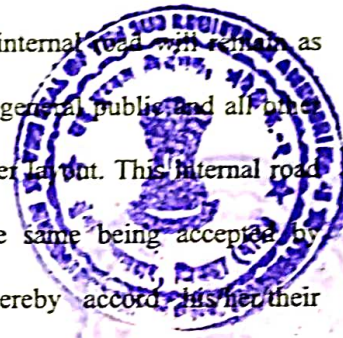
1.3 The Promoters have further informed the Flat/Office/Unit purchasers and the Flat/Office/Unit purchaser/s are fully aware that two completed buildings being building No.A3/A4 already exist on part of the said property and the said building is forming part of layout of the said property. A part of FSI of the said property has been used for the construction of the said building No.A3/A4 and the present commercial building with basement and 16 or more upper floor and the new separate residential building shown as A2 on the layout plan with basement and podium and upper floors is under construction in phase-manner with the balance available TDR/FSI of the said property and/or along with TDR/FSI of the internal layout road on the said property and/or FSI as may be made

dh

11
No

available by the Government and/or under the Law from time to time. The purchaser/s doth hereby accord his/their irrevocable consent for the same.

1.4. The Promoters have informed the Flat/Office/Unit purchasers and Flat/Office/Unit purchasers are aware that though the internal road TDR/FSI have been utilized for construction of buildings on said property, the internal road will remain as common internal road without any pre-condition for use of general public and all other Owners/Occupants of the neighbouring buildings in the larger layout. This internal road may be handed over to MCGM in future subject to the same being accepted by M.C.G.M., and the Flat/Office/unit Purchasers doth hereby accord his/her/their irrevocable consent for the same.



2.1 The flat/office/unit Purchaser/s hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Purchaser/s Flat/office/unit No. 401 on 4th Floor admeasuring approx. 111.5 sq. mtr. carpet area and as shown in the building shown as A1 on the layout plan and to be known in future as "ASTON" (hereinafter referred to as "the Flat/office/unit ") as shown in the floor plan hereto annexed and marked "ANNEXURE-G" together with common areas and facilities and restricted areas are more particularly described in the "ANNEXURE-H" hereunder written at or for the price of Rs. 14368,000.00 /-

(Rs. one crore forty three lacs sixty eight thousand only) which is exclusive of payment of Service Tax, VAT and/or any other taxes charges as are levied or which may be levied hereafter by whatever nomenclature either by Central Government and/or State Government and/or any Public Authority. The Flat/office/unit Purchaser/s hereby agrees

to pay to the Promoters the said price of Rs. 14368,000.00 /-

(Rs. one crore forty three lacs sixty eight thousand only) plus applicable Service Tax, VAT and other statutory levies in the following manner without any delay and default (payment of each installment being time essence of the contract):

SCHEDULE OF PAYMENT:

वदर - ४१	
२२	३२
२०१३	

M
NS
41

(a) Rs. 2800000:00 on or before the execution of these

presents as earnest

Deposit.

(b) Rs. 2800000:00 On or before completion of basement & plinth

(c) Rs. 8245000:00 On or before completion of each slab

17 Equal Installments payable with progress of work.

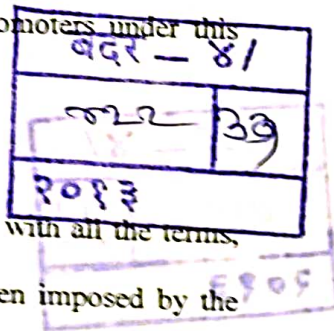
(d) Rs. 523,000:00 Balance at the time of possession along with

all remaining/new taxes, interest, charges

outgoings not paid till possession



3. The Promoters shall have a first lien and charge on the Flat/office/unit agreed to be acquired by the Flat/office/unit Purchaser/s in respect of any unpaid amount payable by the Flat/office/unit Purchaser/s to the Promoters hereunder. It is an essential and integral term and conditions of this Agreement, that only upon the payment of full amount of the purchase price, and all other amounts, charges, taxes, dues, outgoing etc. payable hereunder, having been paid on its due date/s without any default by the Flat/office/unit Purchaser/s to the Promoters (and not otherwise), will the Flat/office/unit Purchaser/s have or be entitled to claim any rights, against the Promoters under this Agreement and/or in respect of the Flat/office/unit.



4. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned Local Authority at the time of sanctioning the plans or thereafter and shall, before handing over possession of the flat/office/unit to the Flat/office/unit Purchaser/s, obtain from the concerned local authority occupation certificate in respect thereof.

5.1 The Promoters are entitled to utilize the inherent balance FSI of the said property as described in Annexure-A as per Development Control Regulations Act, 1991 and/or any

Purchaser/s, by registered Post A.D. under Certificate of Posting at his/her address specified below:

30. All stamp and registration charges and all fees, costs charges and expenses payable to the Attorney at law M/S. SHAH & SANGHAVI shall be borne and paid by the Flat/office/unit Purchaser/s and the Promoters shall not be liable for the same



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to this writing the day and the year first hereinabove written SIGNED

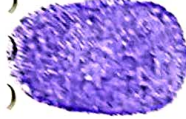
AND DELIVERED BY THE) PARIKH ENTERPRISE

Within named Promoters:)

M/S. PARIKH ENTERPRISE)

By the hands of Managing Member)
Krishnakant S. Parikh)
In the presence of)

1.)



K/S. Parikh



SIGNED AND DELIVERED BY THE)

Within named Purchaser)

Shri/Smt./M/s Kamlesh V. Shah &)

Mrs. Nita K. Shah



K. Shah

Nita K. Shah



In the presence of)

)
)



Received the day and year first

Hereinabove written of and from the within named)

Purchasers a sum of Rs. 1100000:00)

(Rs. Eleven lacs only vide chq no. 858589 only)

as and by way of earnest money as dated 30.7.2007)

mentioned hereinabove to by him/her/them)

paid to us:)

Rs. 1100000:00

Witness:

बदर - ४/	
<i>[Signature]</i>	<i>[Signature]</i>
२०१३	

PARIKH ENTERPRISE

We say received:

[Signature]

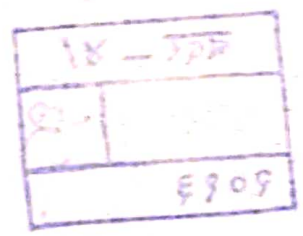
ANNEXURE - A

All that Piece and Parcel of land or ground being C.T.S. No.626/3 admeasuring 1.50 Hectares situated at Village Oshiwara within the Registration District and Sub-District of Thane, Suburban District and within limit of K/W ward of the Municipal Corporation of Greater Mumbai and lying, being and situate at Andheri (West), Mumbai-400058 and bounded as follows:

- East: CTS No.626/6
- West: D.P.Road being CTS No.626/2
- South: Internal Road being CTS Nos.626/52, 626/53, 626/59 (Part)
- North: CTS/623 Part (Shastri Nagar)

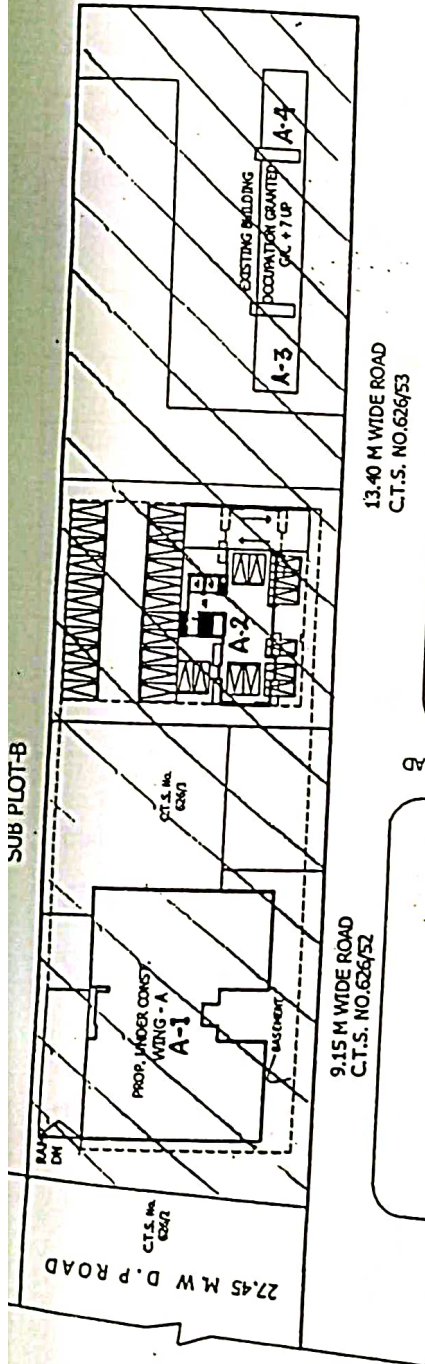


Handwritten initials and marks, including a large '4' and a signature 'MS'.

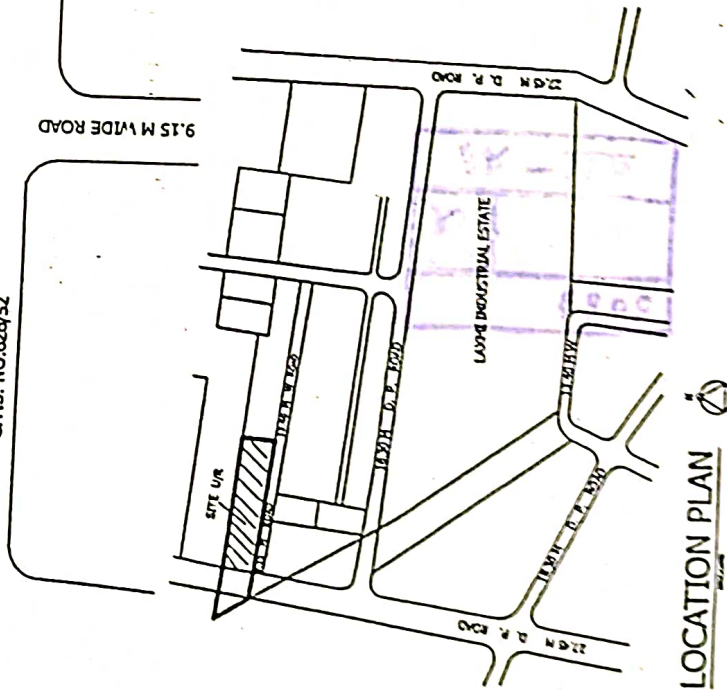


बदर - ४/	
१८२	७९
२०१३	

ANNEXURE - B



BLOCK PLAN
SCALE 1:1000



LOCATION PLAN

NS

di

बदर - ४/	
४२२	५७
२०१३	

ANNEXURE - C

The internal layout road holding after the earmarking agreement dated 28th December 2011 executed between (1) Smt. Urmilaben Jayantilal Parikh (2) Smt. Panna Jaswantlal Parikh (3) Smt. Madhukanta Sunderlal Parikh and (4) Mr. Naresh Bhaishankar Rawal as common partners of (A) Surgical Metal Industries (B) Tinwala Industries and (C) Shivshakti Metal Industries

Name	CTS No.	%	Admeasuring in sq. mtr.
Urmilaben J. Parikh	626/52		585
	626/53 part		2252.277
	626/59		410.271
Total		37.90 %	3247.548
Madhukanta Parikh	626/55 part	7.7%	659.832
Surgical Metal Ind.	626/53 part		733.25
	626/57		762
	626/58		580.996
	626/59 part		428.806
Total		28.54	2445.052
Tinwala Ind.	626/53 part	16.68%	1429.048
Shivshakti Metal Ind.	626/55 part	9.18%	787.168

As per the earmarking agreement dated 28th December 2011 with the Co-Owners, the Promoters are entitled to utilize FSI of approximately 3247.50 square meters and TDR thereof on the said Property.

Handwritten signatures and initials

जदर - ४/	
१२२	७५
२०१३	

ANNEXURE - D

This I.O.D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1971
 MUNICIPAL CORPORATION OF GREATER MUMBAI
 FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No. CE 307/MSHVS/ANAK of 22 FEB 2006
 COMMENCEMENT CERTIFICATE
 ex. Engineer Bldg. Provincial (V.P.)
 II and K wards
 Municipal Office, N. K. Patkar Marg
 Andhra (West), Mumbai-400 053

To, Utmil Ben Patil 22 FEB 2006



Sir,
 With reference to your application No. 389 dated 21.11.1976 for Development Permission and grant of Commencement Certificate under Section 41 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 42 of the Mumbai Municipal Corporation Act 1984 to erect a building,
 To the development work of Proposed building CTS No. 307/1
 at premises at Street N. K. Patkar Marg village Andhra Ward K. West
 No. 307/1 situated at Andhra Ward K. West

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 thereof 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 43 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, executor, assigns, administrators and successors and every person deriving title through or under him.
 The Municipal Commissioner has appointed Shri R. P. TALKAR
 Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 43 of the said Act.
 This CC is valid upto 21 FEB 2007

This Commencement certificate is for carrying out the work upto for T.O. only Statement (D) & (E) will

For and on behalf of Local Authority
 The Municipal Corporation of Greater Mumbai
R. P. TALKAR
 Assistant Eng. Building Proposals
 (Western Subs.) 4th & K West, K West & P. West

MNS

बदर - 81	
5029	UCO
२०२३	

ANNEXURE - E

SHAH & SANGHAVI (Regd.)
ADVOCATES & SOLICITORS
OFFICE NO. 114/115, 11TH FLOOR,
MITTAL COURT, 'A' WING
NARIMAN POINT, MUMBAI - 400 021

Phones: 2285 5755/56
2285 3592/93
Fax : 91-22-2284 5040
E-mail : info@snsattorneys.com

JS/LM/PB/6956/2010

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece or parcel of land situate, lying and being at village Oshivara, Taluka Andheri B. S. D. bearing Survey No. 41(Part), Plot No. F-3, F-4 and F-5 and F-6, corresponding CTS No.: 626/3 admeasuring 6392 sq. mtrs. equivalent to 8242.73 sq. yards.
Owners:

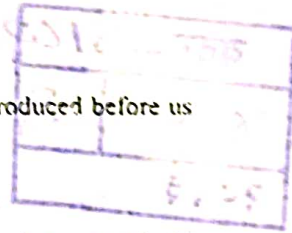
- (1) Sunderlal Chimantal Parikh (H.U.F.)
- (2) Madhukanta Sunderlal Parikh
- (3) Jayantilal Chimantal Parikh (H.U.F.)
- (4) Urmilaben Jayantilal Parikh
- (5) Jasvantlal Chimantal Parikh (H.U.F.)
- (6) Pannaben Jasvantlal Parikh



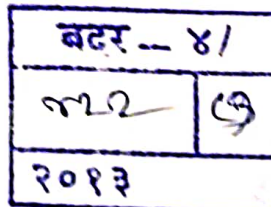
1. We have caused the search to be taken of the captioned property from the year 1929 to 1988 with the office of Sub-Registrar of Assurances at Bandra and Bombay. Subsequently we have taken further search for the period from 1987 to 2010 with the office of the Sub-Registrar of Assurances at Bandra and Mumbai and with the office of Sub-registrar of Assurances at Andheri I, II, III and IV at Bandra as also of the Property Card in respect of the captioned property. We have also issued Public Notice in Bombay Samachar and Free Press Journal both dated 31st May, 2010 to which we have received no objection.

2. We have also perused the photocopy of the documents as are produced before us for our perusal and on the basis thereof we have to report as under:

- (a) By an Indenture of Conveyance dated 21st October 1968, registered with the office of Sub-Registrar of Assurances at Bandra under serial No. BND/117 of 1969 on 23rd January, 1969 executed between Byramjee Jeejeebhoy Pvt. Ltd. therein referred to as the Vendors and Urmilaben Jayantilal Parikh therein referred to as the Purchaser; Byramjee Jeejeebhoy Pvt. Ltd. sold and transferred and conveyed unto the purchaser therein all that pieces or parcels of lands lying and being at village Oshivara, Taluka South Salsette; B.S.D. bearing S. No. 41(part), Plot Nos. F-1 to F-6 in aggregate adm. 9126.61 sq. mtrs. equivalent to 10913.35 sq. yds. for the consideration and on the terms and conditions setout herein. X



NS VI



Valid up to 21-02-2009

CE/6307/BSH/WS/AK of 16 APR 2008

Further C. C. is now extended Re-endorsement of C.C.
for upto..... height. is upto top of basement as per amended
plan dated 25/02/2008

E.E.B.P. (WS) K/East/West

Valid up to 21-02-2009

CE/6307/BSH/WS/AK of 9 SEP 2008

Further C. C. is now extended Re-endorse C.C. as per approved plan dated 25-8-2008
for upto..... height. 2 level basement for wing A + 1st to 13th upper floors for wing A
2 level basement + Still to top of tower
as per approved plan dated 25-8-2008



E.E.B.P. (WS) K/East/West

Valid up to 21-02-2010

CE/6307/BSH/WS/AK of 2 MAR 2009

Further C. C. is now extended upto 2 level basement + 3rd floor +
1st to 13th upper floors for wing A
for upto..... height. i.e. 49.95 M + 4.20 M (OHWT/M.R.)
= 54.15 M. AGL. as per approved
plan dated 08-8-2008

E.E.B.P. (WS) K/East/West

Valid up to 21/02/2010

CE/6307/BSH/WS/AK of 10 JUL 2009

Further C. C. is now extended upto 2 level basement +
split + 2 level podium for wing B i.e. 9.30 mtrs. AGL
for upto..... height. 2 level basement + ground + 1st to 14th upper
floors for wing A i.e. 53.25 mtrs AGL as per
approved plan dated 10/07/09

E.E.B.P. (WS) K/East/West

Valid up to 21/02/2011

CE/6307/BSH/WS/AK of 29 NOV 2010

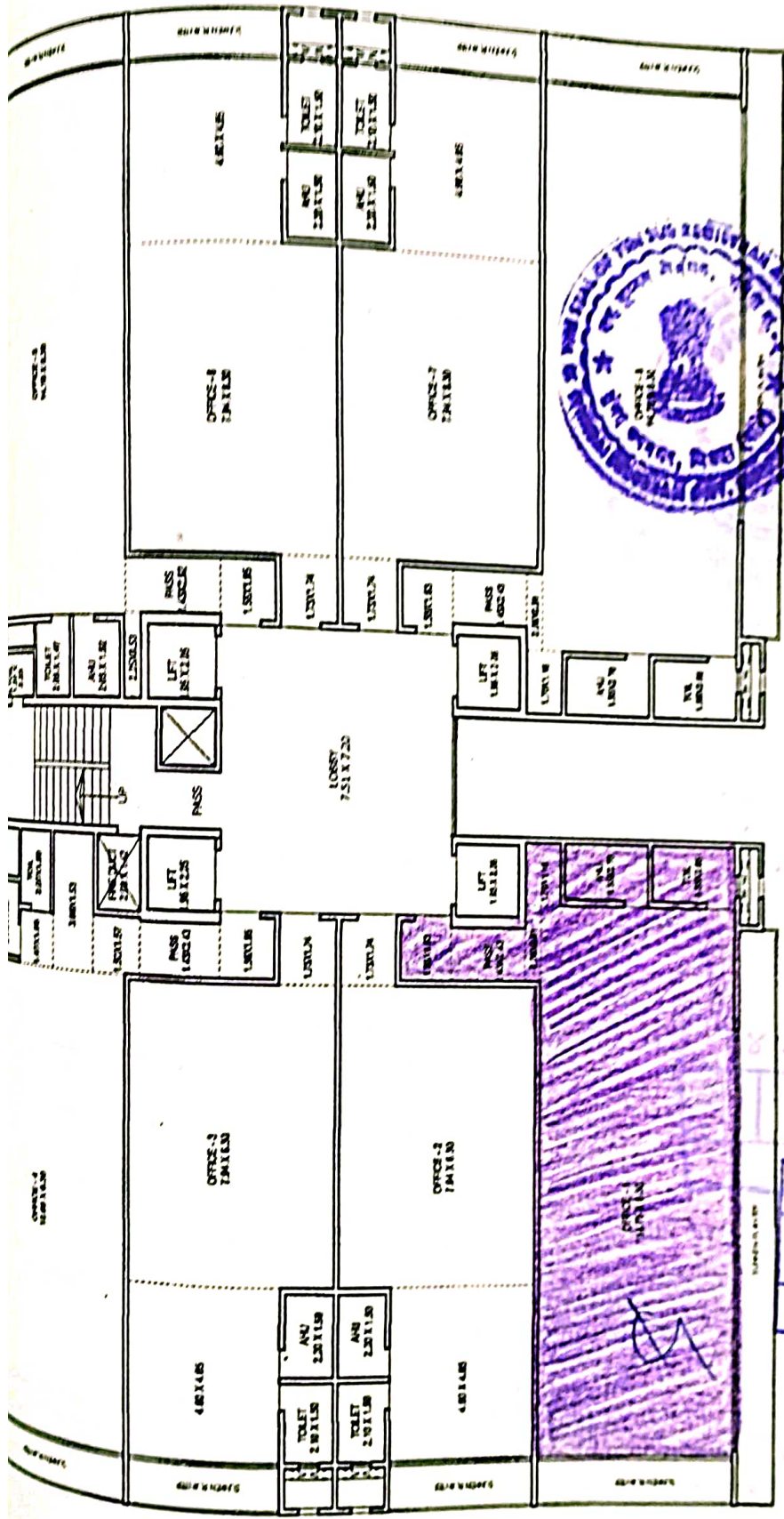
Further C. C. is now extended for wing A comprising 2.2 level basement (Parking) + G + 1st + 15th
Governmental school + 16th upper floors for all wings
for upto..... height. + 2 level podium for wing B i.e. 9.30 mtrs. AGL
+ 2 level basement + ground + 1st to 14th upper floors for wing A i.e. 53.25 mtrs AGL as per
2 level basement + ground + 1st to 14th upper floors for wing B i.e. 9.30 mtrs AGL as per approved plan dated 12/10/10.

E.E.B.P. (WS) K/Ward 112

Handwritten signature/initials.

बदर - ४/	
१०२२	८९९
२०११	

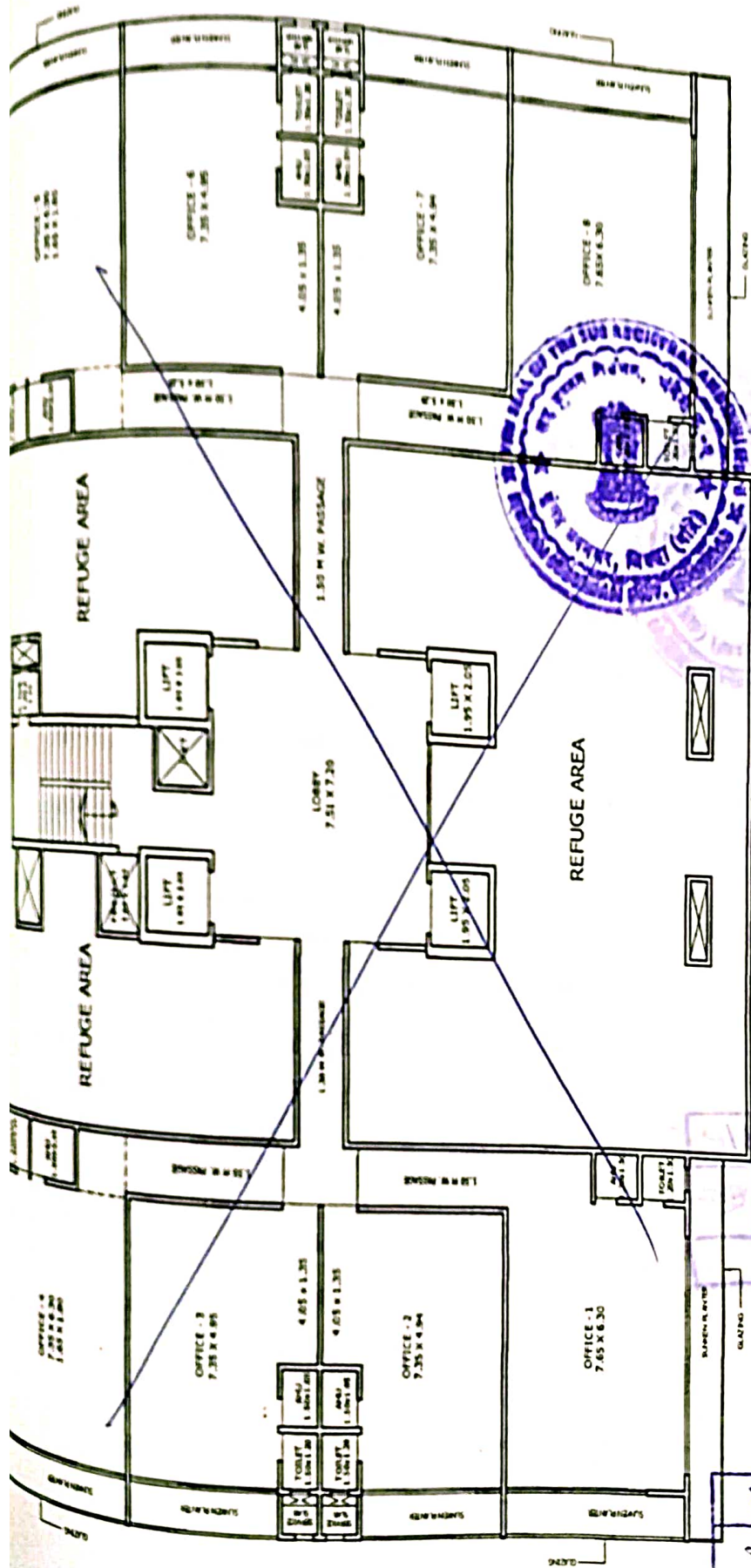
ANNEXURE G



TYPICAL FLOOR PLAN
 FLOOR NO. 4TH
 UNIT NO. 401

बदर - ४/
 २०२३

Handwritten signatures and initials in blue ink.



NORTH 
SCALE: NTS



7TH FLOOR PLAN
UNIT NO.



बदर - ४/	
४२२	४६६
२०१२	

XIV

NG

[Handwritten signature]

ANNEXURE - II

red to in respect of Common areas, limited common areas and facilities.

1. The foundation, columns, beams, supports, ducts, chajjas, corridors, staircases, G.F. lobby exist of the said building.
2. The 3 elevators out of four in the building including the lift well, the lift machine room, stairs leading to the lift machine room and entrance to the lift cabin.
3. The underground tanking and the over head tanks with all the P.T.S. including Pump Room, Pumps, Switches and water meter.
4. Electrical installations including the wiring of the electrical cabin meter and the meters of the Flat/Premises.
5. The fire fighting systems including wet riser, sprinkles, fire hose, electric panels, pumps etc.

(b) Restricted common areas and facilities

1. Landing in front of the stairs on the floor on which the said flat / unit is located and the space of corridor in front of the entrance to the lift as a means of access to the said Offices/Flats/Units but not for the purpose of storing or as a recreation area or for residence or for sleeping.
2. The landing lobby on each floor is limited for the use of the occupants of the said Offices/Flats/Units located on that particular floor and for visitors thereto.
3. One lift on north west side of the lobby.
4. The entire FSI and TDR and all other building potential and any other escalation or charges.
5. Pocket and Top terraces.
6. Car Parking Spaces meant for other occupants.

M
Nee

18 - 11
0 - 1
8909

वदर - 8/100	
022	2014
2014	

घोषणापत्र

मी बालकृष्णन डी. डी. द्वारा घोषित करतो की, दुय्यम

बांधेरी यांच्या कार्यालयात कब्रारोम या शिर्षकाचा दस्त

वती सादर करण्यात आला आहे. क्रीडाकॉल म.स. यादव व इ. यांनी

30/03/12 रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त

सादर केला आहे/निष्पादीत करून कयुलीजवाव दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी

वत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ती किंवा कोणीही मरत झालेले नाही किंवा

कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून

स कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून अत्यास नोंदणी अधिनियम १९०८ चे

१८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

Balakrishnan

कुलमुखत्यारपत्रधारकाचा नाव
व सही

नांक: 14/1/12

18-358

बदर - 8/1/09
822 808
२०१३

बदर - 8/1/12

DO KNOW I AND THESE PRESENTS WITNESS THAT, MR. KRISHNAKANT S. PARIKH do hereby nominate constitute and appoint SHRI BALAKRISHNAN T.T. residing his address 2, Vishnu Nagar Society, L.U.G.Marg, Anik Chembur, Mumbai-400074, to be my true and lawful attorney in my name, on my behalf and for me to do the following acts, deeds matters and things as mentioned hereinafter.

To lodge all the deeds, documents, agreements, writings and contracts of any nature whatsoever executed by me, whether in my individual capacity or as a partner of any Firm or as a Director of any Private Ltd. Company or as member of an Association of Person before the Sub Registrar of Assurances at Bombay, Bandra, Borivali and/ or Thane and / or before Sub Registrar of Assurances and admit execution hereof.

To present such documents, deeds, agreements, writings and contracts for registration and to admit the execution of the same before the Sub Registrar or Registrar and to have the same registered and to received back duly registered documents or documents and give valid receipts and discharges therefore and to do all acts, deeds and things which my said attorney shall consider necessary for registering the said documents, Deeds to all respects and I could do the same if I am personally present.

To do all other acts and things that may be necessary or incidental to the execution of such deeds, documents, agreements, contracts and writings etc.

AND I hereby confirm and ratify all and whatever my said attorney shall or is to do cause to be done by virtue of these presents.

IN WITNESS WHEREOF, I, MR. KRISHNAKANT S. PARIKH have hereunto set my hand and seal at Bombay on this 30th day March, 2012.

SIGNED, AND DELIVERED

By the withinnamed

MR. KRISHNAKANT S. PARIKH

in the presence of MAHARAJAS.V.:N.AIR

Specimen Signature of the

Constituted Attorney:

MR. BALAKRISHNAN T. T.



Handwritten signature of Mr. Krishnakant S. Parikh

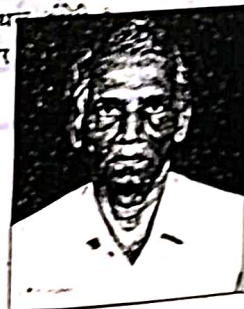


सह. दुय्यम निबंधक अंतिम
मुंबई उपनगर जिल्हा

18-358

सह. दुय्यम निबंधक अंतिम
मुंबई उपनगर

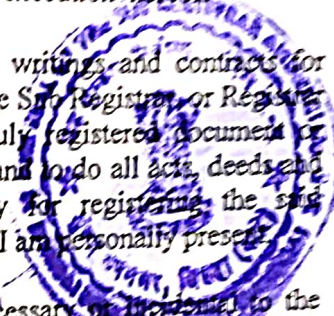
Handwritten signature of Mr. Balakrishnan T.T.



बदल-४/ १५२ ३ २०१२

बदल-४/ ०२२ ३०५

Handwritten initials 'WR'









3651
11/2013 5 48:48 PM

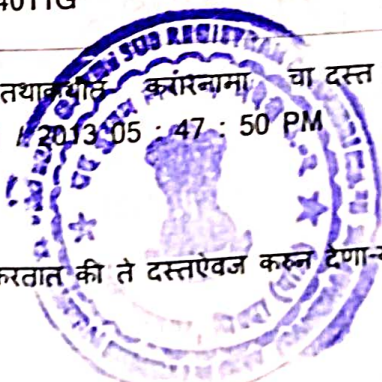
दस्त गोपवारा भाग-2

वदर4 3921 520
दस्त क्रमांक:422/2013



क्रमांक :वदर4/422/2013
प्रकार :-करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कमलेश व्हि शाह पत्ता:प्लॉट नं: 1403/1404, माळा नं: -, इमारतीचे नाव: केमारोन हाइट्स, ब्लॉक नं: मुंदरवन कॉम्प्लेक्स, रोड नं: अन्धेरी पश्चिम मुम्बई, महाराष्ट्र, मुम्बई. पॅन नंबर:ABUPS6082R	लिहून घेणार वय :-53 स्वाक्षरी:-		
2	नाव:नीता के शाह पत्ता:प्लॉट नं: 1403/1404, माळा नं: -, इमारतीचे नाव: केमारोन हाइट्स, ब्लॉक नं: मुंदरवन कॉम्प्लेक्स, रोड नं: अन्धेरी पश्चिम मुम्बई, महाराष्ट्र, मुम्बई. पॅन नंबर:APVPS7757L	लिहून घेणार वय :-50 स्वाक्षरी:-		
3	नाव:मे.पारीख एन्टरप्रयझेस चे मॅनेजिंग मॅबर कृष्णाकांत एस पारीख तर्फे मुखत्यार वाळकृष्णन - टी टी पत्ता:प्लॉट नं: 2, माळा नं: -, इमारतीचे नाव: मीरा दर्शन, ब्लॉक नं: विलेपार्ले पूर्व मुम्बई, रोड नं: तेजपाल रोड, . . . पॅन नंबर:AABAP4011G	लिहून घेणार वय :-50 स्वाक्षरी:-		

दस्तऐवज करून देणार तयार करून घेतला आहे. करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ:15 / 01 / 2013 05 : 47 : 50 PM



इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांचो ओळख

क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दयानंद - केसरकर वय:25 पत्ता:768,आदर्श नगर अन्धेरी पश्चिम मुम्बई पिन कोड:400053	स्वाक्षरी 	
2	नाव:अमेश - करलकर		