

Custom Joe

Engineering

1504/2/A/ Babbar.



Thursday, August 16, 2012

4:44:08 PM

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Original

नोंदणी 39 म.

Regn: 39 M

पावती

पावती क्र. : 7076

गावाचे नाव दहिसर

दिनांक 16/08/2012

दस्तावेजाचा अनुक्रमांक बदर5 - 07068 - 2012

दस्तावेजाचा प्रकार करारनामा

सादर करणाराचे नाव: वल्लभनाई बशरामनाई इटालिया

नोंदणी फी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),	:	1920.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (96)	:	
<b>एकूण</b>	<b>रु.</b>	<b>31920.00</b>

आपणास हा दस्त अंदाजे 4:58PM ह्या वेळेस मिळेल

दुय्यम निबंधक

बोरीवली 2 (कांदिवली)

तार: दुय्यम निबंधक बोरीवली-२,  
मुंबई महानगर जिल्हा.

बाजार मूल्य: ₹184000 रु. मोबदला: 7160000 रु.

भरलेले मुद्रांक शुल्क: 358000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: अक्सिस बँक लि, बोरीवली प ;

डीडी/धनाकर्ष क्रमांक: 146178; रक्कम: 50000 रु., दिनांक 16/08/2012

RECEIVED ORIGINAL DOCUMENT

RECEIVED

28/8/12

<b>AXIS BANK LTD., BORIVALI (WEST) FRANKING DEPOSIT SLIP</b>	<b>Customer Copy</b>		
	Deposit Slip, Borivali (West), Mumbai - 92 Date <u>17/8/22</u>		
	Pay to: <b>AXIS BANK LTD. A/C STAMP DUTY</b>		
	Franking Value	Rs.	<u>3,58,010</u>
	Commission	Rs.	<u>10</u>
	Total	Rs.	<u>3,58,010</u>
	Name of Stamp duty paying party: <u>MANJIBEN V. BHARADWAJ</u> <u>TRUSTEE</u>		
			
	D.D. / Cheque No.: <u>2100000</u>		
	Drawn on Bank: <u>AXIS BANK LTD.</u> <u>BORIVALI (W)</u>		
For <b>AXIS BANK LTD.</b>			
Trans ID			
Franking Sr. No. <u>1008619</u>			
Officer: <u>Byrne</u> Authorized Signatory			

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अहम पुस्तक प्रक्रीण अल्लु प्रोपलेट लेप्प खाली तपासल  
 एम एम एम. / कलेक्ट्रीस मॉर्गनि प्रक्रीण अल्लु दुसरी वळन  
 मॉर्गनि साधुण, मॉर्गनि : - मॉर्गनि शाला.

सह दुय्यम निबंधक  
 बोरीवली ब्र. २

NATURE OF DOCUMENT	Agmt for sale
REGISTRATION STATUS	REGISTRABLE/NON REGISTRABLE DOT 2
PROPERTY ADDRESS	20155 EAST
CONTRACT AMOUNT	Rs. 7100000/-
SELLER'S NAME	MANU BGV ITALIA
BUYER'S NAME	RUSTOMJEE B. P. J.
SELLER'S ADDRESS	
STATE AMOUNT (IN FIGURES)	RS. 358000/-
STATE AMOUNT (IN WORDS)	Rs three lac fifty eight thousand only
AUTHORITY'S FULL NAME	BYIR



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M. V. I. ✓

**THIS AGREEMENT** is made and entered into this 16<sup>th</sup> day of AUGUST, 2012, BETWEEN **RUSTOMJEE BUILDCON PVT. LTD.**, a company incorporated under the Companies Act, 1956 and having its registered office at 702, Natraj, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai 400 069, hereinafter called "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **FIRST PART**: AND



**MR. BOMAN RUSTOM IRANI**, Indian inhabitant, residing at [Address], West of Railway lines, Dahisar (W), Mumbai 400 068, hereinafter called the "**CONFIRMING PARTY**" (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 **SECOND PART**: AND (i) **Mr. Vallabhchai Vasharambhai Italia** & (ii) **Mrs. Manjube**

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**Vallabhchai Italia**, Indian inhabitants having their address for the purpose of these presents as 2/A/11, Rustomjee Regency, Off. J. S. Road, Dahisar (W), Mumbai - 400 068 hereinafter called "**THE PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and assigns) of the **THIRD PART**:

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FC: AXIS BANK LTD  
 Authorised Signatory

Axis Bank Ltd.  
 G/F, 1st Floor, Junction Business Centre,  
 Off. Chhatrapati Chhatra Borivali (West),  
 Mumbai-400 082.  
 E-SIGNATURE ID: 16A4010812748511

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WHEREAS :-

- A) The Confirming Party herein is the owner and is absolutely seized and possessed of or otherwise well sufficiently entitled to all that piece or parcel of and or ground containing by admeasurements 18,723.9 Sq. Meters or thereabouts situate, lying and being at Dahisar, Taluka Borivali in the registration District and Sub-district of Mumbai and more particularly described in the First Schedule hereunder written. The Said property is delineated by red colour on the Plan hereto annexed and marked Annexure I (hereinafter referred to as "the Schedule property");
- B) The Schedule property is in residential zone and part of the property of the Confirming Party out of the bigger plot of land admeasuring 57,375.74 Sq. meters (hereinafter referred to as the bigger property).
- C) The Confirming Party has entered into an Agreement dated 21<sup>st</sup> March 1996 with Keystone Realtors Pvt. Ltd., (Keystone) a company incorporated under the provisions of the Indian Companies Act, 1956 and having its registered office at Ideal Farm, Dahisar (West), Mumbai 400 068, hereinafter referred to as "the said Agreement" whereby Keystone is entitled to put up construction on the Schedule Property. It is provided in the Agreement that Keystone and the Confirming Party will execute Agreements for Sale jointly.
- D) Keystone has prepared the layout plan in respect of the Schedule property for construction of 7 (Seven) more buildings. The said layout plan is tentative and Keystone is entitled to make changes therein as may be decided by the Confirming Party and Keystone from time to time determined including construction of additional buildings i.e. more than 7 buildings as may be permitted to be constructed on the Schedule property by the concerned Authorities;
- E) Layout in respect of the Property admeasuring 798.76 sq.meters more particularly described in the second schedule hereunder written, hereinafter referred to as "the said property" is approved by the Brihanmumbai Mahanagar Palika under No. CP/1660/LUR is shown surrounded by blue boundary line on the plan hereto annexed as Annexure I;
- F) In the premises Keystone is entitled to construct building or buildings on the schedule property in accordance with the building plans to be prepared by Keystone in consultation with the Confirming Party as and may be approved by the Brihan Mumbai Mahanagar Palika (Corporation) and other concerned Authorities

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with modification thereto as may, from time to time, be made by Keystone in consultation with the Confirming Party and which may be approved by the Brihan Mumbai Mahanagar Palika on submission thereof to it;

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- G) The Corporation has sanctioned plans and has issued IOD dated 25/6/98 bearing No.CHE/A-1084/BS(WS)/AR and Commencement Certificate dated 29/08/98 bearing No.CHE/A-1085/BP(WS)/AR for construction of one building with wings A, B & C consisting of stilt, ground and several upper stories utilising FSI about 11182.66 sq. mtrs., to be constructed as Building No. II and to be known as, "Rustomjee Regency Building No. II" and hereinafter referred to as "the said building". This Agreement is only in respect of the Flats in the said building and not relating to the remaining part and/or the any portion of the Schedule Property and/or the building/buildings to be constructed on the balance of the Schedule property. Keystone reserve their rights to obtain and utilize Transferable Development Right (TDR) from any other property as also FSI of any nature available at present or in future in respect of the said property and part or portion thereof and to use and consume on the said building and/or any other buildings;
- H) Keystone is also entitled to utilize any other FSI which may be acquired by them including by purchasing the TDR as per Development Control Rules, 1991 and amend the plans for putting up additional construction/additional wings/additional floors and buildings after utilizing TDR FSI on the said property and/or any part thereof;
- I) Keystone has entered into a prescribed Agreement by Council of Architect with the Architect M/s. H. M. Jhaveri & Sons registered with the Council of Architect and also appointed Mr. Navin C. Shah as Structural Engineers for preparing structural designs and drawings and specifications of the said building and the Flat Purchasers accepts the professional supervision of the said Architect and the said structural Engineer till the completion of the building unless otherwise changed by the Confirming Party / Keystone ;
- J) Keystone has constructed Wings "A", "B" and "C" in the said Building in accordance with all sanctions and approvals from the Corporation and completed the construction of the said building. A copy of the Occupation Certificate dated 17.01.2003 issued by the Corporation in respect of the said building is annexed and marked hereto as Annexure "II"



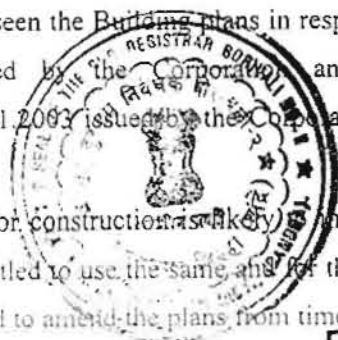
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- K) Pursuant to the combined Order dated 10.07.2009 passed by Hon'ble High Court, Mumbai in Company Petition No. 190/2009 connected with Company Application No. 225/2009 with Company Petition No. 191/2009 connected with Company Application No. 226/2009, Keystone has demerged the development and construction of the said building Project with the Promoters herein. A copy of the combined Order dated 10.07.2009 is annexed and marked hereto as **Annexure "VI"**
- L) The Flat Purchasers have demanded from the Promoters and the Promoters have given inspection to the Flat Purchasers of all documents of title relating to the said property, the plans, designs and specifications prepared by the Promoters Architect (M/s. H. M. Jhaveri & Sons) in respect of the said building and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") and the Rules made there under;
- M) A copy of the certificate of title issued by the Attorney-at-Law or Advocates of the Confirming Party, copies of property registrar card and/or extract of Village Forms, VI, VII and XII or any other relevant revenue record showing the nature of the title of the Confirming Party of the said property on which the said building is constructed and copy of the floor plan of the Flat agreed to purchased by the Flat Purchasers in the said building approved by the concerned local authority, are annexed hereto and marked **Annexure 'III', 'IV' and 'V'** respectively;
- N) The Purchasers have seen the Building plans in respect of the said building as approved by the Registrar and Occupation Certificate dated 17.01.2003 issued by the Corporation in respect of the said building. ;
- O) The F.S.I. available for construction is ~~1.5~~ increase and the Promoters will be entitled to use the same and for that purpose the Promoters will be entitled to amend the plans from time to time of the said building or other buildings constructed or to be constructed on any part or portion of the said property including the said portion. The Promoters shall also be entitled to change, amend, vary or modify the said layout. The Promoters however, at their discretion may use such further FSI in the said building and/or other buildings.
- P) As provided in the said Agreement dated 21<sup>st</sup> March 1996, the Promoters are entitled on behalf of the Confirming Party and the Promoters, to sell on ownership basis the flats, shops, units/car

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park and other premises in the said buildings and the Agreements for Sale of flats, shops, units/car park and other premises in the said buildings shall be executed jointly by the Confirming Party and Promoters, and the Promoters shall receive the sale proceeds in the respect of such sales on behalf of the Confirming Party and the Promoters and that from out of the gross sale proceeds, as per clause 22 of the said Agreement, the part of the sale proceeds shall belong to the Confirming Party for allowing the utilisation of the benefit of the land component comprised in the said buildings and the balance shall be retained by the appropriated by the Promoters as in reimbursement of the moneys expended by them on the said Property and as their profits as set out in the said agreement ;

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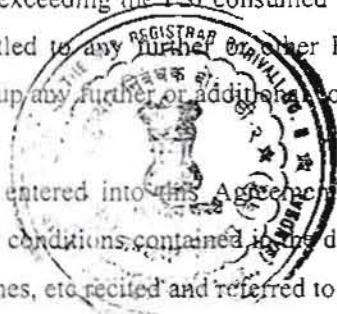
Q) The Flat Purchasers have applied to the Promoters for allotment of Raw Flat No.1504, on 15<sup>th</sup> floor, in 2A wing, admeasuring 61.65 Sq. Mtrs. (663.38 Sq. Fts) carpet area including balconies, garages / covered/open car parking No. NLL in the said building known as "Rustomjee Regency Building No. II" constructed on the said property (hereinafter for the sake of brevity and convenience collectively referred to as the said Flat);

R) The Promoters have informed the Flat Purchasers that as far as the said building constructed on the said property is concerned, the Promoters have used and consumed FSI of any nature whatsoever including TDR, in constructing the said building and the Promoters will convey the said Property and the said building as if ultimately may be constructed. The Flat Purchasers and/or the common organization of the Flat Purchasers at any time shall be entitled to use and consume any FSI exceeding the FSI consumed in the said Flat and shall not be entitled to any further or other FSI and/or shall not be entitled to put up any further or additional construction on the said property;

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S) The Flat Purchasers have entered into this Agreement with full knowledge of all terms and conditions contained in the documents, papers, plans, orders, schemes, etc recited and referred to above;

T) Relying upon the said application, declarations and agreement contained in this Agreement the Promoters agree to sell to the Flat Purchasers the said Flat at the price and on the terms and conditions hereinafter appearing;



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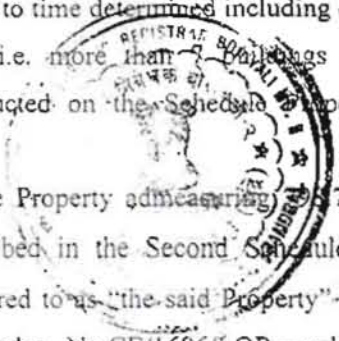
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-



- 1) The recitals contained above forms an integral part of this Agreement as if the same were set out and incorporated in the operative part.
- 2) The Confirming Party herein is the owner and is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or ground containing by admeasurements 18723.9 Sq.Mtrs. or thereabouts situate, lying and being at Dahisar, Taluka Borivali in the Registration District and Sub-District of Mumbai and more particularly described in the First Schedule hereunder written. The said property is delineated by red colour on the plan hereto annexed and marked **Annexure I** (hereinafter referred to as "the Schedule Property");
- 3) The Schedule property is in residential zone and separately subdivided property of the Confirming party out of the bigger plot of land admeasuring 57,375.74 Sq. meters. (hereinafter referred to as the bigger property);
- 4) The Confirming Party has entered into an agreement dated 21<sup>st</sup> March 1996 with Keystone, hereinafter referred to as "the said Agreement" whereby the Promoters herein are entitled to put up construction on the Schedule Property. It is provided in the Agreement that all Agreements for Sale will be executed jointly by the Promoters herein and the Confirming Party;
- 5) The Promoters have prepared the layout in respect of the Schedule Property for construction of 7 (Seven) more buildings. The said layout plan is tentative and the Promoters will be entitled to make changes therein as may be decided by the Confirming Party and the Promoters from time to time determined including construction of additional building i.e. more than 7 buildings as may be permitted to be constructed on the Schedule Property by the concerned Authorities.
- 6) Layout in respect of the Property admeasuring 1876 Sq. mts., more particularly described in the Second Schedule hereunder written, hereinafter referred to as "the said Property" is approved by the Corporation under No.CE/1686/LOR and is shown surrounded by blue colour boundary line on the plan hereto annexed as **Annexure I**.
- 7) The Promoters have constructed the building known as "Rustomjee Regency Building No. II" comprising of Wings "A" "B" and "C" on the portion of the said property more particularly described in the Second Schedule hereunder written and shown surrounded with blue colour boundary on the plan **Annexure I** hereto (which portion and the said building are hereinafter collectively referred to

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as the said buildings) in accordance with the plans, designs and specifications, approved by the concerned local authority and which have been inspected and approved by the Flat Purchasers, with such variations, modification and alterations as the Promoters may deem fit and/or as may be required by the concerned local authority or the Government to be made in them or any of them and the Flat Purchasers hereby give an irrevocable consent, power and authority to the Promoters to add to, to amend, to alter, vary or modify from time to time the said plans, designs, specifications including for present or in the future and further construction whether on the same building or otherwise. It is hereby specifically agree that the Promoters have by this agreement obtained prior consent in writing of the Flat Purchasers in respect of such variations or modifications which may adversely affect the flat of the Flat Purchasers and that no further consent of the Flat Purchasers is required for any modifications, variations or amendment of the plan including for additions in the building to be constructed on the said portion.

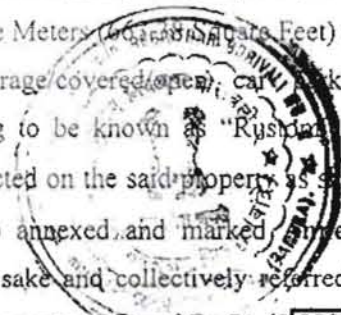
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8) The said building shall be constructed by the Promoters in accordance with the Building Plans prepared by the Architects M/s.H.M.Jhaveri & Sons and sanctioned by the Concerned Authorities as aforesaid with such modifications and/or amendments thereto as the Promoters may incorporate therein as aforesaid.

9) The Flat Purchasers have been allotted and has agreed to purchase from the Promoters and the Promoters have agreed to sell to the Flat Purchasers, Raw Flat No. 1504, on 15<sup>th</sup> floor, in 2A wing, admeasuring 61.65 Square Meters (66.88 Square Feet) carpet area including balconies, garage/covered open car parking space No. NIL in the building to be known as "Rushd-e Regency Building No. II" constructed on the said property as shown in the floor plan thereof hereto annexed and marked Annexure "V" (hereinafter for brevity's sake and collectively referred to as the

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"the said Flat") for the aggregate price of Rs.71,60,000/- (Rupees Seventy One Lakhs Sixty Thousand only) including the proportionate price of the "common areas and facilities" appurtenant to the premises, the nature, extent and description of the "limited common areas and facilities" which are more particularly described in the Third Schedule hereunder written. The Flat Purchasers have paid a sum of Rs.10,00,000/- (Rupees Ten Lakhs only) as earnest money deposit on or before the



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execution of these present. The Flat Purchasers hereby agree to pay to the Promoters balance amount in the following manner :-

a) Rs.61,60,000/- On or before 16<sup>th</sup> September 2012.

The aforesaid amount will be appropriated by the Promoters and the Confirming Party as provided in the said agreement dated 21<sup>st</sup> March 1996.

10) It is specifically agreed that the percentage of the undivided interest of the Flat Purchasers in the common areas and facilities, limited or otherwise, pertaining to the said Flat shall be in proportion of the area of the said flat so far the said building is concerned to the entire area of all the flats in the said buildings.

11) The consideration amount of the said flat has been agreed to by and between the parties hereto on the basis of the present cost of the building materials, services and labor charges as on 1<sup>st</sup> Sept. 1998.

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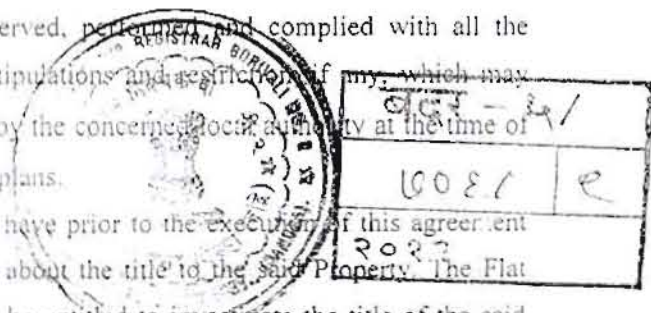
12) The Confirming Party hereby confirm that the payment of the consideration money viz; Rs.71,60,000/- (Rupees Seventy One Lakhs Sixty Thousand Only) in respect of the said premises by the Flat Purchasers to the Promoters shall be sufficient receipt by the Confirming Party in respect of the value of the land component comprised in the said premises from and out of the land of the Confirming Party and is receivable by the Confirming Party as provided in the Agreement between the Confirming Party and the Promoters as aforesaid. The Confirming Party hereby confirm that the sale of the said premises to the Flat Purchasers by the Promoters is on the terms and conditions contained in the Agreement dated 21<sup>st</sup> March 1996 and herein.

13) The Promoters hereby agree to observe, perform and comply with or cause to be observed, performed and complied with all the terms, conditions, stipulations and specifications of any which may have been imposed by the concerned local authority at the time of sanctioning the said plans.

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14) The Flat Purchasers have prior to the execution of this agreement satisfied themselves about the title to the said Property. The Flat Purchasers shall not be entitled to investigate the title of the said Property any further and job requisition or objection shall be raised by the Flat Purchasers in any manner relating thereto. A copy of the certificate of title issued by M/s. Kantilal Unadkat & Co. Advocates and Solicitors, is hereby annexed and Marked Annexure III.

15) The Flat Purchasers agree to comply with all the terms and conditions of any other scheme, permission, objection etc. that may



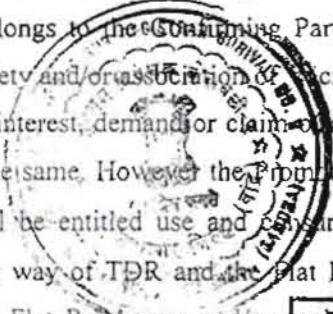


have been granted or sanctioned and/or which may hereafter be granted or sanctioned or imposed by any authority, statutory or otherwise, including paying any charges, bearing expenses, making deposit: whether refundable or not. The Flat Purchasers are aware that the Promoters have constructed only 4 (four) buildings on the Schedule property to be known as Rustomjee Regency No. I, Rustomjee Regency No. II Rustomjee Regency No.III & Rustomjee Regency No. IV and the balance area of the Schedule property will be developed by the Promoters as layout area in such phased manner which they may deem fit and shall be entitled to use and consume the balance FSI remaining after construction of the said four Building even after execution of the vesting document in favour of the common organization/s of Flat Purchasers in the said Building; only the Promoters shall be entitled to any further of other FSI useable in the future as also shall have right and be entitled to use and consume FSI credit available by way of TDR or otherwise howsoever without any reference or recourse to the Flat Purchasers and/or co-operative societies of Flat Purchasers and/or association/federation of co-operative societies of Flat Purchasers. The co-operative societies of the buildings so constituted on the schedule property shall be entitled to enter the association/Federation of societies without any negative covenants and objection from the society of the said 1 (one) buildings and should be able to use all common facilities including roads, lighting, bore well, garden etc.

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16) On the bigger Property there is likely to be a Maternity Home, a Bungalow and there is a School. The same along with appurtenant land thereto absolutely belongs to the Confirming Party and the Flat Purchasers and/or society and/or association of societies shall have no share, right, title, interest, demand or claim of any nature whatsoever into or upon the same. However the Promoters and/or the Confirming Party shall be entitled use and consume FSI of such portions including by way of TDR and the Flat Purchasers consents to the same. The Flat Purchasers and/or society and/or association of societies shall not disturb the said Bungalow and/or the occupants of the said Bungalow.

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17) The Promoters have made full and true disclosure of the nature of their title to the said Property. The Promoters however, agree that before transferring and/or vesting the said building and the said property in favour of the society of acquires of flats in the said building, the Promoters shall ensure that the said Property is free from all encumbrances on the date of execution such document,

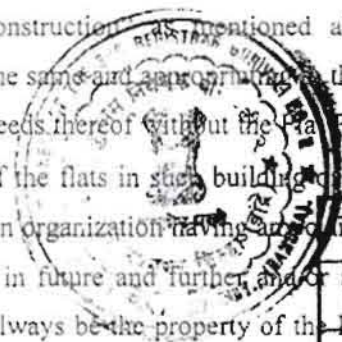
vesting the same, which may be way of a conveyance, lease or any other document which the Promoters may decide in their absolute discretion (hereinafter referred to as the vesting document).

18) The Flat Purchasers hereby grant their irrevocable power and consent to the Promoters and agree :-

- a) that the Promoters alone shall be entitled to all FSI in respect of the Schedule property including the said property, whether available at present or in future, including the balance FSI, the additional FSI available under D.C. Rules from time to time and/or by any special concession, modification of present Rules and Regulations granting FSI, FSI available in lieu of the road widening, set back, reservation by way of Transfer of Development Rights (TDR) or otherwise howsoever;
- b) that under no circumstances the Flat Purchasers and/or society or other common organization will be entitled to any FSI in respect of the Schedule Property or shall have any right to consume the same in any manner whatsoever;
- c) That the Promoters shall be entitled to develop the Schedule Property as layout area by constructing and/or making additions in the said Building and/or by constructing additional buildings/floors/structures so as to avail of the full FSI permissible at present or in future for the said entire land (including the said property) inclusive for staircase, lift, passage, by way of purchase of floating FSI, TDR, free FSI which may be available on the said land or acquired otherwise howsoever and including putting up any "additional construction" mentioned above and Promoters selling the same and appropriating themselves the entire sale proceeds thereof without the Flat Purchasers or other acquires of the flats in such building or buildings a.../or their common organization having any claim hereon or to at present or in future and further and/or additional construction shall always be the property of the Promoters who shall be at liberty to use, deal with, dispose or sell transfer etc. the same in any manner the Promoters chooses. The Flat Purchasers agree not to raise any objection and/or claim reduction in price and/or compensation and/or damages including on the ground of inconvenience and/or nuisance while pitting up such additional construction mentioned above and in this agreement is carried on. The Promoters shall be entitled to consume such FSI by raising

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floor or floors on any structures including on the said Building and/or putting additional structures and/or by way of extension of any structure. The document vesting the title of the said property, building etc. and transfer of right and benefits of the Promoters hereinafter mentioned shall be subject inter alia to the aforesaid reservation;

- d) that the Promoters alone shall be entitled to sell any part or portion of the said building including the open terrace/s walls or part of the said property, basement, stilt, parking space, covered or otherwise, the open space including for use as a bank, offices, shops, nursing home, restaurant, hotel, garden, display of advertisements, hoardings, well water, etc. as the same may be permissible or ultimately may be permitted by the authorities concerned;
- e) The Promoters shall also be free to construct additional structures like sub-station for electricity, Co-operative Societies office, Co-operative departmental Stores, Temple or place of worship, covered and enclosed garages in open compound, underground and over tanks, structures watchmen's cabin, toilet units for domestic servants, septic Tank and soak pits, the location of which are not particularly marked upon the ground floor plans and lay out plan of the Schedule Property. The Flat Purchasers shall not interfere with the rights of Promoters in any manner. The Flat Purchasers agree that the Promoters shall always be entitled to sign undertakings and indemnities on behalf of the Flat Purchasers as required by any Authority of the State or Central Government or Competent Authorities under any law concerning construction of building implementation of their scheme for development of the Schedule Property.
- f) to admit without any objection the persons who are allotted flats by the Promoters as member of the proposed society and/or as member of the society in the event the society is registered before all flats including flats of extended/annexed building are sold by the Promoters;
- g) to bear and pay any increment in the price of building material, service charges, labour and other escalation as may be decided by the Promoters whose decision shall be final and binding on the flat Purchasers;
- h) not to raise any objection or interfere with Promoters reserved hereunder;

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- i) to execute, if any further or other writing, documents, consent etc. as required by the Promoters for carrying out the terms hereof and intentions of the parties hereto;
- j) to do all other acts, deeds, things and matters and sign and execute papers, deeds, documents, writings, forms, application etc., at the costs and expenses of the Flat Purchasers which the Promoters in its absolute discretion deems fit for putting into complete effect the provisions of this Agreements;

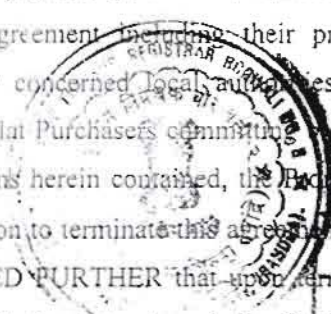
The aforesaid consent agreement and covenants shall remain valid, continuous, irrevocable, subsisting and in full force even after the possession of the said flat is handed over to the Flat Purchasers and/or possession of the said Building is handed over to the society of the Purchasers of flats and vesting document is executed. The aforesaid covenants or such of them as the Promoters may deem fit will be incorporated in the vesting document.

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19) Without prejudice to the other rights and contentions of the Promoters and without waiver of any of the rights and the contentions of the Promoters, the Flat Purchasers agree to pay to the Promoters interest 24% per annum on all the amounts which become due and payable by the Flat Purchasers to the Promoters under the terms of this Agreement from the date the said amount becomes payable by the Flat Purchasers till the date the payment is received by the Promoters.

20) On the Flat Purchasers committing default in payment of due date of any amount due and payable by the Flat Purchasers to the Promoters under this Agreement including their proportionate share of taxes levied by concerned legal authorities and other outgoings and/or on the Flat Purchasers committing breach of any of the terms and conditions herein contained, the Promoters shall be entitled at its own option to terminate this agreement by giving 15 days notice PROVIDED FURTHER that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Flat Purchasers the installments of sale price of the Flat which may till then have been paid by the Flat Purchasers to the Promoters but not the earnest money or deposits but the Promoters shall not be liable to pay to the Flat Purchasers any interest or any other amount over and above the amount so refunded. Upon the termination of this, the Promoters shall be at liberty to deal with or dispose of or sell the flat to such person and at such price as the Promoters may in its absolute discretion think fit. The Flat Purchasers agree that sending

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of the said amount by cheque by the Promoters to Flat Purchasers at the address given by the Flat Purchasers in these present, whether the Flat Purchasers accept and/or encash the cheque or not, will amount to the refund of the amount so required to be refunded.

21) The Promoters shall in respect of any consideration amount remaining unpaid by the Flat Purchasers under the terms and conditions of this Agreement the Promoters will have first lien and charge on the said premises agreed to be allotted to the Flat Purchasers.

a) The Promoters shall give possession of the Flat to the Flat Purchasers on or before 16<sup>th</sup> September 2012.

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22) The Promoters shall be entitled to change the user of the said Property, and/or portion thereof but the same will not directly affect the user of the said Flat.

23) The Flat Purchasers shall before taking possession of the said Flat, inspect the same thoroughly and point out defect if any in construction and will take possession only after rectification thereof if any required. In the event of the Flat Purchasers taking possession of the said Flat they shall be deemed to have inspected the same thoroughly and found the same without defect in construction unless otherwise recorded in writing.

24) The Flat is intended and shall be used for residential purposes only as per D.C. Rules and the Flat Purchasers shall not use the flat or any part or portion thereof for any other purposes whatsoever. The Flat Purchasers shall use the garage or parking space only for the purpose of keeping or parking the Flat Purchaser's own vehicle and for no other purpose and the garage or parking space and the flat shall always be sold together and not separately for any reason whatsoever.

25) The said Building shall always known as "Rustomjee Regency Building No. II" and this will not be changed at any time without prior written consent of the Promoters.

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26) The Flat Purchasers along with other Purchasers of Flats in the said Building shall join in forming and registering separate society of the said Building and such Society shall bear the name of "Rustomjee Regency (Building No. II) Co-operative Housing Society Limited" and this will not be changed without prior written consent of the Promoters. The Promoters/Confirming Party will execute lease for a period of 999 years commencing from the date of receipt of Occupation Certificate from BMC in respect of the said Building for the said Property and the said Building at or

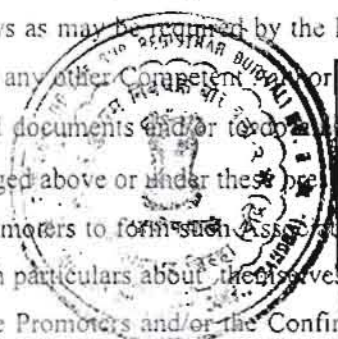


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for a nominal lease rent of Re.1/- payable provided the same is demanded and such will contain covenants as per clauses 38, 56 and 71 and other clauses to be observed by the Flat Purchasers and such society. Without prejudice to the right of the Promoters to transfer the said Building to a Co-operative Society as provided in this Agreement, the Promoters shall also have a right to submit the said Building and/or the said Property (including additional structures that may be constructed thereon) or portions of the property to the provisions of the Maharashtra Apartments Ownership Act (hereinafter for the sake of brevity referred to as "MAO Act") and to require the Purchasers of the concerned premises to form themselves into an Association of Apartment Owners being a condominium contemplated under the provisions of the MAO Act the rules framed thereunder. In the event the Promoters determine that the Purchaser of various premises should form themselves into a society as contemplated by the MOFA, then the Flat Purchasers agree that for the purpose of forming and registering the society he shall from time to time sign and execute all papers, documents, applications for registration and/or membership as may be necessary and so all necessary acts, deeds and things for the registration of the Society and for becoming a member including bye-laws of the Proposed society and duly fill in and sign and return the same to the Promoters within four days of the same being forwarded by the Promoters to the Flat Purchasers so as to enable the Promoters to register the Society of the Flat Purchasers under section 10 of MOFA. No objection shall be taken by the Flat Purchasers if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or any other Competent Authority. Without prejudice to the aforesaid documents and/or to do acts, deeds, things and matters envisaged above or under the present.

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- 27) In order to enable the Promoters to form such Association of Flat Purchasers shall give such particulars about themselves as may be required. In that event the Promoters and/or the Confirming Party will execute a deed of Apartment in favour of each Allottee of the Premises separately conveying the Apartment and the Proportionate undivided right/share in the common area or facilities.
- 28) The Co-operative Society to be formed of the acquires of flats in the said Building shall ensure that the provisions of this Agreement and other agreements entered or to be entered into by the Promoters with other Flat Purchasers of other flats in the said

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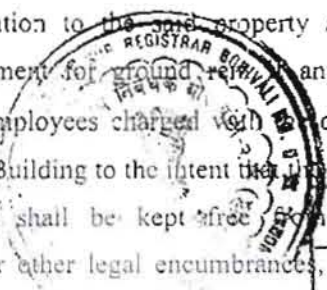
Building are carried into effect fully by it by passing appropriate resolution for that purpose, and shall also ratify and adopt the same. Upon formation of such society the society shall be liable, besides the Flat Purchasers and other purchasers of different flats, for any lien or claim or demand which the Promoters may have in receipt of the said flat hereby agreed to be purchased and other flats in the said building. The Flat Purchasers hereby agree and bind themselves to do and execute all acts, matters, things, deeds and documents which the Promoters may require to be executed to enforce the obligations envisaged in this clause when called upon to do so shall entitled the Promoters. Failure on the part of the Flat Purchasers to so do shall entitled the Promoters to rescind this Agreement and the consequences of rescission herein provided shall follow.

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29) The Flat Purchasers hereby give their express consent to the Promoters to raise any loan against the Schedule Property and/or the said Building under construction and to mortgage the same with any bank/s or any other party. The consent is on the express understanding that any such loan liability shall be declared by the Promoters at their own expenses before these premises are handed over to the Flat Purchaser/s.

30) On the vesting of the management and administration of the said Building in the society or upon the Flat Purchasers of the flats in the said Building being admitted as members of the society, the Flat Purchasers or the said society as the case may be, shall take over complete responsibility for the management of the said property and the building and shall be solely responsible for collection of dues from its members and for the disbursements of such collections in relation to the said property and the said Building including payment for ground rent, any Municipal Taxes, salaries of the employees charged with duties for the maintenance of the said Building to the extent that the said property and the said Building shall be kept free from all claims, attachments and sales or other legal encumbrances, charges and liens, irrespective of the fact whether the transfer of the said property and the said Building in favour of the Co-operative society has taken place or not and whether or not the Flat Purchaser/s of the other flats are made members of the society and irrespective of the fact whether the Co-operative society fails to perform its obligations mentioned herein above the Promoters in any event shall stand absolved from their responsibility of managing the said of managing the said building, receiving and/or

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paying the outgoings including the ground rent if any, Municipal Taxes and the incidental costs, expenses and charges connected with the maintenance administration security of the said Building or otherwise for any reason whatsoever. The Flat Purchasers shall ensure that such obligations as aforesaid are undertaken and performed by the Co-operative society, being Promoters' successor in interest and failure or lapse on the part of the Flat Purchasers in doing shall entitle the Promoters to rescind this Agreement and the consequences of rescission herein contained shall follow. Without Prejudice to what is stated hereinabove, in the event of any breach being committed by the Flat Purchasers and/or the Co-operative Society of the Clause, the Promoters shall be entitled to forebear from getting the conveyance of the said property and the said Building in favour of the Co-operative society notwithstanding the Promoters other rights and remedies. Notwithstanding any thing contained or suggested to the contrary in this clause, the liability of the Flat Purchasers already incurred by them qua the Promoters prior to the vesting of the said Property and the said Building in possession, management and control in the Co-operative society shall not cease and the Flat Purchasers shall be bound to perform fully all obligations which may have been incurred by them qua the Promoters. It is made clear that on such vesting of the said property as aforesaid, the Flat Purchasers shall not be entitled to assert any of the rights herein conferred upon them against the Promoters by virtue of these present.

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31) Promoters have formed the Co-operative Housing Society of all the Flat Purchasers in the said building under the name & style of "RUSTOMJEE REGENCY II CO-OPERATIVE HOUSING SOCIETY LIMITED under Registrar No. MUM/(W-P)/MSG/TC/12562/2004-2005/2004. The Flat Purchasers herein are aware about the formation of the said Co-operative Housing Society Ltd., before booking of the said Flat with the Promoters.

*cit 107  
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32) The Flat Purchasers are aware that the Building plans are sanctioned by the Municipal Corporation of Greater Bombay and as such FSI that may be consumed while constructing building on the said portion may not be in proportion to the FSI consumed thereon.

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33) The Flat Purchasers hereby covenant with the Promoters that:  
a) the Flat Purchasers and/or the society formed of Flat Purchasers herein and other acquires of flats shall be entitled only to FAR/FSI which is consumed in the said Building and in the event of any future for any reason



whatsoever the Promoters and/or their nominee alone shall be entitled to use and consumed the same including by putting additions or further construction on the said Building and/or touching the same or otherwise howsoever and the Flat Purchasers and/or such society shall be entitled to the same under any circumstances;

b) that the Promoters alone shall be entitled to use and consume any FRA/FSI acquired by them by way of Transfer of Development Rights or otherwise howsoever by whatever name it is called or known and the Flat Purchasers and/or such society shall not be entitled to do so;

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c) that such further construction may be by way of additions, alterations, variations and/or modification of the plans, designs, specifications and on the said Building and/or extension thereof;

d) that the Promoters and/or their nominee or nominees shall be entitled to use and consume all FSI as may be permissible under law including the balance FSI, the Additional FSI available under DC Rules from time to time, if any, by any special concession, modification of present Rules and Regulations granting FSI, FSI available in respect of road widening, set back, reservations, by way of Transfer of Development of Rights howsoever in respect of the entire land or otherwise;

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e) that the Promoters and/or their nominee or nominees shall be entitled to develop the said property fully by constructing and/or making additions in the said Building and/or by constructing additional buildings /floors/structures so as to avail of the full FSI permissible at present or in future for the said property including for staircase, Lift, passage, by way of purchase of FSI, TDR, free FSI which may be available on the said land or acquired otherwise howsoever and including putting up any additional construction and the Promoters selling the same



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and appropriating to themselves the entire sale proceeds thereof without the Flat Purchasers and/or the society of Flat Purchasers and or federation of societies having any claim thereto or to any part thereof. The FSI of any nature whatsoever available at present or in future and further and/or additional construction shall always be the property of the Promoters and/or Confirming Party who shall be at

liberty to use, deal with, dispose of, sell, transfer etc. the same in the manner the Promoters choose and the Flat Purchasers agree not to raise any objection and/or claim reduction in price and/or compensation and/or damages including on the ground of inconvenience and/or nuisance while putting up such additional construction mentioned above in this agreement is carried out. The Promoters shall be entitled to consume such FSI by raising floor or floors on any structures including the said Building and/or putting up additional structures and/or by way of extension of any structure;

f) that the terrace of the said Building/s shall always belong to the Promoters;

g) The Flat Purchasers hereby gives all the powers, authority and consent to Promoters for using and consuming aforesaid as per the plans which may be sanctioned by Brihan Mumbai Mahanager Palika and other local authorities. The Flat Purchasers covenants not to revoke, cancel to terminate the aforesaid powers and authorities at any time for any reason whatsoever;

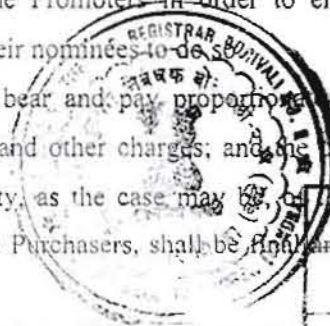
All the aforesaid covenants and other covenants contained in these presents shall be incorporated in and shall form part of lease, conveyance or any other document vesting the right, title and interest of Promoters in respect of the said Building and Flat Purchasers and/or common organization of the Flat Purchasers will execute simultaneously with execution of these presents power of attorney in favour of the nominees of the Promoters in order to enable the Promoters and/or their nominees to de-

34) The Flat Purchasers shall bear and pay proportionate expenses, taxes, levies, maintenance and other charges; and the decision of the Promoters or the society, as the case may be, of the amount coming to the share of Flat Purchasers, shall be final and binding on the Flat Purchasers.

35) The Promoters have informed the Flat Purchasers that as far as the said Building to be constructed on the said Property the Promoters will use and consume FSI not exceeding 11182.66 sq.mts., in constructing the said Building and the Promoters will give on lease the said Property on which the said Building will be constructed together with such building in favour of the society of the Flat Purchasers. The Flat Purchasers and/or the society and/or any common organization of the Flat Purchasers shall be be entitled to

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use and consume and FSI exceeding 11182.66 sq.mts. (built-up) whether available in respect of the said property or obtained and/or made available howsoever and that the Flat Purchasers and/or the society shall not be entitled to put up any further or additional construction on the said property save and except the said Building at any time including on demolition of the said Building, reconstruction, repair, renovation.

36) Commencing a week after notice in writing given by the Promoters to the Flat Purchasers that the said Flat is ready for occupation or before taking possession of the flat, whichever is earlier, the Flat Purchasers will be liable and pay regularly to the Promoters;

a) the proportionate share of the Flat Purchasers of the Municipal Assessment Tax of the said land, all rates and taxes whether any or all the tenements of the building shall have been actually assessed or not or even if the assessment may not have finally determined;

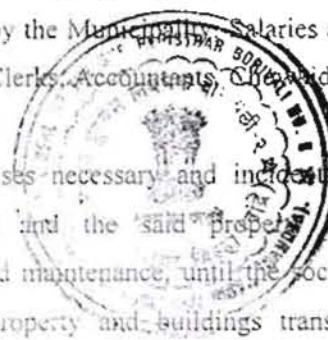
b) the share of the Flat Purchasers in all other dues, duties, impositions, outgoings and burden of any nature at any time hereafter assessed or imposed upon the schedule property and building or upon the owners or occupiers thereof including of the entire land by any authority including the Municipality, Government, Revenue Authority in respect of the entire buildings or the user thereof and payable either by the Owner or occupiers; and

c) the proportionate share of all other outgoings in respect of the said Flat or Building including other taxes insurance, common lights, sanitation, additions and alterations, painting, colour washing, repairs, water charges on the basis of meter by the Municipality, salaries and charges of Bill Collector, Clerks, Accountants, Chakildars, Sweepers, etc., and

d) all other expenses necessary and incidental to the said entire building and the said property including the management and maintenance, until the society is formed and the said property and buildings transferred to the society or societies as provided herein the Flat Purchasers shall pay to the Promoters such proportionate share of outgoings as may be determined by the Promoters. The Flat Purchasers shall within seven days of posting intimation about the flat being ready of occupation as aforesaid, deposit and keep deposited with the Promoters a sum of Rs.           /- (Rupees           )

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\_\_\_\_\_ only) without interest as security deposit for payment by the Flat Purchasers of their share of aforesaid outgoings and payments. The Flat Purchasers hereby further un-equivocally agree with the Promoters that until the Flat Purchaser's share is determined, the Flat Purchasers shall from the date of the said intimation regularly pay to the Promoters on the 5<sup>th</sup> day of every month provisional monthly contribution of Rs.1,790/- (Rupees One Thousand Seven Hundred Ninety only) towards and on account of the Flat Purchasers share of the aforesaid outgoings and such payments shall be made at every month in advance to the Promoters. The Promoters shall be at liberty without being bound to do so to appropriate from the said deposit money, if any, the due by flat the Flat Purchasers for their aforesaid share of liability.

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37. The Flat Purchasers shall on or before delivery of possession of the said premises pay to the Promoters the following amounts:-

- i) ~~Rs.3000/-~~ being agreed share of legal charges and expenses;
- ii) ~~Rs.700/-~~ for share money, application, entrance fee of the Society or Limited Company;
- iii) ~~Rs.2500/-~~ for formation and registration of the Society;
- iv) ~~Rs.12000/-~~ for deposit of electric meter, cable and water meter, sub-station, etc.,
- v) Rs.12530/- for development charges

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The Flat Purchasers shall on or before delivery of possession of the said premises pay to the Promoters ~~Rs.17000/-~~ for deposit for meeting the expenses of maintenance of common amenities and facilities of the entire complex of all buildings constructed to be constructed on the schedule property including the following;

- i. Garden or gardens
- ii. Drainage lines with sewage tank with pump
- iii. Layout Roads and internal roads
- iv. Storm water drains
- v. Street lights
- vi. D.P.Road till the same are handed over to BMC
- vii. Complex entrance gate
- viii. Compound
- ix. Compound wall

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The said amount shall be handed over to the Federation of all the societies in the said complex who shall utilize the interest thereof for the aforesaid purpose.

38) The Purchaser/s at the time of receiving possession of the said Flat, undertakes to deposit with the Developer an interest free refundable amount, by way of deposit as a security against any damages that may be caused during the implementation of the fit-out/interior works in the said Flat. This Fit-out Deposit shall be refunded by the Developer to the Purchaser/s upon completion of the fit-out/interior works in the said Flat subject to no damage being caused to any part of the said Flat and the said Building including internal areas and amenities or the equipments installed in the said Flat and to all Building materials, debris etc. being lying on the site. The Developer shall not be responsible for any kind of loss and/or damage and/or theft in respect of the interior materials of the Purchaser/s lying in the said Flat. Possession of the said Flat will be delivered subject to payment of this Fit-out security deposit."

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39) The Promoters shall utilize the sum of Rs.3000/- paid by the Flat Purchasers to the Promoters towards meeting legal costs, charges and expenses, including professional costs of the Advocates of the Promoters in connection with the formation of the Society, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement. However, if there is any short fall the same shall be made good by the Flat Purchasers.

40) The Promoters are authorized by the Flat Purchasers on their behalf out of amounts so deposited all costs of preparation of all other documents, costs of lawyers for transfer of said property to the said Co-operative Society as such costs and costs of transfer are to be borne and paid wholly by the Flat Purchasers and other acquires of flats/tenements in equal shares but exclusive of all out pocket expenses like stamp Duty, Registration charges etc., which also will be borne and paid wholly by the Flat Purchasers and other acquires of flat, garages, parking space etc. However, if the costs, charges and expenses exceeding aforesaid amount the same would be made good by the Flat Purchasers.

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41) At the time of taking possession of the Flat, the Flat Purchasers shall also pay to the Promoters the Flat Purchaser's share of Stamp Duty and Registration charges payable, if any, by the said Society on the



conveyance and other documents in respect of the said Property and the said building to be executed in favour of the Society.

42) The Deed of Lease and other documents for transferring the title as aforesaid shall be prepared by M/s. Kanilal Undakat & Co., and the same will contain such covenants and conditions as the said Advocates and Solicitors shall think reasonable and necessary having regard to the development of the Schedule Property including those set in these present.

43) In the event of any portion of the said entire land being notified for set back, D.P.Road, the Confirming Party alone shall be entitled to receive the compensation or such other benefit that may be given by the authorities concerned for the set back land.

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44) Hereinafter if any charges are levied by or payment required to be made any Government Authorities or Local bodies either on the portion of building or otherwise the Flat Purchasers on being called upon to do so by the Promoters, pay to the Promoters their share thereof at or before or after taking possession of the said flat as may be required or demanded by the Promoters it being specifically understood that only Flat Purchasers and other acquires of flat and/or society are liable to pay the same and Promoters in no event or case are liable to pay the same.

45) The Flat Purchasers or themselves with intention to bring all persons into whosoever hand the flat may come, doth hereby covenant with the Promoters as follows:-

a) to maintain the flat at Flat Purchaser's own cost in good tenantable repair and condition from the date of possession of the flat is taken and shall not do or be obliged to be done anything in or to the flat and the building in which the Flat is situate, its staircase or any passage which may be against the rules, regulations or bye-laws of concerned local or any other authority or change after the date of possession in or to the building in which the Flat is situated and the Flat itself or any part thereof.

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b) Not to store in the flat any goods which are hazardous combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing the goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which

may damages or likely to damage the staircase, common passages or any other structures of the building in which the flat is situated and in case damage is caused on account of negligence or default of the Flat Purchasers in this behalf, the Flat Purchasers shall be liable for the consequences of the breach;

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c) to carry at his own cost all internal repairs to the said flat and maintain the flat in the same condition, state and order in which it was delivered by the Promoters to the Flat Purchasers and shall not do or suffer to be done any thing in or to the building in which the Flat is Situated or the flat which may be governed under the Rules and Regulations and bye-laws of such Housing Society, the Concerned local authority or other public authority. And in the event of the Flat Purchasers committing any act in contravention of the above provision, the Flat Purchasers shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;

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d) not to demolish or cause to be demolished the flat or any part thereof, nor at any time take make or cause to be made any addition or alteration of whatever nature in or to the flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and to keep the portion, sewers, drains, pipes in the flat appurtenances thereof in good tenantable condition and in particular, so as to support, shelter and protect the other part of the buildings in which the Flat is situated and shall not chisel or in any other manner the columns, beams, walls, slabs or RCC structural members in the Flat without the written permission of the Promoters and/or society;



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e) not to do or permit to be done any act which may render void or avoidable any insurance of the said land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance, or which is likely to cause nuisance or annoyance to users and occupiers of the other premises in the said building;

f) not to throw dirt, rubbish, rages, garbage or other refuse or permit the same to be thrown from the said flat in the

compound or any portion of the said land and the building in which the Flat is situated;

- g) not to keep anything in the common passage, staircase, terrace, walls or any other common place and not to hang any sign boards, hoardings, name boards etc., in passage or inner or outer wall of the building. The Promoters/ society shall throw away such things without any notice if any thing is found in breach of this provision;
- h) pay to the Promoters regularly, whether demanded by the Promoters or not, his share of security deposit demanded by concerned local authority or Government for giving water, electricity, sewer clearance, or other service connection to the building in which the Flat is situated;
- i) to bear and pay increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned local authority and/or Government and/or other public authority including on account of change of user of the Flat Purchasers viz, user for any purposes other than for residential purpose;
- j) The Flat Purchasers shall not let, sub-let, transfer assign or part with Flat Purchaser's interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Flat Purchasers to the Promoters to the Promoters under this Agreement are fully paid up and only if the Flat Purchasers had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and without the prior written permission of the Promoters;
- k) The Flat Purchasers shall observe and perform all the rules and regulations which the society may adopt from its inception and the addition, alteration or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the flats therein and for the observances and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Flat Purchasers shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and the use of the flat in the building and shall pay and contribute regularly and

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M.V.F.



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punctually towards the taxes, expenses to other outgoings in accordance with the terms of this Agreement;

l) In the event of the possession of the flat being given before conveyance of building in which flat is situated is executed, the Flat Purchasers shall enter a supplemental agreement recording the said fact and the consequential matters and conditions as may be required by the Promoters and such supplemental agreement shall be duly stamped by the Flat Purchasers. In such an event the Flat Purchasers shall till such conveyance is executed permit the Promoters and their surveyor and agents with or without workmen and others at all reasonable times, to enter into and upon the said portions and buildings or any part thereof to view and examine the state and conditions thereof;

civil  
M.V.I.

m) The Flat Purchasers shall not close veranda or balconies without the sanction and permission of the Promoters and the authorities concerned nor shall make any alteration or changes in the elevation and outside colour scheme of the said flat/building.

46) The Flat Purchasers agree to sign and deliver to the Promoters before and after taking possession of the Flat all writings, papers, documents, applications, etc., as may be necessary or required by the Promoters or put the intention of the parties as reflected herein into complete effect.

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1008	28

47) On completion of the said building and on receipt by the Promoters of the full payment of all the amounts due and payable to them by all the flat holders of all the flats in the building, garages and car parking spaces, the Promoters shall co-operate with the flat holders in forming and registering or incorporating a co-operative society of the said building, the rights of the members of the co-operative society, as the case may be, being subject to the rights of the Promoters under this agreement and shall cause to be executed in pursuance thereof. When the co-operative society is registered incorporated or formed, as the case may be, and all the flats and other positions in the said building, garages, and the car parking spaces are sold and all amount are paid in full as aforesaid, the Promoters shall (subject to the necessary permission which may be required by law) shall execute or cause to be executed the necessary lease which will be of the said Property and building as may be permitted to be transferred in favour of such co-operative society as

civil  
M.V.I.



the case may be, such conveyance shall be in keeping with the terms and provisions of this agreement. No liability or responsibility shall attach on the Promoters and no compensation or other amount shall be payable by the Promoters if any part of the said Property is not permitted to be so leased.

48) The Promoters shall on the execution of conveyance hand over the balance of amount from the sums received by the Promoters from the Flat Purchasers as advance or deposit after adjusting all the dues, and amount paid for the share capital, admission fee, expenses, deposits paid on behalf of the Flat Purchasers and towards the outgoings, etc., as also arrears of maintenance and other if any to the society.

49) Nothing contained in this Agreement is intended to be not shall be construed as a grant, demise or assignment in law of the said flat, building or of the said property or any part thereof in favour of the Flat Purchasers and/or other acquires of flats in the said building or other building or buildings. The Flat Purchasers shall have no claim save and except in respect of the flat hereby agreed to be sold to him and the entire property and land including all open spaces, parking spaces, lobbies, staircase, recreation spaces, walls, compound wall, lifts, terrace including right over walls hoarding sites, will remain the property of the Promoters, who shall be entitled to sell, transfer deal with or dispose of the same in any manner they deemed fit.

50) Irrespective of dispute, if any, which may arise between the Promoters and the Flat Purchasers and/or the said co-operative society, all amounts, contributions and deposits including amounts payable by the Flat Purchasers to the Promoters under this Agreement shall always be paid punctually by the Flat Purchasers to the Promoters and shall not be withdrawn by the Flat Purchasers for any reasons whatsoever.

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M.V.I.

51) In the event of the society being formed and registered before the sale and disposal by the Promoters of all the flats, stairs, basement and other space, garages, gardens, terrace, compound and car parking space in the said building and in the compound the power and authority of the society so formed or of the flat holder and the Purchaser of flats and other spaces and car parking spaces, shall be subject to the over all authority and control of the Promoters in respect of any of the matters concerning the said building the construction and completion thereof and all common amenities pertaining to the same and in particular the Promoters shall have absolute authority and control as regards the unsold flats, garages,



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basement, silt, terrace, compounds, other spaces and car parking spaces and the disposal thereof. The Promoters shall be liable to pay only the Municipal taxes at actual and no other charges in respect of the unsold flats, garages, and/or car parking spaces. In case of the conveyance is executed in favour of the co-operative society before the disposal by the Promoters of all the flats then and in such event the Promoters shall join in as the Promoters members in respect of such unsold premises and as and when such premises are sold to the persons of the choice and at the discretion of the Promoters the co-operative society shall admit as members the purchasers of such premises/flats without charging any premium or any other extra payment.

61747  
M.V.I

52) The Deposits that may be demanded by or paid to the any authority including the Corporation for the purpose of sanctioning the plans and/or issuing the commencement certificate and/or occupation certificate and/or building completion certificate and/or giving water, deposits to be paid to Maharashtra State Electricity Board, shall be payable by all the Flat holders of the said Building in proportion to the respective costs of their flats or other spaces or car parking spaces. The Flat Purchasers agree to pay to the Promoters such proportionate share of the Flat Purchasers as such deposit at the time of taking possession or within seven days of demand whichever is earlier.

61747  
M.V.I

53) If for any reasons prior to the completion of the said building and receipt by the Promoters of the total consideration money receivable by them, a deed of conveyance is executed in favour of the co-operative society and at on the date of such conveyance the said Building is not fully constructed and/or other portions of the said property has not been disposed of by the Promoters on ownership basis or if the Promoters have not obtained in full the consideration money receivable from all persons who obtain the flats, shops, and other portions in the said property then and in any such event the Promoters shall have the right to construct and complete the said Building and to dispose of the unsold flats, garages, and/or other portions of the said property or to receive the consideration money even though such lease is obtained in favour of the co-operative society. Adequate provisions for the above shall be made in the lease.



61747	REGISTRAR OF CO-OPERATIVE SOCIETIES, MAHARASHTRA
61747	REGISTRAR OF CO-OPERATIVE SOCIETIES, MAHARASHTRA

54) Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearances or giving of time to the Flat Purchasers by the Promoters shall not be



construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement by the Flat Purchasers no shall the same in any manner prejudice the rights of the Promoters.

55) The Flat Purchasers shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act without fail and the Promoters will attend such office and admit execution thereof provided the Promoters are informed will in advance about the same. In case of default the Flat Purchasers shall only remain liable to penalty and/or punishment for his negligence.

4767  
M.V.F.

56) All letters, circulars, receipts and/or notice notices issued by the Promoters dispatched under certificate of posting to the address known to the Promoters of the Flat Purchasers will be sufficient proof of the receipt of the same by the Flat Purchasers and shall completely and effectually discharge the Promoters. For this purpose, the Flat Purchasers have given the following address:-

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2/A/11, Rustomjee Regency, Off. J. S. Road, Dahisar (W),  
Mumbai - 400 068.

57) After possession of the said Flat is handed over to the Flat Purchasers if any additions or alterations in or about or relating to the said Building and/or flat are required to be carried out by any statutory authority, the same shall be carried out by the Flat Purchasers and the other acquires of the flats in the said Buildings at their own costs, expenses, risks and responsibilities and the Promoters will not in any manner be responsible for the same.

4767  
M.V.F.

58) The Promoters shall be at liberty to sell, lease or otherwise deal with or dispose off its right, title or interest in the said entire land including the said property or any the said Building to be constructed by the Promoters but the same shall not effect the flat purchased by the Flat Purchasers.



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59) Under no circumstances, the possession of the flat shall, given to the Flat Purchasers unless and until all payments required to be made under this Agreement by the Flat Purchasers has been made by him/her/them.

60) The Flat Purchasers shall not be entitled to claim partition of his/her/their share in the said property and/or the said Building

and/or the said flat and the same shall always remain undivided and impartable.

61) In the event of the society being formed and registered before the construction and/or sale and/or disposal by the Promoters of all the Flats/ Shops/Garages/Parking space and hoarding space etc., in the said Building as aforesaid, the Powers and authority of the society so formed of the Flat Purchasers and other Purchasers of flats, shall be subject to the over all control of the Promoters on all or any of the matters, concerning the said Building, the construction and completion thereof and all amenities appertaining to the same and in particular but without prejudice to the generality of foregoing, the Promoters shall have absolute authority and control as regards the FSI available for further construction, incomplete construction, unsold portion of such building including flats, garages, hoarding space, terrace and parking spaces and the disposal thereof and the society so formed shall not have any such right authority nor the society shall interfere, obstruct or commit or omit any act which will be harmful, injurious or prejudicial to the aforesaid right of the Promoters.

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M.V.I.

62) The Transfer deed and all document shall be prepared by the Advocate of the Promoters and shall contain covenants and conditions including those contained in this Agreement with such modifications, alterations and additions therein as the Promoters may deem fit and proper and other clauses which they think necessary desirable.

63) The Flat Purchasers shall sig.. all papers and documents and do all other things that the Promoters may require them to do from time to time in this behalf including for sale (including the interests of the Promoters and holders of the other flats/ shops/ garages/ parking space/ hoarding space etc. in the building in the said property.

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M.V.I.

64) All costs, charges and expenses in connection with the formation of the Co-operative Society as well as the costs, charges and expenses of preparing engrossing stamping and registering this and all other Agreements, Covenants, deeds including Deed of Apartment or any other documents required to be executed by the Promoters and/or the Flat Purchasers out of pocket expenses all costs, charges and expenses arising out of or under these presents as well as the entire professional costs of the Advocates or Solicitors for the Promoters including preparing and approving all such documents shall be borne and paid by the acquires of the



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tenements or by the Society proportionately including the Flat Purchasers. The Promoters shall not contribute anything towards such expenses. The Proportionate such share of the costs, charges and expenses payable by the Flat Purchasers shall be paid by the Flat Purchasers immediately on demand.

65) The flat purchasers shall pay brokerage to M/s. \_\_\_\_\_ at the rate of two percent on the total purchase price of the said flat/shop/garages/parking space/hoarding space on the execution of this Agreement.

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66) IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace space in front of or adjacent to the terrace flats in the said Building, if any shall belong exclusively to the Promoters unless sold by the Promoters to the respective purchasers of the terrace flat and in the event of sell thereof such terrace spaces shall be intended to and shall be for the exclusive use of the respective terrace Flat Purchasers. The said Terrace shall not be enclosed by the Flat Purchasers till the permission in writing is obtained from the concerned local authority and/or the Promoters and/or the Society or as the case may be.

67) The Agreement is under the provisions of Maharashtra Ownership Flat Act and the Maharashtra Co-operative Societies Act and the conveyance of the property agreed to be transferred by the Promoters in favour of the Co-operative Society of the flat holders shall be executed in pursuance of the provisions of the Maharashtra Ownership Flat Act.

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68) It is specifically agreed and declared that the \_\_\_\_\_ as contemplated under clause 30 as above in favour of the society of the flat holders of the said Building shall (contain) such conveyance as may be necessary in the circumstances of \_\_\_\_\_ shall inter alias contain:-



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a. That the Flat Purchasers and/or the society to be formed and registered shall be entitled only to FAR/FSI which is consumed in the said building and in the event of any further or other FAR/FSI is available at present or in future for any reason whatsoever and/or any FAR/FSI by whatever name called can be used and consumed on the said portion of land or the said Building the Promoters alone shall be entitled to use and consume the same by putting addition or further construction on the said Building, touching the same or



otherwise howsoever and the Flat Purchasers shall not be entitled to the same.

b. That the Promoters alone shall be entitled to use and consume any FAR/FSI acquired by them by way of Transfer of Development Rights or otherwise howsoever and by whatever name called the Flat Purchasers and/or society shall not be entitled to do so;

c. The Flat Purchasers hereby gives all the powers, authority and consent to Promoters using and consuming aforesaid FAR/FSI and to put up construction as aforesaid as the plans which may be sanctioned by Brihan Mumbai Mahanagar Palika and other authorities for the sake of convenience;

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M.V.I.* d. That such further construction may be way of additions, alteration, variations and/or modification of the plans, design, specification;

e. That the Promoters shall be entitled to use and consume all FSI as may be permissible under law including the balance FSI, the Additional FSI available under DC Rules from time to time by any special concession, modifications of present Rules and Regulations granting FSI. FSI available in respect of read widening, set back, reservations, by way of Transfer of Development Rights howsoever in respect of the entire land or otherwise;

f. That the Promoters shall be entitled to develop the said property fully by constructing additional buildings/floors/structures so as to avail of the full FSI permissible at present or in future for the said property including for staircase, lift, passage, by way of purchase of floating SI, TDR free FSI which may be available on the said land or acquired otherwise howsoever and including putting up any additional construction and the Promoters shall be entitled to sell the same and appropriating to themselves the entire proceeds thereof without the Flat Purchasers/Societies of Flat Purchasers/Federation of societies having any claim thereon or in future and FSI of any nature whatsoever available or in future and further and/or additional construction shall always be the property of the Promoters who shall be at liberty to use, deal with, dispose of, sell, transfer etc., the same in the manner the Promoters choose and the Flat Purchasers/societies of Flat Purchasers/Federation of societies agree not to raise any objection and/or claim reduction in price and/or compensation and/or damages including on the ground of inconvenience and/or nuisance while putting up such additional construction mentioned above and in this agreement is carried out. The Promoters shall be entitled to consume such FSI by raising

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floor or floors on any structures including the said Building and/or putting additional structures and/or by way of extension of any structures;

- g. That the terrace of the said building shall always belong to the Promoters;
- h. Such provisions and covenants (which shall be so framed that the burden thereof shall run with and be binding upon the said premises hereby agreed to be sold in to whose hands & whomsoever the same may come) as may be necessary for giving effect to the stipulations and restrictions mentioned or referred to hereinabove,

41701  
M.V.I.

i. A covenant by Flat Purchasers to indemnify and keep indemnified the Promoters against all actions, costs, proceedings, claims and demands in respect of the due observance and performance of such stipulations and restrictions:

j. A declaration that the Flat Purchasers shall not be entitled to any easement or right of light or air which would be restrict or interfere with the free use of any neighboring or adjoining premises and a declaration that the access and user of light and air to and for the premises purchased by the Flat Purchasers for any structures. Erection for building for the time being erected and standing therein from and over the neighboring or adjoining premises of the Promoters are enjoyed under the express consent of the Promoters;

41701  
M.V.I.

k. A declaration that the Promoters shall have unfettered right to the full, free and complete right of way and means of access roads at all times and also to lay connect drains, pipes, cables and other amenities necessary for the full and proper use and enjoyment of the said lands (and the neighboring lands) if necessary to connect the drains, pipes, cables, etc. under cover along the land appurtenant to each and every building in the said layout;



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l. The Promoters and Confirming Party shall on perpetual lease basis a portion admeasuring \_\_\_\_\_ sq.fts. of the Schedule property to a separate limited company to be formed and registered by Promoters and/or Confirming Party and the Confirming Party and/or Promoters will construct on the said portion club house, recreation center, Gymkhana and other facilities. Such company shall be entitled to avail such facilities only for its members. The Flat Purchasers and other Purchasers of flats may become members thereof as per the terms offered by such company.

69) DISPUTE RESOLUTION, MEDIATION, ARBITRATION AND JURISDICTION:

69.1 The Parties to this Agreement hereby agree that they shall, at all times, act in good faith, and make all attempts to resolve all differences or disputes howsoever arising out of or in connection with this Agreement by direct negotiation between the parties, if the parties are unable to settle the disputes through direct negotiations, then in that event the parties agree to submit the dispute to mediation. Such mediation should be referred to MCHI Grievance Cell for resolving the disputes/differences between the parties. Any party to the dispute may give written notice to the other party of his or her desire to commence mediation, and a mediation session must take place within [30] days after the date such notice is given to the either party, failing which thereafter the Parties shall submit the dispute to arbitration as mentioned in Clause 48.2 below. The parties further agree that their participation in mediation is a condition precedent to any party pursuing any other available remedy in relation to the dispute. Any party refusing to mediate shall not prevent the other party or parties from pursuing their claims in arbitration.

Civil  
M.V.I.

69.2. The Parties shall be bound to submit all disputes and differences howsoever arising out of or in connection with this Agreement, to arbitration by one (1) arbitrator, failing which by three (3) arbitrators: one nominated by the Developer, the second by the Flat Purchasers and the third chosen by the two (2) arbitrators so nominated by the Parties. The Parties agree that until the arbitration proceedings are completed, they shall not take their disputes to a court of law. The Arbitration and Conciliation Act, 1996, shall in all matters govern the arbitration.

Civil  
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69.3. The arbitrators shall be persons of professional repute who are not directly or indirectly connected with the Parties to this Agreement. They shall have prior experience as arbitrators.



Parties to this /	
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69.4. The place of arbitration shall be Mumbai. The language to be used in the arbitration proceedings shall be English.

69.5 The award of the arbitration proceedings will be final and binding on Parties to the Agreement.



69.6 This Agreement shall, in all respects, be governed by and construed in all respects in accordance with the laws of India. The Parties agree to submit to the exclusive jurisdiction of the courts in Mumbai in connection with any dispute arising out of or in connection with this Agreement.

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

SIGNED SEALED AND DELIVERED BY )

The within named "PROMOTERS" )

RUSTOMJEE BUILDCON PVT. LTD. )

Through the hands of its Director )

Mr. Boman Rustom Ironi )

In the presence of..... )

*Boman Ironi*



SIGNED AND DELIVERED BY )

The within named "CONFIRMING PARTY" )

Mr. BOMAN RUSTOM IRONI )

in the presence of..... )

*Boman Ironi*



SIGNED AND DELIVERED BY )

The within named "FLAT PURCHASERS" )

MR. VALLABHBHAI VASHRAMBHAI ITALIA )

MRS. MANJUBEN VALLABHBHAI ITALIA )

in the presence of..... )



*Vallabhbhai Italia*

*M.V. I.*



RECEIVED the day and year first hereinabove written of )  
 and from the withinnamed Flat Purchasers a sum of )  
 Rs.10,00,000/= (Rupees Ten Lakhs Only )  
 being the amount of earnest money to be paid by them to )  
 us paid by cash/cheque No 327715 dated 17.07.2012 )  
 drawn on Saraswat Bank (Rs 10,00,000/- )

WITNESS

WE SAY RECEIVED

For RUSTOMJEE BUILDCON PVT. LTD.

(PROMOTERS)

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land measuring 18723.9 Sq.Mts.,  
 and bearing CTS No.921/5, 917 & 920 situated, lying and being at  
 village - Dahisar Tasluka Borivalda in the Registration District and Sub-District of  
 Mumbai City and Municipal Corporation of Borivalda in the limits of the Brihan /  
 Mumbai Municipal Corporation. The boundaries are as follows to say :-  
 On or towards the South by P. P. Road bearing C.T.S. No.  
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On or towards the North . By CTS No.921/5, 917 & 920;

On or towards the East . By CTS no.921/12, 921/10 & 921/8;

On or towards the West : By 921/9, 921/7 & 921/5

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THE SECOND SCHEDULE ABOVE REFERRED TO :

All that piece or parcel of land or ground admeasuring 798 76 Sq.Mts and bounded as follows :-

On or towards the South: by Building No. 1 and internal Recreation Garden;

On or towards the East by Internal Recreation Garden, 30' Internal Road & Building No.3,

On or towards the North By CTS No.921/7

On or towards the West By CTS No 921/9

THE THIRD SCHEDULE ABOVE REFERRED TO:

The nature, extent and description of the "Common Areas and Facilities" and of the "Limited Common Area and Facilities" shall be as under :-

1. Common Areas Facilities :-

- a) Entrance lobby and foyer of the Building
- b) Compound of the building i.e. the open area (out of the said land described in the Second Schedule above) appurtenant to the built-up area of the building, but excluding the open car parking spaces in the compound allotted/to be allotted to the respective Flat Holders and garages, if permitted and constructed ;
- c) 1.52 m (5ft.) wide staircase and including main landing, for the purpose ingress and egress but not for the purpose of storing or for recreation or for residence or for sleeping;

2. Limited Common Areas and Facilities

- a) Landing admeasuring about 10.1 sq. ft. (1.1 sq. mts.) in Wing A, 235.50 Sq. ft. (27.87 sq. mts.) in Wing B and 108.75 sq.ft. (10.01 sq. mts.) in Wing C, including stairs and lift on the floor on which the particular flat is located, as a means of access to the flat but not for the purpose of storing or as a recreation area, or for residence or for sleeping;
- b) This landing is limited for the use of the residents of the flats located on that particular floor and for visitors thereto, but is subject to means of access for reaching the other floors, available to all residents and visitors;



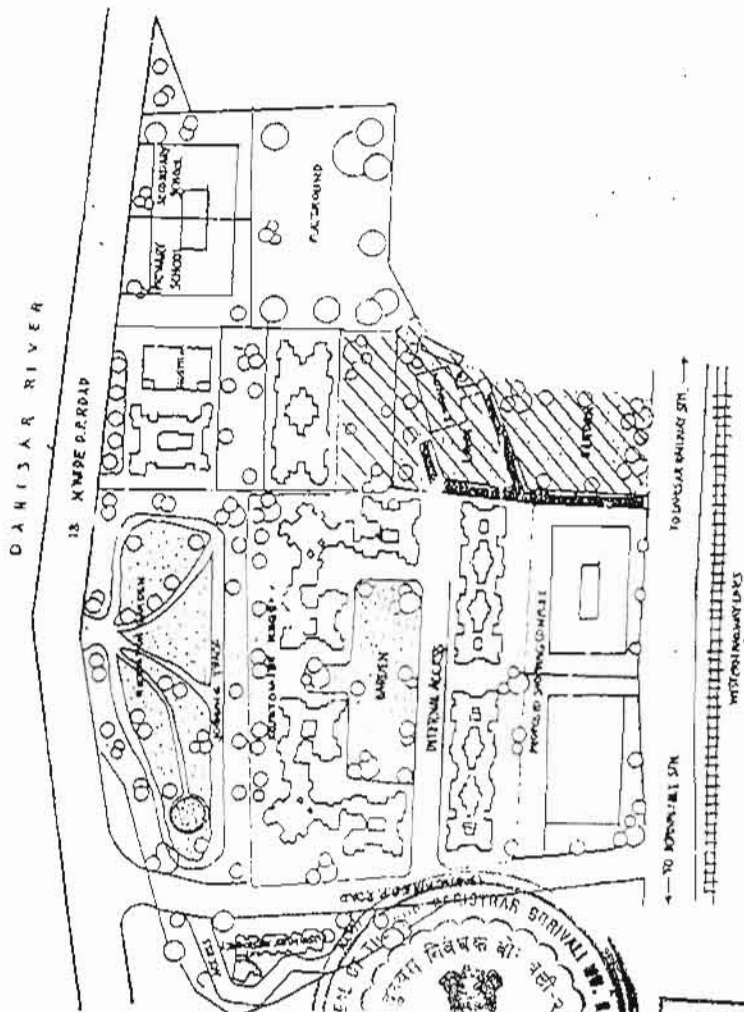
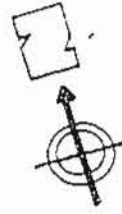
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ANNEXURE I  
PLAN OF THE PROPERTY

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LAYOUT - PLAN



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HIRENDRA MOTIRAM JHAVERI AND SONS

ARCHITECTS ENGINEERS & SURVEYORS

HIRENDRA MOTIRAM JHAVERI

Diploma in Civil Engineering  
ASHVIN JHAVERI  
Diploma in Civil Engineering

OFFICE  
Second Floor, Madhav Nagar  
S.V. Road, Andheri (W)  
Bombay - 400 059  
Tel. 6704-876, 6705-482

OFFICE  
BURNIMBROAD  
(Meadows, Sion), Bujara House  
Mumbai - 400 023  
Tel. 6704-876, 6705-482

MUKESH JHAVERI

AJIT JHAVERI

September 3, 1990

To

Mr. Everstone Realtors,  
Dadar East, Mumbai.

Attn. Mr. Roman Inani.

Dear Sir,

Please refer to various you the following Nos. as per approved layout & as per your procedures on land bearing D.T.S. No. 40171 are as under.

- |                        |                  |
|------------------------|------------------|
| as per approved layout | as per procedure |
| Building No.1          | Building No.1    |
| Building No.2          | Building No.2    |
| Building No.3          | Building No.4    |
| Building No.4          | Building No.3    |

This is for your information and record please.

Thanking you.

Yours faithfully,

*C. H. Javeri*

Hirendra Motiram Javeri & Sons  
ARCHITECTS & ENGINEERS



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BRINHA  
MUMBAI MAHANAGARPALIKA  
O.C.M.C/A-1084/6P(WS)AR OF

17 JAN 2003

Boman R. Irani,  
M.P.

Sub: Permission to occupy the completed building No. 1 on plot bearing C.T.S. No. 921/1 of Village Dahisar situated at Jayveer Seva Road, Dahisar (West).

Ref: Archt's letter dated 27.10.2001.

The development work on building No. 1 comprising of Wings 'A', 'B' and 'C' having a total area of 1500 sq. m. on plot bearing C.T.S. No. 921/1 of Village Dahisar situated at Jayveer Seva Road, Dahisar (West) is completed under the supervision of Shri Mahesh Bhavsari, Licensed Surveyor, having Lic. No. J/24 Shri Navin C. Shah, Licensed Structural Engineer, having Licence No. STR/19 and Lic. Site Supervisor, Shri Anantshyam C. Ghuddega, having Licence No. S/59/05-17. The work is completed on the following conditions:

1. That the certificate for completion of work shall be obtained from A.E.W.W.R./North and a certified copy of the same shall be submitted to this office.
2. That the Co-op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.
3. That D.I.L.R.'s certificate for transfer of ownership of the back land in the name of M.C.C.M. shall be submitted before B.C.C.
4. That the final N.O.C. from S.G. shall be submitted to this office before B.C.C.
5. That all the deposits shall be claimed within 6 years from the date of its payment or within 3 years from B.C.C. whichever ever is earlier failing which, the same will be forfeited. which please note.

A set of plan drawings is enclosed herewith in token of approval.



Yours faithfully,  
[Signature]  
[Name]

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2082



ANNEXURE III  
TITLE CERTIFICATE

KANTILAL UNDERKAT & CO  
Sole Agents

10, G. B. Road

Ref. No. 100/1993/1/4/20/5

- 1. Shri. Boman A. Irani,
  - 2. Smt. Paroody R. Irani,
  - 3. Shri. Tehnon A. Irani,
- Local Farm,  
Dhule (West),  
Mumbai 400058

Dear Sirs/Madam,

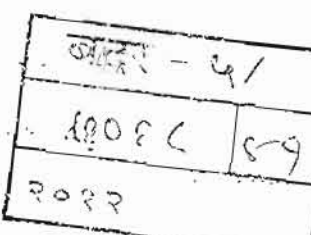
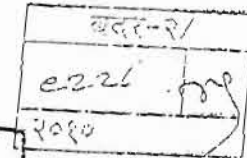
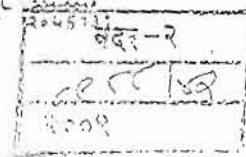
Re: Property situate at Dhulekar, Taluka Borivli in the Registration District and Sub-District of Bombay City and Bombay Suburban S.No. 288A (Part), C.T. S.No. 221/1 to 921/13 measuring 57,001.2 belonging to Paroody w/o, Ruston Sheriar Irani, Boman s/o, Ruston Sheriar Irani and Tehnon s/o, Ruston Sheriar Irani.

We have caused the session to be taken of the above property along with other properties at the office of Sub-Registrar at Vasai from 1951 to 1955 and at Dandara and Borivli from 1957 to 1995 and have obtained 1/12 extracts Mutation Entries, Property Register Card. We have caused public notice issued in news papers which appeared in the issue of Free Press Journal dated 22nd July, 1995. In the issue of Navabakti dated 22nd July, 1995 and in the issue of Jambhoomi dated 22nd July, 1995.

2. From the search we find that by a Conveyance dated 10th August, 1950 Shri. Ruston Sheriar Irani (since deceased) from Shri. Madhavdeo Shrinakar Pandit, Madhukar Bhojrao Bhalchandra Krishnadas, the executors and trustees of late Krishnadas Rameshchandra Madgeonkar properties bearing Nos. 251, 252 and 253. According to the Revenue records the recorded name of Shri. Ruston Sheriar Irani is as under:

1975

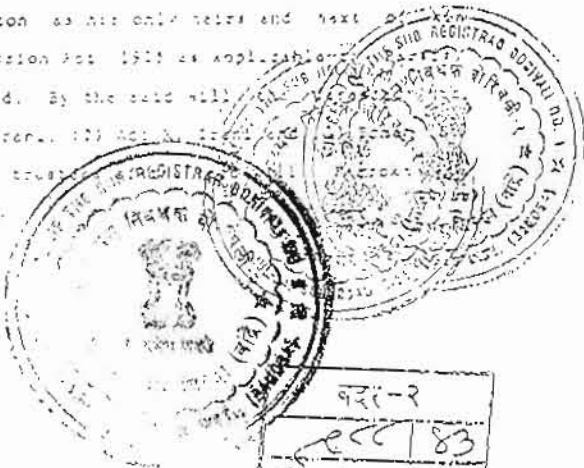
100/1993/1/4/20/5



2. By another Conveyance dated 25.4.1951 registered with the Sub-Registrar, Masal at No. 326 of 1951 on the same day Shri. Rustom Shastri Irani purchased from Shri. Sobrey Motumal Vadhava property bearing S.No. 251, Miana No. 3 Part admeasuring 3 gunthas and 71 sq. yards i.e. 317.72 sq. metres. Accordingly the Revenue Authority has vide M.S.No. 1799 transferred/ recorded name of Shri. R.S. Irani on 7.2.1958.

3. From M.S. No. 2598 we find that one Balkrishna Sadashiv Kocherkar was the owner of property bearing S.No. 261, Miana No. 3-A. The said Kocherkar and Shri. Rustom S. Irani have by mutual understanding exchanged their properties i.e. area admeasuring 300 sq. yards out of S.No. 261, Miana No. 3-A was given to Rustom S. Irani in exchange of area admeasuring 358 sq. yards out of S.No. 258 owned by Rustom S. Irani. However, no document seems to have been executed by the parties and it appears the parties have submitted their say before the Revenue Authority and the Revenue Authority has accordingly made necessary corrections in its records and effected the said Mutation Entry.

4. The said Rustom S. Irani died at Mysore on 3rd June, 1959 leaving behind his last will and testament dated 4th August, 1953 and leaving behind him his wife Parvati and two sons,oman (i.e. yourself) and Dehnton as his only heirs and next according to Indian Succession Act, 1925 as applicable in Mysore by which he was governed. By the said will he appointed (1) Parvati K. Irani, (2) Manoj K. Irani, (3) Dehnton as the executors and trustees.



Page 46

ಬದಲಿ-೨
೨೦೦೮
ಬದಲಿ-೨/
೨೦೦೮

ಬದಲಿ-೪/
೨೦೦೮/ ೮೨
೨೦೦೮

46  
15





therein called the Transferor and yourselves therein called the Transferees/ Beneficiaries, and applied for registration with the Sub-Registrar, Bombay, BDM 1-2155/91 on the same day, the properties of the deceased were transferred to you.

10. The said CTS No. 921 is subdivided into 13 sub-plots bearing CTS Nos. 921/1 to 921/13.

11. We have issued public notice inviting claims in respect of above plot along with other plots.

12. In response to the said public notice we have so far not received any claim.

13. You have agreed to grant development rights in respect of the said property to M/s. Kalyani Builders Pvt. Ltd. under an agreement dated 21-3-78.

14. You have informed us that except the said agreement there is no further or other transactions in the matter.

15. In the premises, you are, in the above property bearing CTS No. 921/1 to 921/13 as the case may be, marketable free, from encumbrances and possession of you.

Yours faithfully,

*Ramesh Vaidhaval*



बदर - 4/	
0086	88
2022	



बदर - 2	
2226	86
2029	

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बदर - 2/	
2226	86
2020	

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मालमत्ता पत्रक

जिल्हा/मंडळ - दहिसर

तालुका/न. भु. मा. का. -- न. भु. अ. बांरोवली

जिल्हा --



सं. भु. मा. का. क्र. नं.	शाह नंबर	प्लॉट नंबर	वि. प्र. नं.	धारणाधकदार	शेत्यादी व अन्य अधिकार
१२१/१	१२१/१				

(१५२१५.२)  
 (५३३६.४)  
 ७४२३५७.५  
 न. भु. का. १२१/१, १२१/१  
 १२३, १२४ च क्षेत्र  
 ..... सामंती  
 ५७६९३.९  
 २८९७०.० न. भु. का. १२१/१ ते  
 १२१/१३ च क्षेत्र  
 ..... बला  
 २८७२३.९

पिनकोडी सराफा रु. नं. ७३५/-  
 सन १९९०-९८ पासून

मुदतधारीतकार

रिजिस्ट्रार मुद्रा धोरण  
 वर्ष १९६८

पट्टदार

इतर भाग

इतर भाग

दिनांक	व्यवहार	छाहू क्रमांक	दखिन छाहू (धा) पट्टदार (व) क्लिबा भाग (धा)	साक्षात्करण
२८/०९/१९९४	भा. अति. भूमि अधिलेख मुंबई उपनगर जिल्हा मुंबई पापकडाल क्रमांक २४.४/४४/न. भु. का. एल. आर. १२३/९४ १०४२/ दि. १४.९.९४ चे आदेशान्वय न. भु. का. १२१ या मिल्कत पत्रिकेवर १५२१५.२ चौ. मि. एवजी १५३३६.४ चौ. मि. क्षेत्र दाखल केले.			सही - १९९४-०९-२८ ०३ ०० ०० न. भु. अ. बांरोवली
०२/०८/१९९६	ना. विरोध भूसंपादन अधिकारी क्र. ७ मुंबई उपनगर पापकडाल एल. ए. म्यु. अर्वाड ५९३ दि. १४.८.९९ ताबा पावती दि. २७.९.९९ म. महाराष्ट्र शासन राजपत्र दि. २२.२.८७ अन्वये डि. पी. रोडसाठी भूसंपादन केलेल्या ५६७.२ चौ. मि. क्षेत्रास भूसंपादन प्रालयाची नोंद घेतली.			सही - १९९६-०८-०२ ०३ ०० ०० न. भु. अ. बांरोवली



बला - ५/  
 ७७६८ ४७  
 २०९२

मालमत्ता पत्रक

वैभाग/नोड -- दक्षिण तालुका/न. भू. मा. का. -- न. भू. अ. बोरोयती जिल्हा -- मुंबई उपनगर जिल्हा  
 दिनांक/न. प्र. नं. रिट नंबर पत्र नंबर क्षेत्र परीक्षाधिकारी राजस्थान दिसल्या आधारेची किंवा भाषणेची तपशील आणि त्याच्या वेळ तपसणीची दिवस थंड)

१२१/१ १२४/१

दिनांक	व्यवस्था	खंड क्रमांक	दिवस घटक (भा) पट्टेदार (र) किंवा धार (भा)	साशिकांक
२१/०१/१९७०	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा पांचकडोल आदेश क्र. सी. का. ७/एकिकरण/ पोस्टिकरण/ ए. आ. - २७३६ दि. (१०.१०.१६) दि. (१०.१.१६) अन्वये व मो. र. नं. (१०१/१६) वना. नगर भूनायन आधिकारी ६ मुंबई पांचकडोल आदेश क्र. न. भू. क्र. १२१/१ ते १२४/१ चौ. वि. / १७ दि. २१.१.१७ अन्वये न. भू. क्र. १२१/१ चे २७१.० चौ. मि. न. भू. क्र. १२२ चे १६२७५ चौ. मि. न. भू. क्र. १२३ चे १५१७५.७ चौ. मि. व न. भू. क्र. १२४ चे १०३० चौ. मि. एकूण ४२३५७.५ चौ. मि. क्षेत्र न. भू. क्र. १२१ चे १५३३६.४ चौ. मि. क्षेत्र तामिल करून न. भू. क्र. १२१ चे ५७६१३.९ चौ. मि. क्षेत्र कायम केले. तदनंतर पोस्टिकरण प्रमाण न. भू. क्र. १२१/२ ते १२१/१३ अशा स्वतंत्र मिळकत पत्रिका उघडल्या व त्यावर न. भू. क्र. १२१/२ वर ५.१६२.० चौ. मि. न. भू. क्र. १२१/३ वर ३२९.७ चौ. मि. न. भू. क्र. १२१/४ वर १७२१.९ चौ. मि. न. भू. क्र. १२१/५ वर ४३४५.६ चौ. मि. न. भू. क्र. १२१/६ वर ३१२०.२ चौ. मि. न. भू. क्र. १२१/७ वर ४७३६.९ चौ. मि. न. भू. क्र. १२१/८ वर ५२२०.३ चौ. मि. न. भू. क्र. १२१/९ वर ७२७४.२ चौ. मि. न. भू. क्र. १२१/१० वर २६४४.५ चौ. मि. न. भू. क्र. १२१/११ वर ३०५.२ चौ. मि. न. भू. क्र. १२१/१२ वर २०२०.७ चौ. मि. न. भू. क्र. १२१/१३ वर २१३७.४ चौ. मि. क्षेत्राच्या स्वतंत्र मिळकत पत्रिका उघडल्या व न. भू. क्र. १२१/१ ते १२१/१३ अशा रीत बदल केला व त्यावर १०७२३.९ चौ. मि. क्षेत्र कायम केले व सत्ता प्रकार रीती दाखल केली.			सं. - १९७०-०१-२१ ००.००.०० न. भू. अ. बोरोयती
०४/०२/१९७०	मा. नगर भूनायन आधिकारी ६ मुंबई पांचकडोल आदेश क्र. न. भू. दक्षिण/न. भू. क्र. १२१ ते १२४/चौ. वि./१७ दि. २१.१.१७ अन्वये दि. २१.१.१७ चौ. नोंदोतील मा. जिल्हाधिकारी मुंबई उपनगर पांचक आदेशाची नजर घुकांनी दाखल केली दि. १०.१०.१६ कि. दुकत करून दि. १०.१.१६ अशा दाखल केली.			सं. - १९७०-०२-०४ ००.००.०० न. भू. अ. बोरोयती
२७/०६/१९७०	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा पांचकडोल विनयतो आदेश क्र. C/Desk-VII-A/LND/NAP /SR-६२५१ दि. २२.१.१८ नुसार व इकडोल चौ. र. नं. ३५३/१८ चे लागत न. भू. अ. बोरोयती पांचक आदेश १७.६.१८ अनुसंगाने मोजणी अंती पगार क्षेत्र मिळकत पत्रिकेतील क्षेत्रप्रमाण कायम असून तन १९७०-१८ पासून पांचक विनयतो सारा र. नं. ११७५/- चौ. नोंद घेतली व ७/१२ प्रमाणे मिळकत पत्रिकेत नाव दाखल केली सत्ता प्रकार C दाखल केली.		(भा.) (1) मीपती पराधीन स्वतंत्र इमारती (२) श्री. टि. मदन स्वतंत्र इमारती. (३) श्री. सोमन स्वतंत्र इमारती	सं. - १९७०-०६-२७ ००.००.०० न. भू. अ. बोरोयती



७०९८ १६  
२०१२



मालमत्ता पत्रक

विभाग/मोजे - दहिसा तालुका/न.भु.मा.का. -- न.भु.अ.बोरोवली जिल्हा -- मुंबई उपनगर जिल्हा  
 नवी प्रकल्प क्रमांक/स.पं. ६ सिट नंबर प्लॉट नंबर क्षेत्र धरणाधिकारी शासनाला दिलेल्या अकरापावोळीतून पडविल्या गेलेल्या तपशील अर्जावर (पडव्या कर तपासणी निमत येऊन)

दिनांक	व्यवहार	खंड क्रमांक	मधिम वास्तू (पा) नदुदार (व) किट्ट भार (भा)	साक्षात्करण
१२/११/२००६	अर्ज, जबाब मूल्या दाखला डिड ऑफ इंडिपिन्डिंट बॉन्ड अन्वये भयदाये नाव कर्मा फले न पूर्वी दाखल असलेले याददाये नावे कायम केली.			क.प.क्र. १५१/२००६ १८/११/२००६ न.भु.अ.बोरोवली

न्यायना करणारी - अर्ज क्र. २८३८ न.भु.अ.बोरोवली मुंबई उपनगर जिल्हा

नकल अर्ज दाखल तारीख २२/११/११ एकूण नोंदी १ नकळत  
 नकल तयार तारीख २२/११/११ नकलेचे शुल्क १४०  
 नकल दिल्याची तारीख २५-DEC-११  
 नकल तयार करणारा [Signature]  
 नकल तपासणारा [Signature] एकूण शुल्क १४०

सत्य प्रतिपालण  
 सहाय प्रमाणन अधिकारी  
 बोरोवली



अनुसूच लिपीक  
 प्रमाणन अधिकारी



७०६८ १००



मालमत्ता पत्रक

विभाग/मोजे -- दहिसर

तालुका/न.पु.मा.का. -- न.पु.अ.बोरीवली

जिल्हा --

मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / मा.प्री.न.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मां.	धारक/अधिकार	शासनाचा/दहाक्या उपकरणांचा/दहाक्या पाहण्याचा/दहाक्या अर्जाचा/दहाक्या कर तणाव/दहाक्या नसलेला/दहाक्या
१२१/३	१२१/३		३२९.७		

सुविधाधिकार

हक्काचा मुळ पारक वयं

पट्टदार

इतर पार

इतर शीं

दिनांक	घडणारा	खंड क्रमांक	नवेन पारक (धा) पट्टदार (घ) किंवा पार (धा)	साक्षात्कृत
२१/०२/१९९७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडोल आदेश क्र. सी.कार्य-७/पो.वि./एम्.आर.२७३६ दि.(१०.१०.९६)दि.१०.१०.९६ अन्वये घ.पो.२.नं.१०९/९६ व मा.नगर भूमापन अधिकारी यांचे कडोल आदेश क्र.न.पु./दहिसर १२१ ते १२४/पो.वि./९७ दि.२२.१.९७ अन्वये न.पु.क्र.१२१/३ ची नविन स्वतंत्र मिळकत पत्रिका उपटून त्यावर ३२९.७ चौ.नि.क्षेत्र दाखल केले. सदरचे मिळकतीवट सत्ता प्रकाश शीती दाखल केले.			सही - १९९७-०२-२१ ००.००.०० न.पु.अ. बोरीवली
०७/०२/१९९७	मा.नगर भूमापन अधिकारी मुंबई यांचेकडोल आदेश क्र.न.पु.दहिसर/न.पु.क्र.१२२ ते १२४/पो.वि./९७ दि.२१.१.९७ अन्वये दि.२१.१.९७ चे नोंदीमाल मा.जिल्हाधिकारी मुंबई उपनगर यांचे आदेशाची नजर घुकीने दाखल केली दि.१०.१०.९६ ही दुकलत कलज दि.१०.१.९६ अशी दाखल के.गी.			सही - १९९७-०२-०४ ००.००.०० न.पु.अ. बोरीवली

नुमातके रजारा अर्ज क्र.: 2436

नकल अर्जा टाक्यात तारीख 23/12/97 एकूण नोंदी 3 नकाशा

नकल तयार ता. 24/12/97

नकल दि. 24/12/97

नकल तयार ता. 24/12/97

नकल तयार ता. 24/12/97

प्रमुख लिपीक

नगर भूमापन अधिकारी

बोरीवली



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मालमत्ता पत्रक

विभाग/मोजे - दहिल तालुका/न.भु.मा.का. - न.भू.अ.बोरोवली जिल्हा - मुंबई उपनगर जिल्हा

क्र.सं/पत्र.ली.नं. १२१/८ ता.सं. १२१/४ भा.सं. ७२१.१ भा.सं. ७

शासनालय, दहिल, अकरावी, मुंबई, महाराष्ट्र  
महाराष्ट्र शासनाच्या फोटो प्रतिलिपि विभाग



कुनेभा/पत्रक

हक्काचा मु. भा.सं. ७

पट्टेदार

इतर भा.

इतर मों

दिनांक	कारण	राज क्रमांक	नावेन धारक (धा) मु.सं. (ए) किंवा धार (भा)	साक्षात
२१/०१/१९९०	भा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडोले आदेश क्र. सी.कार्ग-७/पो.वि./एम्.आर.२७७६ दि. (१०.१०.१९८९) व अन्वये व मो.र.नं.१०१/१६ व या नगर भूमापन अधिका. यांचे कडोले आदेश क्र.न.भू./दहिल १२१ ते १२४/पो.वि./१७ दि.२१.१.९० अन्वये न.भू.क्र.१२१/४ ची नविन रयतय मिळकत पत्रिका उपरून त्यावर १७२१.१ चौ.मि.क्षेत्र दाखल केले. सदरचे क्षेत्र मुनिसिपल प्रायमरी स्कूलकडे याग होणारे आहे. तबय रक्ता प्रक शेतो दाखल केला.			सी - १९९०-०१-२१ न.भू.अ. बोरोवली
०२/०२/१९९०	भा.नगर भूमापन अधिका. मुंबई यांचे कडोले आदेश क्र. न.भू.दहिल/न.भू.१२१ ते १२४/पो.वि.१७ दि.२१.१.९० अन्वये दि.२१.१.९० चे नोंदोतील भा.जिल्हाधिकारी मुंबई उपनगर यांचे आदेशाची नजर घुकोने दाखल केली दि.१०.१०.९० ही दुकान करार दि.१०.१.९६ अशी दाखल केली.			सी - १९९०-०२-०२ न.भू.अ. बोरोवली
१६/०८/२००६	अर्ज व भा.जिल्हाधिकारी मु. यांचे कडोले वि.से.आदेश क्र. C/Desk VII A/LND/NAP/SR ८०८५ दि. १४/८/२००६ व इकडोल मो.र.नं. अ-१८५/०६ दि. २१/६/०६ अन्वये न.भू.क्र. १२१/४ चे १७२१.१ चौ.मि. क्षेत्र ७/१२ प्रमाणे धारक सदरी असलेल्या नावाची नोंद केली व रक्ता प्रकार शेतो ऐवजी "सी" दाखल केला.		(धा) श्री. मोहन अणु शरणो	दि. १६/०८/२००६ सी - १६/०८/२००६ न.भू.अ. बोरोवली
१०/११/२००६	बसोस घशने, अर्ज नयाय व ना.दु.नि.मु. यांचे कडोले इडिचर व लुपो क्र. II घबज १८३५/०१ दि. १९/१०/२००६ अन्वये: णव दाखल केले.			न.भू.अ. बोरोवली सी - २०/११/२००६ न.भू.अ. बोरोवली



अर्ज क्र. २८३६

नकाशा नं. २८३६ नकाशा नं. २८३६ नकाशा नं. २८३६

नकाशा दिनांक: २८.११.२००६

नकाशा तप.र. उपाय: २८.११.२००६

नकाशा तप.सं. २८.११.२००६

प्रमुख लिपीत

मु.सं. ७

पत्रक नं. १०२

न.भू.अ.बोरोवली  
मुंबई उपनगर जिल्हा

नया पतिलपो

भा.भू.मा.अ.अधिकारी  
बोरोवली

१००६८ १०

२०१२

पान नं. - १

मालमत्ता पत्रक



विभाग/न.ने. -- दहिसर  
 तालुका/न.भू.मा.का. -- न.भू.अ बोरोवली  
 जिल्हा -- मुंबई उपनगर जिल्हा

नगर पंचायत -- राठ नगर  
 नगर नंबर -- १२१/५  
 क्षेत्र -- ४३४५.६  
 धारक/न. -- चो.मां  
 धारक/न. -- चो.मां  
 नविन धारक (भा) --  
 पट्टेदार (प) दिव्या पार (भा) --

साक्षक --  
 सहायक अभियंता (डि.क.प.न) W/S आर/रुन  
 व.स.न.पा. पांचेकडोल पर व ताचेबाबती क्र.०५०९९  
 दि.७/०४/२००३ आणि दु.नि.मुंबई पांचेकडोल रोडवट्ट  
 डिप्लोमेशन का इंडेन्ट्री बॉर्ड सुची क्र. II अन्यपे  
 न.पू.क्र. १२१/५ क्षेत्र ४३४५.६ चौ.मां. प्लेग्राउंड वा  
 आरक्षणासाठी साव्यात घेतलेले धारक सदरी माप दाखल  
 केले व सत्ता प्रकार 'क' दाखल केला.

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) दिव्या पार (भा)	साक्षक
२१/०२/१९९७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा याचे कडोल आदेश क्र.सो.कस्यो-७/पो.बि./एस्.आर.२७३६ दि.(१०.१०.९६)दि.२०.९.९६ अन्यपे व मो.र.न.१०१/९६ व मा.नगर पंचायत अधिकारी यांचे कडोल आदेश क्र.न.पू./दहिसर १२१ ते १२४/पो.बि./९७ दि.२१.९.९७ अन्यपे न.पू.क्र.१२१/५ चौ.मि.क्षेत्र दाखल केले.सदरचे क्षेत्र पी.जी.कडे वर्ग होणारे आहे. सत्ता प्रकार शेतो दाखल केला.			सो - ११७-०१-११ ०० ०० ०० न.भू.अ. बोरोवली
०६/०१/१९९७	मा.नगर पंचायत अधिकारी मुंबई पांचेकडोल आदेश क्र.न.पू.दहिसर/न.पू.क्र.१२१ ते १२४/पो.बि./९७ दि.२१.९.९७ अन्यपे दि.२१.९.९७ ये नोंदीतील मा.जिल्हाधिकारी मुंबई उपनगर यांचे आदेशाची नजर घुकीने दाखल केलेली दि.१०.१०.९६ ही दुसरी प्रकृत दि.२०.९.९६ अतो दाखल केली.			सो - ११७-०१-११ ०० ०० ०० न.भू.अ. बोरोवली
१६/०३/२००४	सहायक अभियंता (डि.क.प.न) W/S आर/रुन व.स.न.पा. पांचेकडोल पर व ताचेबाबती क्र.०५०९९ दि.७/०४/२००३ आणि दु.नि.मुंबई पांचेकडोल रोडवट्ट डिप्लोमेशन का इंडेन्ट्री बॉर्ड सुची क्र. II अन्यपे न.पू.क्र. १२१/५ क्षेत्र ४३४५.६ चौ.मां. प्लेग्राउंड वा आरक्षणासाठी साव्यात घेतलेले धारक सदरी माप दाखल केले व सत्ता प्रकार 'क' दाखल केला.			सो - ११७-०१-११ ०० ०० ०० न.भू.अ. बोरोवली



प्रज.क्र. - 2236  
 नकल अ. - १ नकल सरोज ३३/११/११ एकूण नोंदी/नकल  
 नकल ता. - २१/११/११  
 नकल दि. - २ - DEC-2011  
 नकल ता. - २१/११/११  
 नकल तपासपार - Mr. C. S. Jadhav  
 प्रमुख लिपीक  
 नगर पंचायत अधिकारी  
 बोरोवली

एकूण गृह - ९२

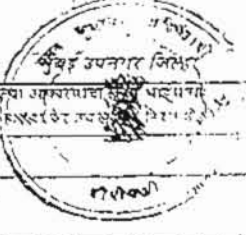
७०६६	५९
२०२२	

मालमत्ता पत्रक

वि. नं./मोजे -- दहिसरा तालुका/न. भु. ना. का -- न. भू. अ. बोरोवली जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक/प्र. क्र. नं. मालमत्ता नंबर भव घो. सं. प्रागापकार शासनात्मक दस्तऐवज क्रमांक/प्र. क्र. नं.

१०१९ १०१९ २२२०.२१ सी (शिमी)



सुविधाधिकार  
 हस्ताक्षर मूळ धारक  
 पट्ट्या  
 इतर भाग  
 इतर गो

दिनांक	व्यवहार	दस्तऐवज क्रमांक	नविन धारक (भा) पट्ट्या (प) किराया भात (पा)	दाखल करत
२२/०२/१९९७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडोसल आदेश क्र. सी.कार्या-७/पो.वि./एस्.आर.२७३६ दि. (२०.१०.९६) दि. १०.९.९६ अन्वये व मो.र.नं. १०९/९६ व मा.नगर भूमापन अधिकारी यांचे याच कडोसल आदेश क्र.न.भू./दहिसरा ९२१ ते ९२४/पो.वि./९७ दि. २१.९.९७ अन्वये न.भू.क्र.९२१/६ ची नविन स्वतंत्र मिळकत पत्रिका प्रसिद्ध करण्यावर २२२०.२१ चौ.मि.क्षेत्र दाखल केले. सदरचे क्षेत्र सेकेंडरी स्कूल फर्डे बर्ग होणारे आहे. रस्ता प्रकार सौती दाखल केला.			सी - १९९०-०१-२१.०१.०० न.भू.अ. बोरोवली
०४/०२/१९९७	ना.नगर भूमापन अधिकारी मुंबई यांचेकडोसल आदेश क्र.न.भू./दहिसरा/न.भू.क्र.९२१ ते ९२४/पो.वि./९७ दि. २१.९.९७ अन्वये दि. २१.९.९७ चे नोंदीतील मा.जिल्हाधिकारी मुंबई उपनगर यांचे आदेशाची नजर घुफोने दाखल केलेली दि.१०.१०.९६ ही दुकूल करून दि.१०.९.९६ अर्जा दाखल केली.			सी - १९९०-०२-१०४ ००१००.०० न.भू.अ. बोरोवली
२६/०८/२००६	अर्ज व मा.जिल्हाधिकारी मु. यांचे कडोसल वि.सो.आदेश क्र. C/Desk VII A/LND/NAP/SR ८०८५ दि. ३/४/२००६ व इकडोसल मो.र.नं. अ - १८५/०६ दि. २९/६/०६ अन्वये न.भू.क्र. ९२१/६ व २२२०.२ चौ.मि. क्षेत्रास ७/१२ प्रमाणे धारक सदरी असलेल्या कवांची नोंद केली व सत्ता प्रकार सौती देवली " सी " दाखल केला.		(धा.) श्री. योमन आर इराणी	क रजत क्र १००००००० दि. २६/०८/२००६ न.भू.अ. बोरोवली
२/११/२००६	अर्ज जबाब व मा.मु.नि.मुंबई यांचे कडोसल इंडियन व सूची क्र. II घटक १८३५/०१ दि. २९/१०/२००१ अन्वये नोंद दाखल केले.	S.I.		क रजत क्र.५९९ पत्रिका दि. २०/११/२००६ न.भू.अ. बोरोवली



अर्ज क्र. - २६८१  
 तपस्यु कण्याल - नखल अर्ज - दाखल दिनांक - २६/११/११ एकूण नोंदी / नकाशा - ५००  
 नखल तपस्यु - २६/११/११  
 नखल दिनांक - २६/११/११  
 नखल तपस्यु करणार - २६/११/११  
 नखल तपस्यु - २६/११/११

बोरोवली मुंबई उपनगर जिल्हा  
 तालिका  
 भूमापन अधिकारी बोरोवली  
 २०१२



मानमत्ता पत्रक

विभाग/मार्ग	दहिता	तालिका/न.पु.भा.का	न.पु.अ. बांरोवली	जिल्हा	मुंबई उपनगर जिल्हा
गार धुकान	गार नंबर	प्लॉट नंबर	प्लॉट	धारणाधिकार	शासनात्मक दलित्या आकारात्मक नियम भांडी
अपक/स.प्लॉट न			चौ.सो		नारायण अभियंत्रणा वेर (मुंबई नगर नियम ४६)
१२१/७	१२१/७		४७३६.९	शेती	



मुंबई अधिकारी

हस्ताक्षर मूळ धारक

पट्टेदार

हजार भाग

हजार रॉ

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (अ) पट्टेदार (ब) किंवा भाग (भा)	शासक
२१/०२/१९९७	मा.जिल्हाधिकारी मुंबई उपनगर-जिल्हा यांचे कडोस आदेश क्र. सो.काको-७/नो.वि./एस्.आर.२७३६ दि.१०.१०.९६ दि.१०.१.९७ अन्वये व नो.र.न.१०९/९६ व मा.नगर धूमपान अधिकारी यांचे कडोस आदेश क्र.न.पु./दहिसर १२१ ते १२४/पो.वि./९७ दि.२१.१.९७ अन्वये न.पु.क्र.१२१/७ चो नविन स्वतंत्र निवडकाल पत्रिका उपपट्टेदार यावर ४७३६.९ चौ.मि.क्षेत्र दाखल केले. सदरचे क्षेत्र एम्.एम्.कडे वाग होणारे आहे. व सत्ता प्रकार शेती दाखल केला			सो - १९९७-०१-२१ ००.००.०० न.पु.अ बांरोवली
०१/०२/१९९७	मा.नगर धूमपान अधिकारी मुंबई यांचे कडोस आदेश क्र.न.पु.दहिसर/न.पु.क्र.१२१ ते १२४/पो.वि./९७ दि.२१.१.९७ अन्वये दि.२१.१.९७ चे नोंदोतील मा.जिल्हाधिकारी मुंबई उपनगर यांचे आदेशाचो नजर घेणे दाखल केलेला दि.१०.१०.९६ सो दाखल केलेला दि.१०.१.९६ अशी दाखल केलेली			सो - १९९७-०१-२१ ००.००.०० न.पु.अ बांरोवली

नगरपालिका कार्यालय - अर्जा क्र. २२३८ ३ न.पु.अ. बांरोवली मुंबई उपनगर जिल्हा

नकाशा अर्जा दाखल तारीख ३/१०/११ एकूण नोंदी / नकाशा

नकाशा क्र. २२३८/११ नकाशाचे गुणक ९०

नकाशा दिनांक २-DEC-2011

नकाशा तयार करणारा अ.रा.रा.रा.

नकाशा तपासणारा अ.रा.रा.रा.

एकूण गुणक ९२



प्रमुख लिपीक

नगर धूमपान अधिकारी

वर्कर - ५/	
७०५८	५३
००४३	

मालमत्ता पत्रक

विभाग/नोजे -- दहिसर

तालुका/न.भु.मा.का. -- न.भु.अ.वांरावली

जिल्हा - मुंबई उपनगर जिल्हा

सा भूखण क्रमांक/अ.पं.न.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधकार	शामनाला इ.ल.पु.भू.अ.वांरावली नगरपालिका क्षेत्र तहसीला (वि.पं.न.)
१२४८	१२४८		५३६३.८	(रोली)	
मुंबई पंचक्र					
हस्ताक्षर/मुद्रा धारक					
विवरण					
दस्तावेज					
दस्तावेज					



दिनांक	प्रवृत्त	प्लॉट क्रमांक	नविन धारक (भा) पुढील (प) किंवा भा (पा)	साक्षात्कृत
११/०१/१९९७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडोस आदेश क्र. सो.कार्या-७/पो.वि./एस्.आर.२७३६ दि.१०.१०.९६ दि.१०.११.९६ अन्वये व मो.र.नं.१०९/९६ व मा.नगर भूमापन अधिकारी वृ.वाडे कडोस आदेश क्र.न.पु./दहिसर ९२१ से ९२४/पो.वि./१७ दि.२१.१.९७ अन्वये न.पु.क्र.१२४/८ यो नविन स्वतंत्र मिळविलेले पत्रिका उद्घाटन स्वादर ५३६३.८ चौ.मि.क्षेत्र दाखल केले. सदरच क्षेत्र डि.पो. रोडकडे वगैरे असून सत्ता प्रकार रोली दाखल केला.			सो - १९९७-०१-११ ०८.००.०० न.पु.अ. बोरोली
११/०२/१९९७	मा.नगर भूमापन अधिकारी मुंबई कडेकडोस आदेश क्र.न.पु. दि.२१.१.९७ अन्वये व मो.र.नं.१०९/९६ व मा.जिल्हाधिकारी मुंबई उपनगर यांचे आदेशाची नजर घुमोने दाखल केलेली दि.१०.१०.९६ ही दाखल केल्या दि.१०.१.९६ अशी दाखल केलेली.			सो - १९९७-०२-११ ०८.००.०० न.पु.अ. बोरोली
२०/०३/२००२	सहा. अभियंता भूमापन (अर वाडी) वृ. नु. म. न. पालीका यांचे फडोस पत्र थ.व्हा.शोबमयी तांबेपावती क्र. ACQ/AVS/FSJ-१२७७ दि.२८/१२/९९ आणि वृ. वि. मुंबई, यांच्या फडोस रजिस्टर्ड डिप्लोमेशन क्रम 'एडमिनिटो वाड, मुंबई' क्र. वदर-८/१६६/०२ दि. ०६/०३/०२ अन्वये न.पु.क्र. १२४/८ क्षेत्र ५३६३.८ चौ.मी. डि.पो. रोड या आरक्षणा साठी ताब्यात घेतले धारक सररो नु. नु.म.न. वालोकाचे नाव दाखल केले व असाधारक फ. असाधारक केला.	वदर-८/१६६/०२ ०६/०३/२००२	वृ.न.मुंबई महापालिका (दि.पो. रोड)	सो - ०१/०३/२००२ न.पु.अ. बोरोली

लघातपत्र करपाठी  
 मू.क्र. नं. 2636  
 नगरपालिका क्षेत्र तहसीला तारीख 23/12/11 एकूण नोंदी / नकाशा  
 नकाशा क्र. 2612/11 न.पु.अ. क्षेत्र 60  
 नकाशा तहसीला नं. 2-DEC-2011  
 न.पु.अ. क्षेत्र 62  
 नकाशा तहसीला नं. 62  
 एकूण नोंदी 62  
 प्रमुख लिपीक  
 नगर भूमापन अधिकारी  
 बोरोली



वदर - ५१
७०६८ ५४
२०१२

मालमत्ता पत्रक



दिनांक/मास --- दिवस --- तालुका/न.पु.ना.का. --- न.पु.अ.बांरोदलो जिल्हा --- मुंबई उपनगर जिल्हा

मा.पु.ना.का. --- दि. --- नं. --- नं.पु.अ.बांरोदलो

१२१/१ १२/१ ७२७४.१ रती

मुंबई उपनगर जिल्हा

मालमत्ता नुसार भागक

दस्तावेज

दस्तावेज

दस्तावेज

क्र.सं.	व्यवहार	उठत क्रमांक	व्यक्ति घटक (17) पट्टीदार (18) किराया भा. (19)	साक्षात्कृत
१२/०१/१९९७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा याचे कडील आदेश क्र. लो.काया-७/पो.वि./एस्.आर.२७३६ दि.१०.१०.९६ दि.१०.११.९६ अन्वये व नं.१.न.१०९/९६ व मा.नगर भूमापन अधिकारी ६ यांचे कडील आदेश क्र.न.पु./दहिसर १२१ त १२७/पो.वि./१७ दि.२१.१.९७ अन्वये न.पु.क्र.१२१/९१ यी नविन स्वतंत्र मालमत्ता पत्रिका उघडून त्यावर ७२७४.१ पो.वि.क्षेत्र दाखल केले. सदरचे क्षेत्र अर्ज नं.कड वग हांगारे असून सत्ता प्रकार रती दाखल केली			साक्षी- १९९७-०१-२२ १० ०० ०० न.पु.अ. बांरोदलो
०२/०२/१९९७	मा.नगर भूमापन अधिकारी मुंबई याचे कडील आदेश क्र.न.पु./दहिसर/न.पु.क्र.१२१ त १२७/पो.वि./१७ दि.२१.१.९७ अन्वये दि.२१.१.९७ चे नोंदीतील मा.जिल्हाधिकारी मुंबई उपनगर याचे आदेशाची नजा बुकाने दाखल केलेली दि.१०.१०.९६ ही मुद्रास काल दि.१०.१.९६ अशी दाखल केली			साक्षी- १९९७-०२-०२ १० ०० ०० न.पु.अ. बांरोदलो

तयारणी कारणात अर्ज क्र. 2436 खरो नकल. 3 नकल अर्ज तयार करून तारीख 23/12/11 एरुण नोंदी / नकाशा मालमत्ता तयार करून 26/12/11 रोजी शुरुक ६० नकल दि. 2-DEC-2011 मध्य प्रतिपालण मालमत्ता तयार करून 2-DEC-2011 मध्य प्रतिपालण नकल तयार करून 2-DEC-2011 मध्य प्रतिपालण

प्रमुख लिपीक  
नगर भूमापन अधिकारी



७२७४ - ५१

७०६८ ५५

२०१२



मालमत्ता पत्रक

विभाग/मोजे -- दहिसर तालुका/न.भु.मा.बा. -- न.भु.अ.बोरोवली जिल्हा मुंबई उपनगर जिल्हा

नगर भूनापन क्रमांक / व. लो. न.	राइट नंबर	वाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	गोस्नारा मलिन्या/अधिकार मुंबई नवा पाहण्याचा तरावेल अर्ज प्रत्येक कर मोज्यांचो निवटो घेवंचे
१२४/१०	१२४/१०		२६४४.५	शेत	



लुक्छापिकार

हक्काया मुळ धारक यणे

पट्टदार

इतर धार

इतर शारे

दिनांक	व्यवहार	ऊत क्रमांक	नविन धारक (धा) पट्टदार (घ) किंवा धर (जा)	साक्षातकन
२१/०१/१९९७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा घांचे कडोले आदेश क्र. सो.कायो-७/पो.वि./एम्.आर.२७३६ दि.(१०.१०.९६)दि १०/१.९६ अन्वये व मो.र.न.१०१/९६ व मा.नगर भूनापन अधिकारी घांचे कडोले आदेश क्र.न.भु./दहिसर १२१ ते १२४/पो.वि./१७ दि २१.१.९७ अन्वये न.भु.क्र १२४/१० ची नविन स्वतंत्र मिल्कत पत्रिका उघडून त्यावर २६४४.५ चौ.मी.क्षेत्र दाखल केले. सदरचे क्षेत्र आर. एम् कडो यंग होगारे असून सत्ता प्रकार शेतो दाखल केला.			सही - १९९७-०१-२६ ००.००.०० न.भु.अ. बोरोवली
०४/०२/१९९७	मा.नगर भूनापन अधिकारी मुंबई घांचेकडोले आदेश क्र.न.भु.दहिसर/न.भु.क्र.१२१ ते १२४/पो.वि./१७ दि.२१.१.९७ अन्वये दि.२१.१.९७ घे नोंदीतील मा.जिल्हाधिकारी मुंबई उपनगर घांचे आदेशाचो नजर घुकोने दाखल केलेलो दि.१०.१०.९६ हो दुर्लभ करून दि.१०.१.९६ अर्शा दाखल केला.			सही - २९१७-०२-०४ ००.००.०० न.भु.अ. बोरोवली

अर्जा क्र. 2637 एकूण नोंदी / नळीयो 3

नळीय अर्ज नारबल तारीख 23/11/21 एकूण नोंदी / नळीयो

नळीय तयार तारीख 26/11/21 एकूण नोंदी / नळीयो

नळीय तयार करणार सुराज एकूण नोंदी / नळीयो

नळीय तयार करणार ... एकूण नोंदी / नळीयो

एकूण शुल्क - ...

न.भु.अ.बोरोवली मुंबई उपनगर जिल्हा

२ - DEC-2011 सत्य प्रतिपालणे

नगर भूनापन अधिकारी बोरोवली

मुख लिपीक नगर भूनापन अधिका बोरोवली



बंद - ५/
७०६१ / ५६
२०१२

मालमत्ता पत्रक

दिनांक/मोने -- दहिसर

तालुका/न.पु.मा.जा. -- न.पु.अ.वारावली

जिल्हा



शा.पु.सं. क्रमांक/न.पु.मा.जा.	क्रमांक	क्रमांक	श.पु.	श.पु.	श.पु.	श.पु.
१२२/११	१२२/११		३०५.२	रॉट		

सुविधाधिका

हस्ताक्षर नुसळ धारक

वर्ग

पट्टा

जमीन

दस्तावेज

दिनांक	व्यवहार	उड क्रमांक	नविन घाक (धा) जुंदा (प) किंवा भर (धा)	साक्षात्कन
२१/०१/१९९०	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा घाणे कडाल आदेश क्र. लो.फाय-७/पो.वि./एस्.आर. २७३६ दि. (१०.१०.९६) दि. १०.१.९६ अन्वये व मो.र.नं. १०९/९६ व मा.नगर भूमापन अधिकारी व घाणे कडाल आदेश क्र.न.पु./दहिसर १२१ से १२४/पो.वि./९७ दि. २१.१.९७ अन्वये न.पु.क्र. १२/११ पो नविन स्वतंत्र मिळविले जाणारे पट्टा ३०५.२ त्यावर ३०५.२ चौ.मी.क्षेत्र दाखल केले. सदरचे क्षेत्र रिव्ह्यु सेट बेक कडे वर्ग होणारे असून सत्ता प्रकार रॉट दाखल केला.			पुणे १११०-०१-२१ ०० ०० ०० न.पु.अ. वारावली
०२/०२/१९९०	मा.नगर भूमापन अधिकारी मुंबई घाणे कडाल आदेश क्र.न.पु./दहिसर/न.पु.क्र. १२१ से १२४/पो.वि./९७ दि. २१.१.९७ अन्वये दि. २१.१.९७ ये नोंदीतील मा.जिल्हाधिकारी मुंबई उपनगर घाणे आदेशाचे नगर घुकांने दाखल केलेली दि. १०.१.९६ ही दुकत असून दि. १०.१.९६ असा दाखल केला.			पुणे १११०-०१-२१ ०० ०० ०० न.पु.अ. वारावली

मार्ज क्र. २६३६

नकल अर्ज दाखल तारीख २१/११/११

नकल तक्रार तारीख २१/११/११

नकल दिनांक २ - DEC 2011

नकल तपासणी

नकल तपासणार

न.पु.अ. वारावली

मुंबई उपनगर जिल्हा

मध्य प्रतिनिध

नगर भूमापन अधिकारी वारावली

प्रमुख लिपिक

नगर भूमापन अधिकारी

वारावली



२६३६

००६६ १५७

२०१२

मालमत्ता पत्रक

विभाग/मोजे -- रहित

तालिका/न.पु.सा.का. -- न.पु.अ.धारायली

जिल्हा



प्लॉट नंबर	प्लॉट नंबर	क्षेत्र	धारणा प्रकार	मालमत्ता प्रमाणित करण्यात आलेल्या क्षेत्राचे क्षेत्रीय नियंत्रण
१२१/२	१२४/२	२८२०.७	रोतो	

सुचविष्ट

हस्तांतरण उद्देशाने

दिनांक

अर्थ

प्लॉट नंबर

दर रॉटे

दिनांक	व्यवहार	उद्देश प्रकार	नविन धारक (भा) पट्टा (२) क्रिया धार (भा)	सारांशिक
२१/०१/१९९७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा याचे कॅडॉल आदेश क्र. नो.क.या-७/पो.वि./एस्.आर.२७३६ दि.२०.१०.१९९६ अन्वये व नो.र.न.१०९/१६ चे मा.नगर पंचायत अधिकारी यांचे कॅडॉल आदेश क्र.न.पु./दहिसर १२१ ते १२४/पो.वि./१७ दि.२१.१२.९७ अन्वये न.पु.क्र.१२४/१२ ची नविन स्वतंत्र मिळकत पत्रिका जपवून त्यावर २८२०.७ चौ.मि.क्षेत्र दाखल केले सद्दख क्षेत्र पो.एल्.कड बग होणारे असून सक्त प्रकार रोटो दाखल केला.			मा. १९९७-०१-२०.००.०० न.पु.अ. धारायली
०८/०२/१९९७	मा.नगर पंचायत अधिकारी मुंबई याचे कॅडॉल आदेश क्र.न.पु.दहिसर/न.पु.क्र.१२१ ते १२४/पो.वि./१७ दि.२१.१२.९७ अन्वये दि.२१.१२.९७ चे मॉदीतील मा.जिल्हाधिकारी मुंबई उपनगर याचे आदेशाची नश्टर घुफांनी दाखल केलेली दि.१०.१९९६ अशी दाखल केली.			मा. १९९७-०१-२०.००.००.०० न.पु.अ. धारायली

नयातणी फळगात -

अर्ज क्र. २४३६

न.पु.अ. धारायली

मुंबई उपनगर जिल्हा

मत्त प्रतिनिलिपो

२ - DEC-2011

सुरावात

म.पु.क्र.२४३६



२४३६	५१
७०६८	५८
२०१२	

(पान ३-१)

## मातृमत्ता पत्रक

विभाग/मार्ग -- दहिसर		तालुका/न.भु.मा.का -- न.भु.अ.मोरीवली		जिल्हा -- मुंबई उपनगर जिल्हा
क्र. क्रमांक	शिफ्ट नंबर	एअर नंबर	श्रेणी	प्रकार/वर्ग
१२१/१३	१२१/१३		२१३७-४	वि.सं. २१३७-४
			(रिजि.) भा	विवरण सारा २१३७-४



लिफ्टाचा मुल्य धरक  
घर

पट्टेदार

रस्ता धार

दिनांक

दिनांक	व्यवहार	आदेश क्रमांक	यजिन धरक (धा) पट्टेदार (घ) किंवा धार (भा)	साक्षीकरण
२१/०२/१९९७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा याच कडील आदेश क्र. २७३६ दि.१०.१६.१९९६ अन्वये व न.भु.अ.१९९६ व मा.नगर भूतल अधिकारी याच कडील आदेश क्र. न.भु.दहिसर २१३७-४ दि.१०.१६.१९९६ अन्वये व प.भ.२२१/१३ ची नविन स्वतंत्र मिळकत पत्रिका क्र. २१३७-४ ची मि.शय दाखल केले व गला प्रकाशित केले.			साक्षी - १९९७-०२-२० ००:००:०० न.भु.अ. सहायक
०४/०३/१९९७	मा.नगर भूतल अधिकारी मुंबई याचकडील आदेश क्र. न.भु.दहिसर/न.भु.क्र.१२२ ते १२४/चि./१७ दि.२१.१.९७ अन्वये दि.२१.१.९७ चे नोंदीतील मा.जिल्हाधिकारी मुंबई उपनगर याच आदेशाचा नजर घुळोने दाखल केलेले दि.२०.१०.९६ ही दुपट्टी कलम दि.२०.१.९६ अन्वये दाखल केले.			साक्षी - १९९७-०३-०४ ००:००:०० न.भु.अ. सहायक
०४/०९/१९९७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा याचकडील विनसतो आदेश क्रमांक C/Desk-VII-A/LND/NAP/SR ५५९७ दि.२१.१६ नुसता व दुपट्टी न.भु.अ.क्र.६ काय आदेश दि.४.९.९७ व न.भु.अ.क्र.७७/९७ चे अनुमानित मोजमा अती येथील क्षेत्र मिळकत परिपत्रकाल सहायक न्यायाधीश कार्यालय अहमदनगर १९९६-९७ पासून क्रमिक विनसतो सारा २.रूपये २०४७/- ची नोंद घेतली व ७/२२ प्रथम मिळकत परिपत्रक नावे दाखल केले.		(धा.) (१) श्रीमती रत्नेची रुस्तम इरागी. (२) श्री.टेमटन रुस्तम इरागी. (३) श्री.मनम रुस्तम इरागी.	साक्षी - १९९७-०९-०४ ००:००:०० न.भु.अ. सहायक



२१३७ - ४ /
१००६८ ५९
२०२२



मालमत्ता पत्रक

विभाग/गोर्जे -- दहिसर तालुका/न.पु.भा.का. -- न.पु.अ.बोरोवली जिल्हा -- मुंबई उप.नगर जिल्हा

रासनाला दिवसल्या अकरावावा कला भव्वाला लपशील अर्वा काणा का लपशीलापो निरत एका

दिनांक	व्यवहार	डिड नं.का.	नभिन पाक (ध); पुढवार (प) कला भाग (भा)	साक्षकन
१२/१२	१२/१२			
१८/०२/२००६	अर्वा, नकाब नाल्पा दाखला डिड ओक हाडिमिपो बीड अन्वये दयताप नत्र कमी केले व पूर्वी दाखल अगलले वारतापो नाब कापन केला .			का.का. ३३५६ (२००६) १८/०२/२००६ न.पु.अ.बोरोवली

त्यातको करतात अर्ज क. २६३८ नकाब नाल्पा

नकाब अर्ज दाखल करीत २६/११/११ एकूण नोंदी / नकासा

नकाब तयार करीत २६/११/११ एकूण शुल्क १००/-

नकाब दि. का. २ - DEC - 2011

नकाब तयार करीत २६/११/११

नकाब तयार करीत २६/११/११

एकूण शुल्क १००

न.पु.अ.बोरोवली  
मुंबई उपनगर जिल्हा

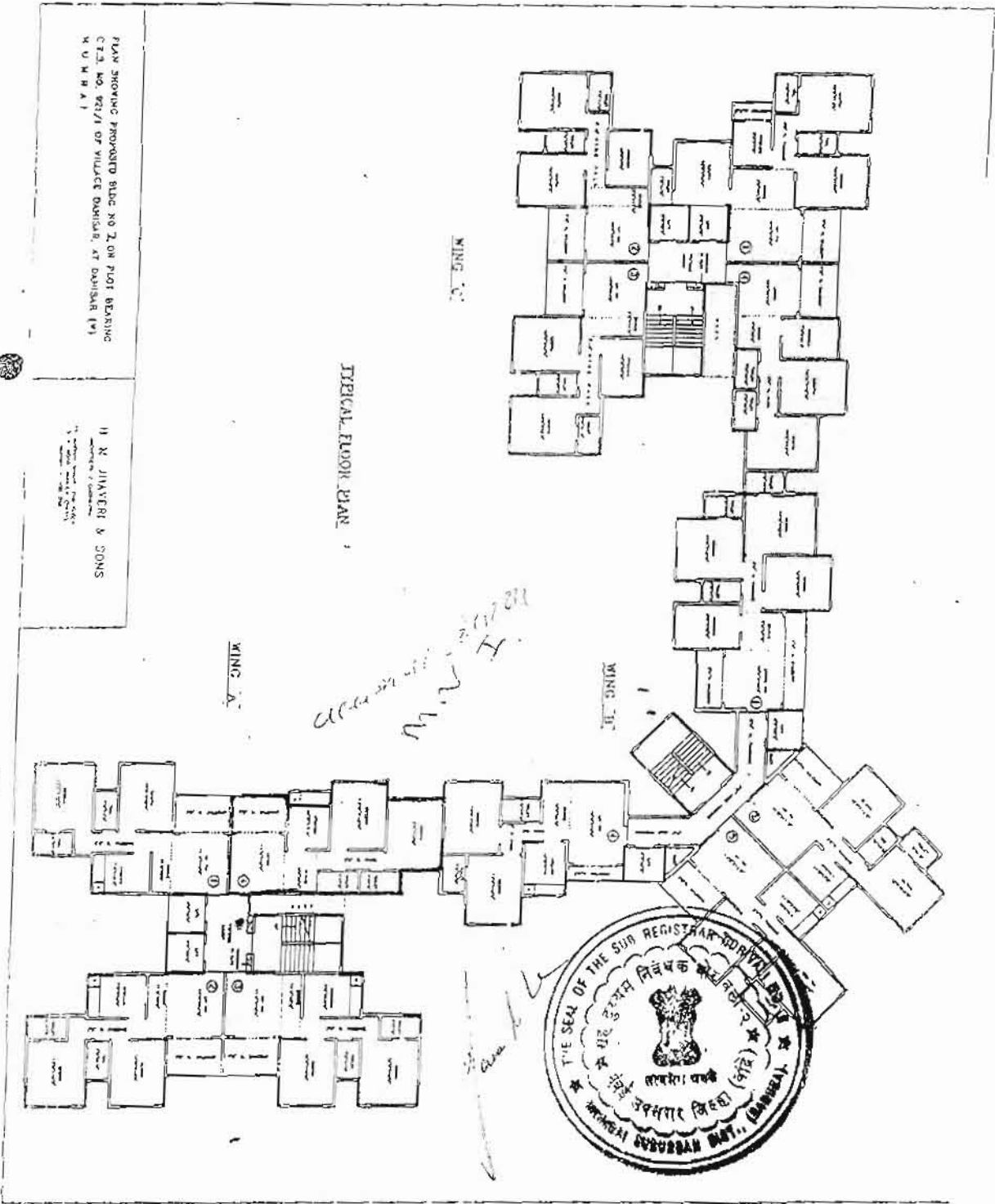
सत्य प्रतिलिपो  
राज. भूमापन अधिकारी  
बोरोवली

प्रमुख लिपीक  
कार. भूमापन अधिकारी  
बोरोवली



२०८८	२०
२०१२	

ANNEXURE 'V'  
TYPICAL FLOOR PLAN



PLAN SHOWING PROPOSED BLDG NO 2, ON PLOT BEARING CTS. NO. 83/1 OF VILLAGE DARRSAR, AT DARRSAR (PUNJAB)

H. N. JAINVERI & SONS  
Architects & Engineers  
11, The Mall, Lahore

2022	6080	29
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Customjee Builders  
Lease Order

१) शासन परिपत्रक क्रमांक.२०००/१४/प.क्र.२५/स.१, दि. २४/३/२०००  
२) नॉन रि. व नु रि., पुणे यांचे पत्र क्र. का-३/संगणक/मुद्रांक पावती दुसऱ्या/२४/२५२, दि.४/१०/२००१

Page 1 of 1

**GENERAL STAMP OFFICE**

TOWN HALL, FORT, MUMBAI - 400 001.

E 0106566

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No.: 20/49

Receipt Date: 26-AUG-09

Received From: **RUSTOMJEE 1 TILCON PVT. LTD.**

On Account of: **ADJ. STAMP DUTY AND FEE**

Counter No. CNT-2

Mode of Payment	DD/PO/CHO/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
PO	898	24-AUG-09	THE ZOROASTRIAN CO-OP. BANK LTD.	0	2,200.00

Case No.:

Lot No.:

ADJ/746/09

Lot Date:

Total D.O.:

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)

७४६-५/  
 १०६६६२  
 २०१२

Rs.

Rupees

2,200.00

2200

Two Thousand Two Hundred only

ashier / Accountant

Signature / Designation

P. R. KADAM

At the time of Registration, please produce the original receipt before the Sub-Registrar.

१) शासन परिपत्रक क्रमांक. २०००/१४/प.क्र.२५/म-१, दि. २४/३/२०००  
 २) मो.म.नि.व.मु.नि., पुणे यांचे पत्र क्र.का-३/संगणक/मुद्राक पावती दुरुस्तो/०६/३९९, दि.४/१०/२००६.

Page 1 of 1

# GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 001.

E 0104461

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No.: 18353

Receipt Date 06-AUG-09

Received From RUSTOMJEE BUILDCON PVT. LTD.

On Account of: ADJ. STAMP DUTY AND FEE

Counter No. CNT-2

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
-----------------	------------------------------	------	-----------------------	--------------	--------------------

CA					100.00
----	--	--	--	--	--------

GENERAL STAMP OFFICE

Case No.: ADJ/746/09

Lot No.: Lot Date: Total D.O:

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
Total :				100.00



बद्ध - ५/
७०६८. ६३
२०१२

Rs.: 100 Rupees: One Hundred only

Note: At the time of Registration, please produce the original receipt before the Cashier/Accountant

P. R. KADAM  
Signature / Designat



HIGH COURT, BOMBAY

1223608

IN THE HIGH COURT OF JUDICATURE AT BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

COMPANY PETITION NO.190 OF 2009

CONNECTED WITH

COMPANY APPLICATION NO.225 OF 2009

Keystone Realtors Private Limited .....Demerged Company

WITH

COMPANY PETITION NO.191 OF 2009

CONNECTED WITH

COMPANY APPLICATION NO.226 OF 2009

Rustanjee Buildcon Private Limited .....Resulting Company



Rajesh Shah I/b Rajesh Shah & Co. for the petitioners.

Mr. D. A. Dubey and Mr. P. Khosla i/b Mr. S. K. Mohapatra for  
Regional Director

None for objectors

CORAM: A. M. Khanwilkar, J.

DATE: 10<sup>th</sup> July, 2009



बदल - ५/	
७०६८	१९
२०१२	

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MN-85 2200/-

Certificate No. 2200 (b) of the Bombay  
Act, 1956.

Mabley CH 135109

Mrs. Rustomjee Buildcon P. Ltd.

R 2200/- or 7150 thousand two hundred  
only)

Recd  
for  
S  
V  
C  
L  
R  
with  
paid  
This  
section 52

2745 26/08/59  
28100 thousand two hundred  
only.)

Place Mumbai

Date

Collector of Stamps 2818109



बंदर - ५/
608 L 24
2022

1.  
2.

PE:

1. Heard learned counsel for the parties.
2. The sanction of the Court is sought under Section 391 to 394 of the Companies Act, 1956 to a Scheme of Arrangement between Keystone Realtors Private Limited and Rustomjee Buildcon Private Limited and their Respective Shareholders for demerger of the specified undertaking of keystone Realtors Private Limited, the demerged company, into Rustomjee Buildcon Private Limited, the Resulting Company.



3. Counsel appearing on behalf of the Petitioners has stated that they have complied with all statutory requirements as per directions of this Court and they have filed necessary affidavits of compliance in the Court. Moreover, Petitioner Companies also undertake to comply with all statutory requirements, if any, as required under the Companies Act, 1956 and the Rules made thereunder.



बदर - ५/	
७०६८	२२
२०१३	

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# HIGH COURT, BOMBAY

1223610

3

4. The Regional Director has filed an Affidavit stating therein that the Scheme is not prejudicial to the interest of creditors and shareholders and public.

5. Some of the flat purchasers in the building named as "Rustomjee's O-zone" constructed by Keystone Realtors Private Limited, the Petitioner/Demerged Company, have filed their Joint Affidavit dated 16<sup>th</sup> April, 2009 opposing the proposed Scheme of Arrangement on the basis of grounds mentioned in the said Affidavit. However, today none of the Objector are present in the Court, either in person or through any advocate.

6. Mr. Rajesh Shinde, Authorized Signatory of the Petitioner/Demerged Company has filed his Affidavit dated 4<sup>th</sup> May, 2009 in reply to the abovementioned Affidavit filed by the Objectors wherein he has refuted the claims and allegations made by the Objectors. In the said Affidavit, he has stated that the scheme is not prejudicial to the interests of the unsecured creditors and more specifically to



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HIGH COURT, BOMBAY

1223611

the interest of the objectors, and requested to declare that the objections of Objectors are not maintainable and to dismiss the same

7. The main objection of the objectors is that they have not been given possession of their flats by the Transferor Company. The transferor company has filed two affidavits dated 4<sup>th</sup> May 2009 and 10<sup>th</sup> July 2009 pointing out that they have handed over possession of flats to six Interveners i.e. Objector nos. 2, 3, 4, 5, 8, and 10 and that the company also sent letters offering possession to three more Interveners i.e. Objector nos. 1, 6 and 9 and that the possession of last remaining intervener will be handed over shortly on completion of pending work such as carpentry, electrical fittings, sanitary fittings and flooring. In any event they are not prejudicially affected by the Scheme

Upon perusal of the entire material placed on records, the Scheme appears to be fair and reasonable and is not violative of any provisions of law and is not contrary to public



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HIGH COURT, BOMBAY

1223612

policy. Moreover, the Regional Director has stated that the Scheme as proposed is not prejudicial to the interest of shareholders, creditors and the public.

3. Since all the requisite statutory compliances have been fulfilled, Company Petition No.190 of 2009 filed by the Demerged Company is made absolute in terms of prayer clauses (a) to (c). Company Petition No.191 of 2009 filed by the Resulting Company is made absolute in terms of prayer clauses (a) to (c).

The Petitioner Companies to lodge a copy of this order and the Scheme duly authenticated by the Company Registrar, High Court, Bombay with the concerned Superintendent of Stamps for the purpose of adjudication of stamp duty payable, if any, on the same within 30 days from the date of the order.



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11. The Petitioners in both the Company Petitions to pay cost of Rs.7500/- each to the Regional Director. Costs to be paid within four weeks from today.

12. Filing and issuance of the drawn up order is dispensed with.

13. All authorities concerned to act on a copy of this order along with Scheme duly authenticated by the Company Registrar, High Court, Bombay.

(A. M. Khanwilkar J.)



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for 17/07/09  
Section Officer  
High Court, Appellate Side  
Bombay

TRUE-COPY  
M. D. NARVEKAR  
COMPANY REGISTRAR  
HIGH COURT (O.S.)  
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SCHEME OF ARRANGEMENT

BETWEEN

KEYSTONE REALTORS PRIVATE LIMITED

AND

RUSTOMJEE BUILDCON PRIVATE LIMITED

AND

THEIR RESPECTIVE SHAREHOLDERS

Under Sections 391 to 394 of the Companies Act, 1956

(A) Preamble

This Scheme of Arrangement (hereinafter referred to as the "Scheme") is presented under sections 391 to 394 and other applicable provisions of the Companies Act, 1956, for demerger of the Specified Undertaking of Keystone Realtors Private Limited (hereinafter referred to as the "KRPL"), having its registered office at JMC House 3rd Floor, Bislari Compound, Off western Express Highway, Andheri (East), Mumbai - 400 099, into Rustomjee Buildcon Private Limited (hereinafter referred to as the "RBPL"), having its registered office at JMC House 3rd Floor, Bislari Compound, Off western Express Highway, Andheri (East), Mumbai - 400 099.

Parts of the Scheme:

The Scheme is divided into following parts:

- (a) PART A deals with definitions and share capital
- (b) PART B deals with demerger of the Specified Undertaking of KRPL into RBPL
- (c) PART C deals with General Terms and Conditions

PART A - DEFINITIONS AND SHARE CAPITAL

1. DEFINITIONS

In this Scheme of Arrangement, unless inconsistent with the subject context, the following expressions shall have the following meanings:

- 1.1 "Act" means the Companies Act, 1956 and any statutory modification, or re-enactment thereof for the time being in force.
- 1.2 "Appointed Date" means opening business hours on January 1, 2009.
- 1.3 "High Court" means the High Court of Judicature at Bombay or such other competent authority having jurisdiction in the matter.
- 1.4 "KRPL" or "the Demerged Company" means Keystone Realtors Private Limited, a company incorporated under the Act and having its registered office at JMC House 3rd Floor, Bislari Compound, Off western Express Highway, Andheri (East), Mumbai - 400 099.

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- 1.5 "Preference Shares" means 8% Non-Cumulative redeemable preference shares to be issued by Rustomjee Buildcon Private Limited to the shareholders of Keystone Realtors Private Limited, as provided in clause 5.1 hereinafter, the terms of which are specified in Schedule - I hereto.
- 1.6 "RBPL" or "the Resulting Company" means Rustomjee Buildcon Private Limited, a company incorporated under the Act and having its registered office at JMC House 3rd Floor, Bisleri Compound, Off western Express Highway, Andheri (East), Mumbai - 400 099.
- 1.7 "Remaining Business" means all the businesses and divisions of KRPL other than the Specified Undertaking as defined in Clause 1.9 below.
- 1.8 "Scheme" or "the Scheme" or "this Scheme" means the Scheme of Arrangement in its present form with such modification(s) approved, imposed or directed by the High Court or made pursuant to Clause 16 of this Scheme.
- 1.9 "Specified Undertaking" means the undertaking of KRPL engaged in development, construction of specific real estate projects enumerated below:
- 1.9.1 Assets and properties pertaining to or relating to the following real estate projects, whether movable or immovable, corporeal or incorporeal, present, future or contingent as on the Appointed Date:

- (a) Development and construction of building project in the name of "Rustomjee Adarsh Regal B wing and A wing" located at Malad (West), Mumbai
- (b) Development and construction of building projects in the name of "Rustomjee Regency" and "Rustomjee Regal" located at Dahisar (West), Mumbai
- (c) Development and construction of building project in the name of "La Roche" located at Bandra (West), Mumbai
- (d) Land advances for purchase of land and rights in certain properties for undertaking new projects viz, Project Howard - Tardeo, Project Iris - Vasai, Project Veronica - Dahisar, Project Jasmine - Pali Hill, Project Rose - Andheri, Project Orange - Nagpur, Project Sea - Manori

1.9.2 Without prejudice to the generality of the provisions of sub-clause 1.9.1 above, the Specified Undertaking shall include -

- (a) The whole of the Specified Undertaking of KRPL, defined in Clause 1.9.1, as a going concern, including all movable and immovable property, including stock, current assets, capital work in progress, with regard to projects in the Specified Undertaking as on the Appointed Date;
- (b) All permits, rights, agreements, Intimation Of Disapproval (IOD), Commencement Certificate, Occupation Certificate, Development Right Certificate (DRC), No Objection Certificate from any authorities, including the Municipal authorities, Mumbai Metropolitan Regional Development Authority, Competent Authority under the Urban Land Ceiling Act, 1976, lease, tenancy rights, letters of intent, permissions, benefits under income tax, sales tax / value added tax and / or any other statutes, incentives if any and all other rights, title, interest, contracts including Development Agreements, Conveyances, Agreement for Sale etc, consent, approvals or powers of every kind nature and descriptions, letters of intent, expressions of interest, permissions of any municipal, gram panchayat, taluka and other statutory authority, approvals, consents, licenses, registrations, subsidies, concessions, exemptions, remissions, tax deferrals, bank accounts, lease rights, licenses, powers and facilities of every kind, nature and description whatsoever, rights to use and avail of telephones, telexes, facsimile connections and installations, utilities, electricity and other services, provisions, benefits of all agreements, contracts and arrangements and all other interests, privileges, advantages and benefits in connection with or in relation thereto as on the Appointed Date;
- (c) All debts, duties, obligations, and liabilities if any, pertaining or in relation thereto the specified undertaking as on the Appointed Date.

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For the purpose of this Scheme, It is clarified that obligation pertaining to the Specified Undertaking under statutes such as Maharashtra Ownership Flats Act, Maharashtra Apartment Ownership Act, etc where ever applicable will remain with KRPL

- (d) All permanent and contractual employees of KRPL engaged in or in relation to the Specified Undertaking, as identified by the Board of Directors of KRPL, as on the Effective Date.

In respect of the Rustomjee Regency, Rustomjee Regal - Dahisar, Regal A wing and La Roche projects, the aforesaid will be restricted to the extent applicable to the balance unsold projects only. Any question that may arise as to whether a specific asset or liability pertains or relates or does not pertain or relate to the Specified Undertaking or whether it arises out of the activities or operations of the Specified Undertaking shall be decided by mutual agreement between the Board of Directors of KRPL and RBPL.

- 1.10 "the Effective Date" or "coming into effect of this Scheme" or "upon the Scheme becoming effective" means the last of the dates on which the certified copies of the order sanctioning this Scheme is passed by the High Court of Judicature at Bombay, or such other competent authority, as may be applicable, is filed with the Registrar of Companies, Maharashtra at Mumbai.
- 1.11 All terms and words not defined in this Scheme shall, unless repugnant or contrary to the context or meaning thereof, have the same meaning ascribed to them under the Act, the Securities Contracts (Regulation) Act, 1956, the Depositories Act, 1996 and other applicable laws, rules, regulations, bye laws, as the case may be, including any statutory modification or re-enactment thereof from time to time.

DATE OF TAKING EFFECT AND OPERATIVE DATE

The Scheme set out herein in its present form or with any modification(s) approved, imposed or directed by the High Court or made pursuant to Clause 15 of the Scheme, shall take effect from the Appointed Date but shall operate from the Effective Date.

3 SHARE CAPITAL

- 3.1 The Share Capital of KRPL as on March 31, 2008 is as under:

Particulars	Amount (Rs.)
Authorised Capital	
10,000 Equity Shares of Rs.100/- each	10,00,000
Total	10,00,000
Issued, Subscribed and Paid up	
2,156 Equity Shares of Rs.100/- each	2,15,600
Total	2,15,600

Subsequent to March 31, 2008, there has been a change in issued, subscribed and paid up capital of KRPL.

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- 3.2 The Share Capital of RBPL as per provisional accounts as on December 31, 2008 is as under:

Particulars	Amount (Rs.)
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Authorised Capital	
10,000 Equity Shares of Rs.10/- each	1,00,000
Total	1,00,000
Issued, Subscribed and Paid up Capital	
10,000 Equity Shares of Rs.10/- each	1,00,000
Total	1,00,000

Subsequent to December 31, 2008, there has been no change in issued, subscribed and paid up capital of RBPL.

PART B - DEMERGER OF THE SPECIFIED UNDERTAKING OF KRPL INTO RBPL

4 TRANSFER AND VESTING OF SPECIFIED UNDERTAKING OF KRPL

The Specified Undertaking, as defined in Clause 1.9, shall stand transferred to and vested in or deemed to be transferred to and vested in RBPL, as a going concern, in accordance with Section 2(19AA) of the Income Tax Act, 1961 and in the following manner:

- 4.1 With effect from the Appointed Date, the Specified Undertaking, shall, under the provisions of Sections 391 to 394 and all other applicable provisions, if any, of the Act, without any further act or deed, stand transferred to and vested in and/or deemed to be transferred to and vested in RBPL, so as to vest in RBPL all the rights, title and interest pertaining to the Specified Undertaking.
- 4.2 With effect from the Appointed Date, all movable and immovable assets of the Specified Undertaking, as defined in Clause 1.9 above, shall, without any further act or deed, be vested in and/or deemed to be vested in RBPL so as to vest in RBPL all the rights, title and interest of KRPL therein and shall be appropriately mutated, registered or recorded by the statutory authorities concerned therewith in favour of RBPL, save and except the movable assets of the Specified Undertaking, which will be vested in RBPL in the manner provided in Clause 4.3 and 4.4 below or in any other manner at the option of the Board of Directors of KRPL and RBPL;
- 4.3 All the moveable assets including cash in hand, if any, of the Specified Undertaking, capable of passing by manual delivery or by endorsement and delivery shall be so delivered or endorsed and delivered, as the case may be, to RBPL to the end and intent that the property therein passes to RBPL, on such delivery or endorsement and delivery. Such delivery and endorsement shall be made on a date mutually agreed upon between the Board of Directors of KRPL and RBPL.
- 4.4 In respect of movable assets of the Specified Undertaking, other than those mentioned in Clause 4.3 above, including actionable claims, sundry debtors, outstanding loans, advances, recoverable cash or kind or for value to be received and deposits with the Government, Semi-Government, local and other authorities and bodies and customers, KRPL shall, as required by RBPL, and RBPL may, issue notices in such form as RBPL may deem fit and proper stating that pursuant to the High Courts having sanctioned this Scheme between KRPL and RBPL under Section 394 of the Act, the relevant debt, loan, advance or other asset, be paid or made good or held on account of RBPL, as the person entitled thereto, to the end and intent that the right of KRPL to recover or realise the same stands transferred to RBPL and that appropriate entries should be passed in their respective books to record the aforesaid changes.

- 4.5 The liabilities of Specified Undertaking shall also, without any further act, instrument or deed be transferred to and vested in and assumed by and/or deemed to be transferred to and vested in and assumed by RBPL pursuant to the provisions of Sections 391 to 394 of the Act, so as to become the liabilities of RBPL and further that it shall not be necessary to obtain the consent of any third party or other person who is a party to any contract or arrangement by virtue of which such liabilities have arisen; In order to give effect to the provisions of this sub-clause.

- 4.8 With effect from the Appointed Date all statutory licences, permissions, approvals, consents, powers, Intimation Of Disapproval (IOD), Commencement Certificate, Occupation Certificate, Development Right Certificate (DRC), No Objection Certificate from any authorities, including the Municipal authorities, Mumbai Metropolitan Regional Development Authority, Competent authority under the Urban Land Ceiling Act, 1976, lease, tenancy rights, letter of intents, benefits under income tax, sales tax / value added tax and / or any other statutes Incentives if any and all other rights, title, interest, contracts including Development Agreements, Conveyances, Agreement for Sale etc, held by KRPL which are required to carry on the activities or operations of the Specified Undertaking as defined in para 1.9 shall, stand vested in and transferred to RBPL without any further act or deed, and shall be appropriately mutated by the statutory authorities concerned therewith in favour of RBPL: The benefit of all statutory and regulatory permissions, environmental approvals and consents, registration or other licences shall also vest in and be transferred to RBPL so as to become available to RBPL pursuant to the Scheme. In so far as the various incentives, subsidies, rehabilitation Schemes, special status and other benefits or privileges enjoyed, granted by any Government body, local authority or by any other person, or availed of by KRPL pertaining or relating to the Specified Undertaking as defined in para 1.9 a.e concerned, the same shall vest in and be transferred to RBPL so as to be available to RBPL on and subject to the same terms and conditions.

## 5 ISSUE OF SHARES

- 5.1 Upon vesting of the Specified Undertaking of KRPL in RBPL on the Effective Date, RBPL shall, without any further act, application or deed, issue and allot preference shares, credited as fully paid up, to the extent indicated below, to the members of KRPL holding fully paid up Equity Shares in KRPL and whose names appear in the Register of Members of KRPL on the Appointed Date or to such of their respective heirs, executors, administrators or other legal representatives or other successors in title as may be recognized by the Board of Directors of the Resulting Company in the following proportion:

"1 ("One") Preference Share of the face value of Rs.10 each of RBPL credited as fully paid up shall be issued and allotted for every 1 ("One") Equity Shares of Rs.100 each held in KRPL on the Appointed Date"

- 5.2 Preference Shares in RBPL to be issued to the members of KRPL pursuant to Clause 5.1 above shall be subject to the Memorandum and Articles of Association of RBPL.
- 5.3 RBPL shall, if required, issue/re-classify its authorized share capital to facilitate issue and allotment of the Preference Shares as per Clause 5.1 above.
- 5.4 RBPL shall, if and to the extent required, apply for and obtain any approvals from concerned regulatory authorities for the issue and allotment of Preference Shares to the members of KRPL under the Scheme as per Clause 5.1 above.

## 6 ACCOUNTING TREATMENT IN THE BOOKS OF RBPL

With effect from the Appointed Date and on Scheme becoming effective:

- 6.1 RBPL shall record the assets and liabilities of the Specified Undertaking of KRPL transferred to and vested in it pursuant to this Scheme, at the respective book values, ignoring revaluations, if any.



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6.2 RBPL shall credit to the Share Capital Account in its books of account, the aggregate face value of the Preference Shares of RBPL issued and allotted by it to the equity shareholders of KRPL pursuant to this Scheme.

6.3 The excess, if any, remaining after recording and crediting the entries in Clause 6.1 and 6.2 above shall be credited by RBPL to its Capital Reserve Account. The deficit, if any, will be debited by RBPL to the Goodwill Account.

7 ACCOUNTING TREATMENT IN THE BOOKS OF KRPL

7.1 On the Effective Date, KRPL shall reduce the book value of all the assets and liabilities relating or pertaining to the Specified Undertaking.

7.2 The difference, being the excess of the book value of assets transferred over the book value of liabilities transferred, or vice versa, as the case may be, shall be adjusted by KRPL in its General Reserve Account.

8 CONDUCT OF BUSINESS UNTIL THE EFFECTIVE DATE

8.1 With effect from the Appointed Date and up to and including the Effective Date:

(a) KRPL shall carry on and be deemed to have carried on the business activities and operations pertaining or relating to the Specified Undertaking and shall hold and stand possessed of and be deemed to have held and stood possessed of all the properties and assets pertaining or relating to the Specified Undertaking for and on account of and in trust for RBPL. All the profits / losses accruing to KRPL on account of the Specified Undertaking shall for all purposes be treated as profits / losses of RBPL.

(b) KRPL shall not utilize the profits or income, if any, relating to Specified Undertaking for the purpose of declaring or paying any dividend or for any other purpose in respect of the period from a day after the Appointed Date, without the prior consent or authorization of RBPL to be conveyed by a resolution of its Board of Directors.

(c) KRPL shall carry on the business, activities and operations of the Specified Undertaking with due diligence and prudence and shall not without the prior consent or authorization of the Board of Directors of RBPL, or pursuant to any pre-existing obligation, sell, transfer, alienate, charge, mortgage, encumber or otherwise deal with or dispose of the Specified Undertaking or any part thereof or incur, accept or acknowledge any debt, obligation or liability or incur any major expenditure, except as is necessary in the ordinary course of business.

(d) KRPL shall not vary the terms and conditions of service of its employees engaged in or in relation to the Specified Undertaking after the Appointed Date, except in the ordinary course of its business.



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**9. EMPLOYEES**

9.1 All permanent employees engaged in or in relation to the Specified Undertaking of KRPL who are in employment on the date immediately preceding the Effective Date, shall, on and from the Effective Date, become employees of RBPL without any break or interruption in their service and on the basis of continuity of service, and the terms and conditions of their employment with RBPL shall not be less favorable than those applicable to them in KRPL with reference to the Specified Undertaking on the Effective Date. Any question that may arise as to whether any employee belongs to or does not belong to the Specified Undertaking shall be decided by mutual agreement between Board of Directors of KRPL and RBPL.

9.2 On and from the Effective Date, the provident fund, gratuity fund, superannuation fund or any other special fund or trusts created or existing for the benefit of the permanent employees of KRPL engaged in or in relation to the Specified Undertaking shall be deemed to have been created by RBPL in place of KRPL for all purposes whatsoever in relation to the administration or operation of such fund or funds or in relation to the obligation to make contributions to the said fund or funds in accordance with the provisions thereof as per the terms provided in the respective trust deeds, if any, to the end and intent that all rights, duties, powers and obligations of KRPL in relation to such fund or funds shall be and become those of RBPL. It is clarified that the services of the permanent employees of KRPL engaged in or in relation to the Specified Undertaking of KRPL shall be treated as having been continuous without any break, discontinuance or interruption for the purpose of the said fund or funds.

**10. LEGAL PROCEEDINGS**

10.1 All legal proceedings of whatsoever nature by or against KRPL pending on and / or arising after the Appointed Date and pertaining or relating to the Specified Undertaking, shall not abate or be discontinued or be in any way prejudicially affected by reason of the Scheme or anything contained in this Scheme but shall be continued, prosecuted and enforced by or against RBPL, as effectually and in the same manner and to the same extent as would or might have been continued, prosecuted and enforced by or against KRPL.

10.2 After the Appointed Date, if any proceedings are taken against KRPL in respect of the matters referred to in the sub-clause 10.1 above, KRPL shall until the Effective Date defend the same at the cost of RBPL, and RBPL shall reimburse and indemnify KRPL against all liabilities and obligations incurred by KRPL in respect thereof.

10.3 RBPL undertakes to have all legal or other proceedings initiated by or against KRPL referred to in Clauses 10.1 and 10.2 above transferred into its name on and after the Effective Date and to have the same continued, prosecuted and enforced by or against RBPL as the case may be, to the exclusion of KRPL.

**CONTRACTS, DEEDS AND OTHER INSTRUMENTS**

11.1 Subject to the other provisions of this Scheme, all contracts, deeds, bonds, insurance Letters of Intent, undertakings, arrangements, policies, agreements and other instruments, if any, of whatsoever nature pertaining or relating to the Specified Undertaking and to which KRPL is a party and which are in full force and effect on the Effective Date, shall without any further act or deed, be and remain in full force and effect against or in favour of RBPL, as the case may be, and shall be binding on and may be enforced by or against RBPL as fully and effectually as if, instead of KRPL, RBPL had at all material times been a party thereto.

11.2 RBPL shall, if and to the extent required by law, enter into and / or issue and / or execute deeds, writings or confirmations or enter into any tripartite arrangements, confirmations or novations, to which KRPL will, if necessary, also be party to give formal effect to the provisions of Clause 11. RBPL are authorised to execute any such deeds, writings or confirmations on behalf of KRPL and to implement or carry out all formalities required on the part of KRPL to give effect to the provisions of this Clause.



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12 SAVING OF CONCLUDED TRANSACTIONS

12.1. The transfer of Specified Undertaking of KRPL to RBPL pursuant to and in accordance with Clause 4 above, the continuance of legal proceedings by or against KRPL pertaining or in relation to the Specified Undertaking under Clause 10 above and the effectiveness of contracts and deeds under Clause 11 above, shall not, in any manner, affect any transaction or legal proceedings already concluded by KRPL on or before the Effective Date. However, any transactions carried on by KRPL in accordance with clause 8 above shall be deemed to be carried on by KRPL on behalf of RBPL.

13 REMAINING BUSINESS

The remaining business of KRPL and all the assets, liabilities and obligations pertaining thereto shall continue to belong to and be vested in and be continued to be owned and managed by KRPL.

PART C - GENERAL TERMS AND CONDITIONS

14 APPLICATION TO HIGH COURT

14.1 Both KRPL and RBPL shall with all reasonable dispatch make separate applications / petitions under Sections 391 to 394 of the Act and other applicable provisions of the Act to the High Courts, for obtaining their sanctions to this Scheme of Arrangement under Sections 391 to 394 of the Act.

15 MODIFICATION OR AMENDMENTS TO THE SCHEME

15.1 KRPL and RBPL, by their respective Board of Directors may assent to modifications/amendments to the Scheme or to any conditions or limitations that the High Court and/or any other authority may deem fit to direct or impose or which otherwise be considered necessary, desirable or appropriate by them (i.e. the Board of Directors). KRPL and RBPL by their respective Board of Directors be and are hereby authorized to take all such steps as may be necessary, desirable or proper to resolve any doubts, difficulties or questions whether by reason of any directive or orders of any other authorities or otherwise howsoever arising out of or under or by virtue of the Scheme and/or any matter connected or connected therewith.

16 CONDITIONALITY OF THE SCHEME

This Scheme is and shall be conditional upon and subject to:

16.1 Its approval by the requisite majority in number and value of the classes of members and/or creditors of KRPL and RBPL respectively as may be directed by the High Court.

16.2 the sanction of the High Court under Sections 391 to 394 of the Act by appropriate Orders sanctioning the Scheme, and

16.3 certified copies of the Order of the Hon'ble High Court sanctioning this Scheme being filed with the Registrar of Companies, Maharashtra at Mumbai by 30<sup>th</sup> August 2009

17 EFFECT OF NON-RECEIPT OF APPROVALS / SANCTIONS

17.1 In the event of any of the sanctions and approvals referred to in Clause 16 above not being obtained and / or the Scheme not being sanctioned by the High Court and / or the Orders sanctioning the Scheme not being passed by the High Court, this Scheme shall stand revoked, cancelled and be of no effect, save and except in respect of any act or deed done prior thereto as is contemplated hereunder or as to any rights and / or liabilities which might have arisen or accrued pursuant thereto and which shall be governed and be preserved or worked out as is specifically provided in the Scheme or as may otherwise arise in law. In such a case, each party shall bear and pay its respective costs, charges and expenses for and / or in connection with the Scheme.

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18 COSTS, CHARGES & EXPENSES

All costs, charges, and all other expenses, if any (save as expressly otherwise agreed) of KRPL and RBPL arising out of, or incurred in carrying out and implementing this Scheme and matters incidental thereto, shall be borne and paid by RBPL.

Certified to be TRUE COPY  
For RAJESH CHAH & CO.

*Rajesh Chah*

Advocate for the Petitioner / Applicant

TRUE-COPY

*M. D. Narvekar*  
M. D. NARVEKAR  
COMPANY REGISTRAR  
HIGH COURT (O.S.)  
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Schedule - I  
TERMS AND CONDITIONS FOR ISSUE OF  
RESULTING COMPANY'S NEW PREFERENCE SHARES

Issuer	Resulting Company
Instrument	Non-Cumulative Redeemable Preference Shares
Face value	Rs 10 per Preference Share
Coupon Rate	8% per annum Non-Cumulative
Redemption	To be redeemed before the end of 20 years from the date of allotment
Call Option	Resulting Company will have an option to redeem the Preference Shares at any time after the end of 6 months from the date of allotment. Resulting Company upon exercise of such option or on redemption will pay the amount of the face value of the Preference Shares along with dividend accrued up to that date. Resulting Company's liability to the Preference Shareholders shall stand extinguished from the date of dispatch of the cheques / pay order for the redemption amount along with dividend, if any.



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REGISTRATION OF DOCUMENTS  
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दुय्यम निबंधक

गोपीबर्ली 3 (अ. 11(1))  
मह. दुय्यम निबंधक, वाराणसी-3  
मिर्चई उपनगर जिल्हा,

दस्तावेजावत शु. 1 रु.  
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15 OCT. 2003  
Boman Roshan Iran

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, BOMAN ROSHAN IRANI aged about 34 years, adult, Zogastriah by Faith Indian Inhabitant, having my permanent address at Ideal Road, Dahisar West, Mumbai for correspondence at Ideal Road, Dahisar West, Mumbai address



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सामान्य

WHEREAS I am the Director in charge of the company (1) M/s. Keystone Real Estate Pvt. Ltd. (Registration No. 11-942)



MR. BOMAN R. IRANI



MRS. GURTA M. MONDKAR

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- (2) M/s Brickworks Trading Pvt. Ltd.  
[Registration No. 11-113401]
- (3) M/s. Rustomjee Developments Pvt. Ltd.  
[Registration No. 115201-MH 2001 PTC-132577]
- (4) M/s. Credence Property Developer Pvt. Ltd.  
[Registration No. 11-95711]
- (5) M/s. Ashray Builders Pvt. Ltd.  
[Registration No. 11-319619]
- (6) M/s. Rustomjee Landmark Construction Pvt. Ltd.  
[Registration No. 11-108008]
- (7) M/s. Prism Realty Pvt. Ltd.  
[Registration No. VT0100 MH 2003 PTC 141380]
- (8) M/s. Iron Engineering Pvt. Ltd.  
[Registration No. 11-127835]
- (9) M/s. West Wood Realtors Pvt. Ltd.

and I am a Trustee of Rustom Irani Foundation; and likely to be Director in many more companies to be formed and registered either in the State of Maharashtra and elsewhere in India.

WHEREAS due to exigencies of meeting the schedules I am not in a position to attend personally to various assignments including the lodging, admission, registration and collecting Original and copies of documents duly registered at the Office of the Sub-Registrar, Bandra Mumbai, and Fort Mumbai and any other Sub-Registrar of Assurances in India and in any other State in respect of the various and singular documents and Deed of Confirmation, Affidavits and other documents may be required wherein I am to sign, execute and admit the execution of the same as Director of the Companies wherein I am presently the Director or I may



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be the Director in any of the Companies to be formed, incorporated and registered in the State of Maharashtra and in any other State in Maharashtra.

WHEREAS I am desirous of appointing a fit and proper person as my true and lawful attorney to act and do all or any of the following things, matters, deeds and acts and as more fully and particularly set out hereinbelow and I hereby appoint, nominate, constitute, authorise and I have appointed, nominated, constituted and authorised MRS. SURETA MANOHAR MONDKAR, aged about 47 years, daughter of Shri. Bhagwan Damodar Mistry and wife of Dr. Manohar Gopal Mondkar, having her permanent residence and address for correspondence at Flat No.1301 Building No. 20, Rustomjee Regency, Ideal Farm, Rustom Jirani Marg, whose Signatures I have attested hereunder for proper and easy identification and whose photographs is also affixed hereto as a mark of identification as my True and Lawful Attorney to do all or any of things, matters, deeds and acts, in my name and on my behalf, as appearing.

- To execute and (admit) execute before the Sub-Registrar, of every one of the singular Agreement for Sale, to be executed by me as the Director of any one of the Companies specify above and or as director of any of the Companies to be formed and incorporated and registered.

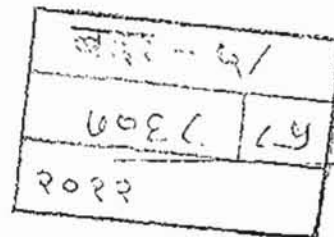
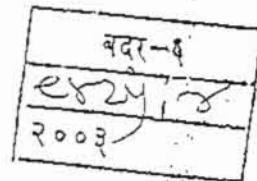


India	- 41
0086	15
२०२२	

बदर-६
२४२५-३
२००३

57

2. To appear before the Sub-Registrar of Assurances Bandra, Mumbai and or Fort, Mumbai and or any other Sub-Registrar concerned and to admit execution of the Agreement for sale for and on my behalf as the Director of the Companies specified above and or as the Director of the Companies to be formed and registered in the State of Maharashtra or elsewhere in India.
3. To apply for and receive certified copies of the documents, Index II Certificate and receive back the duly registered Original Documents for and on my behalf and to give effectual discharge or acknowledgement or receipt of such documents and or copies.
4. To apply for and to receive refund of Stamp Duty and or any other charges due and payable on account of refund of Stamp Duty and charges in respect of the Agreement/s for Sale submitted for cancellation and refund of Stamp Duty thereof.
5. To apply for and get the documents duly adjudicated by the Superintendent of Stamps, Mumbai and to receive back the Original adjudicated documents and effective receipt/acknowledgement thereof.



6. I have taken full responsibility for registration of any document or agreement or indenture wherein I sign as the Director of the Company.

7. I hereby undertake to ratify each and every one of the acts, deeds or things which the Attorney may do or cause to be done under the powers herein granted.

8. I have lodged this General Power of Attorney for due registration at the Office of the Sub-Registrar, Bandra, Mumbai.  
[Signature]

MR. BOMAN RUSTOM TRANI

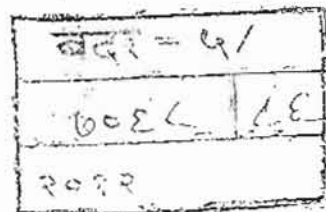
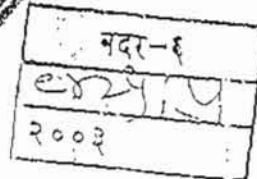
MRS. GESTA MANOHAR MONDIAK

(Specimen Signature of Attorney attested by me)

MR. BOMAN RUSTOM TRANI

Identified by us

ARS ASSOCIATES  
ADVOCATES, HIGH COURT  
POST BOX NO. 8241  
FLAT A-10, POKAR KUNJ  
OPP.: RAILWAY STATION  
DAHISAR (W) MUMBAI  
PIN : 400 066; INDIA  
PHONE: (022) 22936152  
MOBILE: 98214 36677







59

5

२७/११/२००३ ३१/११/०३	दुय्यम निवधका (सरीवली ३ (सरीवली))	दस्तावेजाचे भाग-१	वदर ६ दस्ता. क्र ९४२५/३००३
------------------------	--------------------------------------	-------------------	-------------------------------

दस्तावेजाचे क्रमांक :	९४२५/२००३
दस्तावेजाचा प्रकार :	मुकत्तारनामा

अनु क्र. / वक्षकाराचे नाव व पत्ता	वक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
<input type="checkbox"/> का. चणम चणम घुसणे पत्ता : खडकपट्टा वक्षकाराचे नाव : का. चणम वक्षकाराचा पत्ता : पत्ता : वक्षकाराचा पत्ता : वक्षकाराचा पत्ता : वक्षकाराचा पत्ता : वक्षकाराचा पत्ता : वक्षकाराचा पत्ता : वक्षकाराचा पत्ता :	विद्वान घुसणे वय : ३४ जाती :		
<input type="checkbox"/> का. चणम चणम घुसणे पत्ता : खडकपट्टा वक्षकाराचे नाव : का. चणम वक्षकाराचा पत्ता : पत्ता : वक्षकाराचा पत्ता : वक्षकाराचा पत्ता : वक्षकाराचा पत्ता : वक्षकाराचा पत्ता : वक्षकाराचा पत्ता :	विद्वान घुसणे वय : ३४ जाती :		

वदर-६
९४२५/३
२००३



वदर - ६/
७०६८ / २८०
२०१३



दस्ता गोपबारा भाग - 2

बदर 8  
दस्ता क्रमांक (9425/2003)

दस्ता क्र. 10425-104/2003 भा गोपबारा  
बदर क्र. 1 भा 10425-104/2003 भा गोपबारा  
दस्ता क्र. 2 भा 10425-104/2003 भा गोपबारा  
दस्ता क्र. 3 भा 10425-104/2003 भा गोपबारा  
दस्ता क्र. 4 भा 10425-104/2003 भा गोपबारा

बाधती क्र. 9436 दिनांक 04/11/2003  
दस्ता क्र. 9436  
बाधती क्र. 9436  
बाधती क्र. 9436  
100 नौदणी की  
160 नौदणी (अ. 11(1)) दस्ताक्रमाची प्रकृत  
(अ. 11(2))  
सजपता (अ. 12) व प्रमाणिका (अ. 12) व  
एजायती की  
250 एजायती

दस्ता क्र. 1 भा 10425-104/2003 भा गोपबारा  
दस्ता क्र. 2 भा 10425-104/2003 भा गोपबारा  
दस्ता क्र. 3 भा 10425-104/2003 भा गोपबारा  
दस्ता क्र. 4 भा 10425-104/2003 भा गोपबारा

दस्ता क्र. 1 भा 10425-104/2003 भा गोपबारा

दस्ता क्र. 1 भा 10425-104/2003 भा गोपबारा

दस्ता क्र. 1 भा 10425-104/2003 भा गोपबारा  
दस्ता क्र. 2 भा 10425-104/2003 भा गोपबारा  
दस्ता क्र. 3 भा 10425-104/2003 भा गोपबारा  
दस्ता क्र. 4 भा 10425-104/2003 भा गोपबारा



बदर-8  
9425/10  
2003



दस्ता क्र. 1 भा 10425-104/2003 भा गोपबारा

दस्ता क्र. 1 भा 10425-104/2003 भा गोपबारा

दस्ता क्र. 1 भा 10425-104/2003 भा गोपबारा

बदर-8  
9425/10  
2003

२०१२	
२७	७३०७
१५ - ११	



दि. १५/११/२०१२

दिनांक: १६/०८/१२

कम ८२ अन्वये लिखित शी पत्र पठित प्रती मना ज्ञापित आहे .  
 उपरोक्त शी करवासा शी प्रती मना आहे . मरते कान वृत्तान्त जाळून जाणाव नोंदणी जाहीरपण १.०८ न  
 असा कोणासाठी कारणासुद्धे कुलगुरुवारपण वरदानात टाकले नाही . मरते कुलगुरुवारपण पूर्णपणे हेच असा  
 कुलगुरुवारपण रद्द केले नाही . किंवा कुलगुरुवारपण लिखित देणाव वरतीपुढी कोणीही मरते जातले नाही किंवा  
 नोंदणी मरते केले आहे/निषेधित केले कृतीवत्ताव दिना. आहे . मरते कुलगुरुवारपण लिखित देणाव योनी  
 ३. शी मना दिनाव मना दिनाव कुलगुरुवारपणाव आयात शी, मरते मना  
 १६/१०/०३  
 नोंदणीसाठी मरते करवासा मना आहे .  
 दिनांक १५/११/२०१२  
 या कारणावतः मरते  
 शी मरते लिखित

Khalasha

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ITALIA MANDIR  
V O DYORA  
15/01/1968  
Permanent Account Number  
AAAFPI9315P



M-10-3



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAFP19315P



नाम / NAME:  
VALLABHBHAI VASHARAMBHAI  
ITALIA

पिता या माता या धर्मपत्याचे नाव / FATHER'S NAME:  
VASHARAMBHAI PURSHOTTUMBHAI  
ITALIA

जन्म तारीख / DATE OF BIRTH:  
01-04-1962

हस्ताक्षर / SIGNATURE

01/04/1962

आयकर अधिकारी, पुणे  
Commissioner of Income Tax, Pune

दिनांक - ५/	
७०६८	९०
२०१२	

वसुधा श. शिरोळकर

भारत निर्वाचन आयोग  
Election Commission of India  
IDENTITY CARD  
KDD4651232



व्यक्ति का नाम: मन्सुब लक्ष्मण कुलकर्णी  
Electors Name: Mansub Lakshman Kulkarni  
व्यक्ति का पता: लक्ष्मण कुलकर्णी  
Others Name: Lakshman Kulkarni  
लिंग: M  
Sex: M  
आयु: 50 वर्ष 11 महीने  
Age: 50 Y 11 M

बुकर - 41	
6086	19
२०१२	





15/08/2012

दुय्यम निबंधक:

दस्ता गोषवारा भाग-1

वदर5

दस्ता क्र 7068/2012

4:45:34 pm

वारीवली 2 (कादिवली)

e2

दस्ता क्रमांक : 7068/2012





दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा टसा

1	नाम: वल्लभभाई वसंतरामभाई इटालिया - - पत्ता घर/फ्लॅट नं 2/ए/11, रुस्तमजी रिजेन्सी, ऑफ जे रस्तमजी इन्डिया प्लॉट नं-68 जिल्हा/राज्य - ईमारतीचे नाव - ईमारत नं - पेट/वसाहत - शहर/गाव - तालुका - पिन -	लिहून घेणार वय 50 सही		
2	नाम: मजुंदेन वल्लभभाई इटालिया - - पत्ता घर/फ्लॅट नं प्रगल्भप्रमाणे जिल्हा/राज्य - ईमारतीचे नाव - ईमारत नं - पेट/वसाहत - शहर, गाव - तालुका - पिन - ईम अक्षर AA-WPI6774P	लिहून घेणार वय -5 सही		

खालील 2 पक्षकारांची फवुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

रुस्तमजी विल्डफॉन प्रा लि से सघालक दोमन रुस्तम इराणी तर्फे मुखत्यार गोता मनोहर नाडकर - -  
गोमन रुस्तम इराणी तर्फे मुखत्यार गोता मनोहर नाडकर - -





दस्त गोषवारा भाग - 2

वदर5

दस्त क्रमांक (7068/2012)

ea

दस्त क्र. (वदर5-7068-2012) चा गोषवारा  
बालार मुल्य : 8134000 मोबदला 716000 अरसास मुद्राक शुल्क : 358000

वाक्ती क्र. 70/6 दिनांक 16/08/2012

पावतीचे वर्णन

नाव वल्लभभाई पशरामभाई इटोलिया - -

दस्त हजर केल्याचा दिनांक : 16/08/2012 04:37 PM

निष्पादनाचा दिनांक : 16/08/2012

दस्त हजर करणा-याची सही

*Handwritten signature*

30000 - नोदणी फी

1920 - नक्कल (अ. 11(1)), पृष्ठाकनाची नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

3:920: एकूण

दस्ताचा प्रकार 25) करारनामा

शिक्का क्र. : प्री वेळ : (सादरीकरण) 16/08/2012 04:37 PM

शिक्का क्र. 2 प्री वेळ : (प्री) 16/08/2012 04:44 PM

ओळख :

खालील इसम असे नियेदीत करतात की, ते दस्तऐवज करून देणा-याना व्यक्तीस ओळखतात, व त्याची ओळख पटविताने.

1) मनोहर कोळी - , घर/फ्लॅट नं: 02, अवर अपार्टमेंट, रावळपाडा, दहि वार पू मुं-68

गल्ली/रस्ता :-

ईमारतीचे नाव :-

ईमारत नं. :-

पेठ/वसाहत :-

शहर/गाव :-

तालुका :-

पिन :-

2) निकेश पाटील - , घर/फ्लॅट नं वरीलप्रमाणे

गल्ली/रस्ता :-

ईमारतीचे नाव :-

ईमारत नं. :-

पेठ/वसाहत :-

शहर/गाव :-

तालुका :-

पिन :-

*Handwritten signature*



*Handwritten signature*



दु. निबंधकाची सही, थोरीयली 2 (कादिवली)

दु. निबंधकाची सही  
थोरीयली 2 (कादिवली)





8/08/2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

पदर5

दस्त क्र 7068/2012

11:24:12 am

बोरीवली 2 (कांदिवली)

Ex

दस्त क्रमांक : 7068/2012

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
3	नाम: रुस्तमजी विल्डफॉन प्रा लि चे संचालक बोमन रुस्तम ईराणी तर्फे मुख्यालय गीता मनोहर मोडकर पत्ता: घर/फ्लॅट नं 702, नटराज, एम व्ही रोड जवळान अंधेरी पू नु-69 मल्लो/रस्ता - ईमारतीचे नाव -	लिहून देणार वय 57 सही		
4	नाम: बाबन रुस्तम इराणी तर्फे मुख्यालय गीता मनोहर मोडकर पत्ता: घर/फ्लॅट नं 702, नटराज, एम व्ही रोड जवळान अंधेरी पू नु-69 मल्लो/रस्ता - ईमारतीचे नाव - ईमारत नं - पेट/चसहते - शहर -	मान्यता देणार वय 57 सही		





दस्त गोषवारा भाग - 2

वदर5

दस्त क्रमांक (7068/2012)

ey

दस्त क्र (वदर5-7068-2012) धा गोषवारा  
याजार नुत्य 5184000 नोबदला 7160000 भरतले नुद्राक शुल्क 358000

पावती क्र 7076 दिनांक:16/08/2012  
पायतीचे वर्णन  
नाव: वल्लभभाई वशारामभाई इटालिया

दस्त हजर केल्याचा दिनांक :16/08/2012 04:37 PM  
निष्पादनाचा दिनांक : 16/08/2012  
दस्त हजर करणाऱ्याची सही :

30000 नोंदणी फी  
1920 नक्कल (अ. 11(1)), पृष्ठाफनाची  
नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

31920: एकूण

दस्ताचा प्रकार 25) करारनामा  
शिकका क्र 1 ची वेळ : (सादरीकरण) 16/08/2012 04:37 PM  
शिकका क्र 2 ची वेळ : (फी) 16/08/2012 04:44 PM(कार्यवाही पूर्ण)  
शिकका क्र 3 ची वेळ : (कमुली) 28/08/2012 11:24 AM  
शिकका क्र 4 ची वेळ : (ओळख) 28/08/2012 11:24 AM

दु. निबंधकाची सही, बोरीवली 2 (कांदिवली)

दस्त नोंद केल्याचा दिनांक : 28/08/2012 11:24 AM

ओळख .

खालील इतम असे निवेदीत करतात की, ते दस्तपेवज करून देणा-यांना व्यक्तीगत ओळखतात,  
व त्यांची ओळख पटवितात.

1) मनोहर कोळी- ,घर/फ्लॅट नं: 02, अंबर अपार्टमेंट, रावळपाडा, दहिसर पृ मु-68

गल्ली/रस्ता -

इमारतीचे नाव -

इमारत नं -

पेट/यसाहत -

शहर/गाव:-

तालुका:-

पिन -

2) निकेश पाटील- ,घर/फ्लॅट नं: बोरीवली

गल्ली/रस्ता:-

इमारतीचे नाव:-

इमारत नं. -

पेट/यसाहत -

शहर/गाव:-

तालुका:-

पिन -

दु. निबंधकाची सही  
बोरीवली 2 (कांदिवली)

प्रमाणित करणेत येते की, या  
दस्तामध्ये एकूण ey पात्रे आहेत.

सह. दुय्यम निबंधक, बोरीवली क्र. २,  
मुंबई उपनगर जिल्हा.  
वदर-५/१००८८/२०१२  
पुस्तक क्रमांक १, क्रमांक ..... वर  
नोदला: 28 AUG 2012,  
दिनांक:

सह. दुय्यम निबंधक, बोरीवली क्र. २,  
मुंबई उपनगर जिल्हा.

