

Share Certificate No. 35

Mam. Registration No. 36

No. of Shares : 10

Moksh Mahal Sahakari Grihanirman Sanstha Maryadit

C.T.S. No. 555 (Part), P.K. Road, Mulund (W) Mumbai-400 080

(Registered under the Maharashtra Co-Operative Societies Act 1960)

Regd. No. : MUM / SRA / HSG (TC) / 12498 / 2014

Authorised Share Capital Rs. 50,000/- Divided into 1000 shares Rs. 50 each

Share Certificate

This is to certify that

Shri / Smt. / M/s. Alpa Uday Shah

Flat No. 1601 is/are the Registered Holder / s of 10 fully paid - up Shares of Rs. Fifty each, numbered from 351 to 360 both inclusive, in Moksh Mahal Sahakari Grihanirman Sanstha Maryadit Subject to the Bye-Laws of the said society.

Given under the Common Seal of the said Society

At Mulund, Mumbai this 28th Sep 2014 Day of

Chairman

Secretary

Treasurer

MOKSH CORPORATION

No.8, Akshay Complex, Kalher Village, Tal.Bhiwandi-421302

Phones: 02522-270849, Mob:9372078000

Date: 22-01-07

ALLOTMENT LETTER

To,
Sheetal Mehta
D-71 Jcet Nagar,
Varsowa
Andheri (w)

Ref: --- Allotment of Flat No. 1601 on 16th floor in the building named "MOKSH MAHAL" to be constructed on property bearing Survey No.154 CTS 555 (Part) situated at P.K. Road, village Nahur, Mulund (West) Mumbai - 400080

Dear Sir/ Madam

Pursuant to our negotiations, we have agreed to allot the above- mentioned Flat No. 1601, which is more particularly show, on the plan as approved by the concerned authorities.

1. We allot you Flat No. 1601. on 16th floor of the proposed building.
2. The Consideration for the above flat is fixed at Rs.53,70,000/- (Rupees Fifty Three Lakh Seventy thousand only) which will be payable by you in manner to be prescribed in the agreement to be signed by us at a later date.
3. We acknowledge receipt of Rs.1,00,000/- (Rs.One Lac Only) by cheque no. 048353 dated 22.01.2007 DRAWN on THE HONGKONG SHANGHAI BANK, ANDHERI (W) as a token of Reservation of your Flat as mentioned as above.
4. Validity of this letter is subject to payment schedule to be fixed as per agreement of sale to be entered into between us.
5. In case of non-payments of installments pending execution of Agreement, This letter will automatically be treated as cancelled.
6. This letter will be surrendered on entering into agreement for sale.

MOKSH CORPORATION

No.8, Akshay Complex, Kalher Village, Tal.Bhiwandi-421302

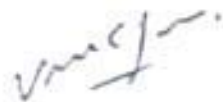
Phones: 02522-270849, Mob:9372078000

Date: 22-01-07

7. This letter does not create any right of ownership in the Flat agreed to be sold to you as aforesaid.

Please Confirm

Yours Faithfully,
For MOKSH CORPORATION



PARTNER

I/We confirm the Above

Mr. Sheetal Mehta

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Monday, April 02, 2007

12:48:30 PM

Original

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दिनांक 02/04/2007

सावाचे नाव माहूर

दस्तऐवजाचा अनुक्रमांक वदर7 - 01950 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: सितल सुधीर मेहता

नोंदणी फी

- 30000.00

गणना (अ. 11(1)), पुराव्यासाठी तयार (अ. 11(2)),

करवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (45)

- 900.00

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30900.00

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आपणास हा दस्त अंदाजे 1:01PM ह्या वेळीस मिळेल

समाप्त झाल्याचा अर्थ राहून

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दुय्यम निबंधक

बह. पुराव्यासाठी तयार (अ. 11(2)) फी-२

गणना मूल्य: 4907728 रु.

मोबदला: 5370000 रु. मूंद: 15/02/2007

भरलेले मुद्रांक शुल्क: 251100 रु.

देवळाचा प्रकार : डीडी/घनाकरांदारे.

देवळेचे नाव व पत्ता: एच एम बी सी लि- लोखंडवाला मु.

डीडी/घनाकरांदारे क्रमांक: 014601; रक्कम: 30000 रु.; दिनांक: 15/02/2007

(+)

AND

M/S SAI CONSTRUCTION, a partnership firm, having its office at Office at 12
Param Tower, Raghunath Nagar, Surve wadi, Thane- 400 604 hereinafter
referred to as the "DEVELOPER/CONFIRMING PARTY" (which
expression shall unless it be repugnant to the context or meaning thereof be
deemed to mean and include the said firm M/S Sai Construction, its partners
for the time being and from time to time constituting the said firm, its
successors and the legal heirs and assigns of last successors) of **SECOND**
PART;

AND

SHRI/SMT SHEETAL S. MEHTA

hereinafter referred to as the "PREMISES PURCHASER" (which
expression shall unless it be repugnant to the context or meaning thereof be
deemed to mean and include his/her/their heirs, executors, administrators,
permitted assigns) of the **OTHER PART :**



WHEREAS :

A) The Slum Rehabilitation Authority (hereinafter referred to as the "SRA")
have approved Slum Rehabilitation Scheme on portion of land bearing
Survey No. 154, C.T.S. No. 555 (part) and popularly known as
"SALPHADEVI SADAN " situated at P.K. Road, Village: Nahur, Mulund
(west) , Mumbai -400 080, Taluka : Kurla, and within the local limits of
Greater Mumbai Municipal Corporation and more particularly described in
the Schedule-I written hereinunder (hereinafter referred to as the "SAID
PROPERTY")

B) The Municipal Corporation of Greater Mumbai (hereinafter referred
to as the said Corporation) has formulated a scheme for Redevelopment of
Slums through participation of slum dwellers under Regulation No. 33 (10)
of the Development Control Regulation of Greater Mumbai, 1991 approved
by the Government of Maharashtra, which scheme is hereinafter called the

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SAID SCHEME and which expression shall also mean to include all addition and alteration made to it from time to time

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- C) The Slum Dwellers in the said property have formed the society known as SALPHADEVI SADAN CO-OP. HOUSING SOCIETY LIMITED" under the provision of Maharashtra Co-operative Societies Act, 1960 and the rules made there under (hereinafter referred to as the "SAID SOCIETY")
- D) By and under Agreement dated 27th May, 2002, made between the SAID SOCIETY of the one part and the DEVELOPER/ CONFIRMING PARTY herein of the other part, the said society has granted development rights of the said property in favour of the DEVELOPERS/ CONFIRMING PARTY herein upon the terms and condition mentioned therein
- E) By virtue of said Development Agreement dated 27th May, 2002 the DEVELOPERS herein entitle to develop the said property under Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971 and thereby to construct buildings/houses to re-accommodate the Slum Dwellers and further entitle to utilize the balance salable F.S.I. by construct building/s and to sell the units therein to the prospective new purchasers of their own choice on ownership basis.
- F) By a Letter of Intent (LOI) bearing No. SRA/Eng/782/T/STGL/ LOI dated 9th December, 2003 the Slum Rehabilitation Authority have approved the SAID SCHEME on portion of land of said property more particularly described in the First Schedule hereunder written.
- G) By an Agreement dated 21/9/04.... the Developers/ Confirming party herein authorized and engaged or to say assigned the development rights of the said property to and in favour of the SUB DEVELOPERS herein and thereby attorned all the rights and powers to develop further the said property and to sell all the units of the building to be constructed by



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utilizing the salable F.S.I. at his own choice on the terms and ~~condition~~ ~~absolute rights,~~ mentioned therein. Accordingly the Sub Developer have powers and entitle to sell all the units/ flats/ shops/ parking/ godown/ terrace of the building to be constructed by utilizing the salable F.S.I. on the part of the said property in the open market to the prospective new purchaser/s.

H) The building plans, elevations, sections, specifications and details of building to be constructed on the said property has been duly approved and sanctioned by Slum Rehabilitation Authority vide No. SRA/Eng./1999/T/STGL/AP/- 1/09/04 Like wise construction permission and Commencement Certificate have also been issued under the said Plan. The copies of the said Construction Permission and Commencement Certificate are annexed hereto and marked as Annexure B.

I) The title of the said property is clear and marketable and has been certified by Advocate SHRI M. S. JAIN, a copy whereof is annexed hereto and marked as Annexure C.



J) The SUB DELELOPER has provided and given inspection of all the documents regarding the title of the said property and plan, specification and other documents relating to the said property and building and the Premises Purchaser on inspection has/have satisfied himself/ herself/ themselves about the title of the said property and its construction and building plan and specification and the premises purchaser/s hereby confirms that he/she shall not be entitled to raise any requisition or objection or have any dispute in that behalf.

K) At the request of the premises purchaser/s the Sub Developer agreed to sell to the Purchaser/s a Shop/Flat/Premises No. 1601 admeasuring 1216 Sq.ft. Carpet/Built up area equivalent to sq. mtrs. on 10th floor in the building known as "MOKSH MAHAL" (hereinafter referred to as "The Said Building") constructed by the sub developer on the said

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property and shown in the Typical Floor plan annexed hereto and thereon shown and surrounded by Red Colour Boundary line (hereinafter referred to as "The Said Premises").

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L) Under section 4 of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 and the rules made there under and under the Act recited hereinabove, the Sub- Developer is required to execute a written Agreement for Sale of the said premises with the premises purchaser being in fact these presents and also to register this Agreement under the Registration Act.

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

1) The Sub Developer shall construct the salable building sold in the open market under the said scheme on accordance with the sanctioned plan, designs and specifications which had been seen and approved by the premises purchaser/s with such variations and modifications as the sub developer may consider approved by the competent authority.

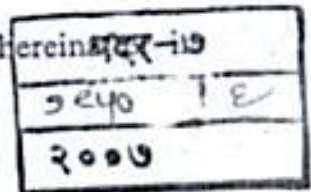


2) The Premises Purchaser hereby agreed to purchase and the Sub Developer hereby agreed to sell to the premises purchaser, a premises being Shop/Flat/Godown/Parking space/ Terrace No. 160 of Carpet/Built up area admeasuring 1216 sq. fts. equivalent to — - sq. mts. on — floor of the proposed building to be known by name "MOKSH MAHAL" to be constructed on the said property and shown on the typical floor plan annexed hereto (hereinafter referred to as the "SAID PREMISES") for the price of Rs. 53,70,000/- (Rupees Fifty-Three Lacs Seventy Thousand Rupees only) which is inclusive of the proportionate price of the common areas and facilities appurtenant to the said premises and the nature, extent and

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description of the common areas and facilities mentioned herein ~~and~~ in
Schedule II.



3) Premises Purchaser shall pay to the Sub Developer the said price of
Rs. ~~53,70,000/-~~ (Rupees Fifty-three Lacs Seventy thousand only) in
the following manner:- Rupees only

- (i) Rs. 7,00,000/- (Rupees Seven Lacs Rupees only only) as
earnest money or part payment on or before execution of these
presents (The payment and receipt whereof the Sub Developer do
hereby admit and acknowledge and acquit, release and discharge the
premises purchaser from the same and every part thereof)
- (ii) Rs. 64,25,000/- (Rupees Six Lacs forty-two thousand five hundred Rupees only) upon
completion of plinth of the said building.
- (iii) Rs. 2,14,800/- (Rupees Two Lacs fourteen thousand only) upon
casting of 1st Eight hundred only slab of the said building.
- (iv) Rs. 2,14,800/- (Rupees Two Lacs fourteen thousand only) upon
casting of 2nd Eight hundred only slab of the said building.
- (v) Rs. 2,14,800/- (Rupees Two Lacs fourteen thousand only) upon
casting of 3rd Eight hundred only slab of the said building.
- (vi) Rs. 2,14,800/- (Rupees Two Lacs fourteen thousand only) upon
casting of 4th Eight hundred only slab of the said building.
- (vii) Rs. 2,14,800/- (Rupees Two Lacs fourteen thousand only) upon
casting of 5th Eight hundred only slab of the said building.
- (viii) Rs. 2,14,800/- (Rupees Two Lacs fourteen thousand only) upon
casting of 6th Eight hundred only slab of the said building.



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- ix) Rs. 2,14,800/- (Rupees Two Lacs forteen thousand only) upon casting of 13th Eight hundred Rupees only slab of the said building.
- x) Rs. 2,14,800/- (Rupees Two Lacs forteen thousand only) upon casting of 15th Eight hundred Rupees only slab of the said building.
- xi) Rs. 2,14,800/- (Rupees Two Lacs forteen thousand only) upon casting of 17th Eight hundred Rupees only slab of the said building.
- xii) Rs. 2,14,800/- (Rupees Two Lacs forteen thousand only) upon casting of 19th Eight hundred Rupees only slab of the said building.
- xiii) Rs. 2,14,800/- (Rupees Two Lacs forteen thousand only) upon casting of 21st Eight hundred Rupees only slab of the said building.
- xiv) Rs. 2,14,800/- (Rupees Two Lacs forteen thousand only) upon casting of 23rd Eight hundred Rupees only slab of the said building.
- xv) Rs. 2,14,800/- (Rupees Two Lacs forteen thousand only) upon casting of 25th Eight hundred Rupees only slab of the said building.
- xvi) Rs. 1,61,100/- (Rupees one Lac Seventy-one thousand one hundred only) upon commencement of brick work of the said building.
- xvii) Rs. 2,64,500/- (Rupees Two Lacs Seventy-Eight thousand only) upon commencement of Plaster of the said building.
- xviii) Rs. 2,64,500/- (Rupees Two Lacs Seventy-Eight thousand five hundred only) upon commencement of Flooring of the said building.
- xix) Rs. 2,64,500/- (Rupees Two Lacs Seventy-Eight thousand five hundred only) upon commencement of Painting of the said building.

only <u>2,14,800</u>
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xx) Rs. 2,18,500/- (Rupees Two Lacs Thirty Eight Thousand only) being the balance price at the time of possession of the said premises.

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The premises purchaser/s shall pay the amounts as aforesaid on without fail and not to delay or default for the same as "time in respect of the said payment is the essence of the contract". The Sub Developer will forward to the premises purchaser/s intimation of having carried out the aforesaid work at the address given by the premises purchaser/s in this Agreement and the premises purchaser/s shall pay the amount for installments within eight days of the receipt of such intimation from the Sub Developer.

4) It is expressly agreed that the said premises shall conform to the specification, fixtures, fittings and amenities as set out in the list annexed herewith and the premises purchaser confirm that the Sub Developer shall not be liable to provide any other specifications, fixtures, fittings and amenities, in the said premises.



5) The Premises Purchaser shall use the said premises or any part thereof or permit the same to be used for the purpose for which it is allotted to him/her/they or for any other purpose that may be permitted by the concerned local authority. The premises purchaser shall not use the said premises for any such purpose which may or is likely to cause nuisance or annoyance to the occupiers of the neighbouring premises or for any illegal or immoral purpose.

6) The Premises Purchaser confirms that if he/she/they make delay or default in making payment of any of the installments or amounts the premises purchaser shall pay to the Sub Developer the interest at the rate of 15 percent per annum and service charges at the rate of 6% per annum on all such amounts and installments from the date of default till payment and/or receipt thereof by the Sub Developer without prejudice to their other rights in law and under these presents. It is further agreed that on the premises

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purchaser committing default in payment on the due date of any amount due and payable by the premises purchaser to the Sub Developer under this Agreement (including his proportionate share of taxes, rates, cesses, betterment charges and other outgoings) and/or the premises purchaser committing breach of any of the terms and conditions herein contained, the Sub Developer shall be entitled at their own option to terminate this agreement. PROVIDED ALWAYS that the power of termination hereinabove contained shall not be exercised by the Sub Developer unless and until the Sub Developer shall have given to the premises purchaser fifteen days prior notice in writing of their intention to terminate this Agreement and of the specific breach of breaches of terms and conditions in respect of which it is intended to terminate this agreement and default shall have been made by the premises purchaser in remedying such breach or breaches within a reasonable time after giving of such notice. PROVIDED FURTHER that upon termination of this Agreement as aforesaid the Sub Developer shall refund to the premises purchaser the installments of sale price of the said premises which may till then have been paid by the premises purchaser to the Sub Developer but the Sub Developer shall not be liable to pay to the premises purchaser any interest on the amount so refunded and upon termination to this Agreement by the Sub Developer, the Sub Developer shall be at liberty to dispose off and sell the said premises to such person or party and at such price as on such terms and conditions as the Owner may in their absolute discretion think fit and the premises purchaser shall have no right in that behalf.



7) Subject to the provisions in this behalf contained in this Agreement the Sub Developer will sell all the premises in the said building on ownership basis with a view ultimately that the purchasers of all the premises in the said building should join themselves into said existing society or if allowed under the provisions of law to form themselves a independent or substitute Co-operative Society to be registered under the Maharashtra Co-Operative Societies Act, 1960.

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8) Subject to the premises purchaser making full payment of the price of the said premises and all other amounts payable by him to the Developer under this agreement, the Sub-Developer shall give possession of

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the said premises to the premises purchasers on or before 31/12/07 2007 except for the reason which is beyond the control of the Sub-Developer such as any natural calamities, war, riots, change in Govt. Police including of competent authority under SRA, non availability of materials, court order, legal proceedings etc. If the Sub Developer fails to give possession within the aforesaid time except the reason beyond the control of the Sub Developer then the purchaser is entitled to claim interest not more than 9 % (Nine percent) per annum from the Sub Developer for the delayed period only.

9) The premises purchaser shall take possession of the said premises within 7 days of the Sub Developer giving written notice to the premises purchaser intimating that said premises is ready for use and occupation. Provided that if within a period of one year from the date of handing over the said premises to the premises purchaser by the Sub Developer, the premises purchaser brings to the notice of the Sub Developer any defect in the said premises of the building, then wherever possible such defects shall be rectified by the Sub Developer at his own costs & if the such defect is not rectified then the purchaser shall be entitled to charge some reasonable compensation for the same.



10) The Premises Purchaser along with other purchasers of premises in the said building shall join in existing society or for forming and registering a separate or substitute Society of occupants/purchaser of said building and for this purpose also from time to time sign and execute application and other papers and documents required necessary and provided by the Developer or Sub Developer. No objection shall be taken by the premises purchaser, if any changes or modifications are made in the draft, bye-laws or the Memorandum and/or Articles or Association as may be required by the

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Registrar of Co-op. Soc. and/or any other Competent Authority as the
may be.

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11) Commencing a week after notice in writing is given by the Sub Developer to the premises purchaser that the said premises is ready for use and occupation the premises purchaser shall be liable to bear and pay to the Sub Developer his proportionate share (i.e. in proportion to the floor area of the premises) of all outgoings in respect of the said premises, the said property and the said building including local taxes, cesses, betterment charges or such other taxes levied by the concerned local authority, and/or Government, water charges, insurance charges, common light, repairs, salaries of clerk, bill collector and all other expenses incidental to the administration, management and maintenance of the said property and the said building, until the co-operative society of the purchasers of said building will be formed and registered, the premises purchaser shall pay to the Sub Developer his/her/ their proportionate share of the outgoings as may be determined by the Sub Developer.



12) The purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Sub Developer the following amounts:

- Rs. 21,000/= for legal charges.
- Rs. 451/= Share money.
- Rs. 1,00,000/= as lump sum advance maintenance.
- Rs. 30,000 /= for Electric and Water meter deposits.
- Rs. 10,000/= towards generator facility.
- Rs. 25,760 /= towards Development and/or infrastructure charges.

Total Rupees One lakh Eighty-seven thousand Two hundred And Eleven only)

The Sub-Developer shall utilize the said sum paid by the purchaser/s for meeting all the concerned expenses for which it has recovered.

13) The Premises Purchaser for himself/herself with intention to bring all persons into whomsoever hands the said premises may come, doth hereby covenant with the Developer and sub developer as follows:-

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- (a) To maintain the premises at his/her own cost in good and tenantable repairs conditions from the date on which the possession of the said premises is taken.
- (b) Not to store in the said premises and goods which may be hazardous combustible or dangerous nature or which are so heavy as to damage the construction or structure of the said building or which may be objected by the concerned local authority or any other authorities concerned.
- (c) Not to demolish or caused to be demolished the said premises or any part thereof, nor at any time make or caused to be made any addition or alteration in said premises of whatsoever nature.
- (d) Not to do or permit to be done any acts or things which are void.
- (e) To pay to the Sub Developer within seven days of demand, his/her/their share of security deposit and other charges as mentioned hereinbefore.
- (f) To bear and pay increase in local taxes, water charges, electricity charges and such other levies if any imposed by the concerned local authority on account of change of user of the said premises by the premises purchaser i.e. user for any other purpose for the purpose for which the said premises are agreed to be sold.
- (g) Shall not let, sub-let, transfer, assign or part with the premises purchaser interest or benefits under this Agreement or part with the possession of the said premises until all the dues payable by the premises purchaser to the Sub Developer under this Agreement are fully paid and until the premises purchaser has intimated in writing to the Sub Developer about the same and has obtained permission to that effect in writing to the Sub Developer about the same and has obtained permission to that effect in writing from the Sub Developer. And subject to the provision under SRA.



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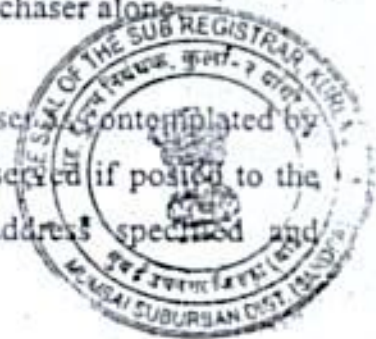
h) Shall not claim any rights on common space and terrace of the building.

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14) Subject to permission granted by the concerned authority - of registration of the conveyance or deed of lease or any document or instrument of transfer of the said property and the building thereon the premises purchaser shall pay his share of all duty and charges & all other costs of and incidental thereto payable, if any by the co-operative society or the purchasers as the case may be on the conveyance or any document or instrument of transfer in respect of the said property and the building thereon to be executed in favour of the co-operative society .

15) The stamp duty and registration charges of and incidental to this agreement shall be borne and paid by the premises purchaser alone.

16) All notices to be served on the premises purchaser contemplated by this Agreement shall be deemed to have been duly served if posted to the premises purchaser by Registered A.D. at his address specified and mentioned in title.



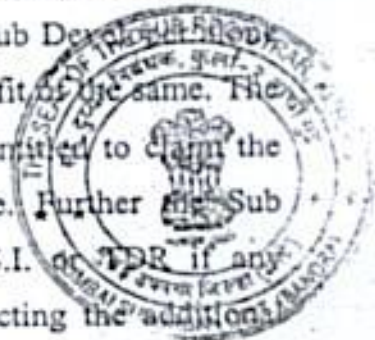
17) Any delay tolerated or indulgence shown by the Sub Developer in enforcing the terms and condition of this agreement of any forbearance or giving of time to the premises purchaser by the Sub Developer shall not be construed as a waiver on the part of the Sub Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the premises purchaser nor shall the same in any manner prejudice the rights of the Sub Developer and Developer. Similarly if there is any delay, tolerance or shown by the premises purchaser in the enforcement of the terms of this Agreement, such acts or forbearances on the part of the premises purchase, shall not be construed as a waiver on their part of any breach or non compliance of any of the terms and conditions by the Sub Developer.

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18) It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat, if any, in the said building shall belong exclusive to the respective purchaser of the terrace flat and such terrace space is intended for the exclusive use of the respective terrace premises purchaser. The said terrace shall not be enclosed by the premises purchaser till the permission in writing is obtained from the concerned local authority and the sub developer or the co-operative society. Likewise by the said agreement the Sub Developer has agreed to sale and transfer the respective units/premises only to the purchaser by retain all the right of the said entire property with him and hence if any F.S.I. balance to be used or available in addition in future to the said entire property under the Development Control Rules or under any scheme, the Sub Developer will be entitle to utilize the same and take the total benefit of the same. The purchaser/s or their organization or society is/are not entitle to claim the said F.S.I. and the benefit available under the same. Further the Sub Developer is/will also entitle to use the floating F.S.I. or TDR if any available or obtained on the said property by constructing the additional floors or additional building as per the permission of sanctioning authority. No any separate permission or Consent of the purchaser/s or their society required to be taken for the said construction and use of TDR and FSI. Therefore the upper terrace rights will always remain with the Sub Developer only and the Premises Purchaser/s will not claim over the same.

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19) The Purchaser agrees & confirms that right to the terraces in the building are reserved to the Sub Developers. The Purchaser/s agreed and confirmed that they have No Objection for allotment of terraces by the Sub Developers to the other. The Sub Developer shall always have right to allot the terrace to any one to make use their of in any manner she /he/them fit and the purchaser will have No objection nor will raise any objection thereto in future. Like wise the purchaser/s has no objection if the terrace or part or portion above the top floor is being used by the Sub Developer, Developer or their nominees or assignees or the person to whom the same was allotted for the Advertisement hoardings, display, erection or installation V Sat Dish

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Antenna and /or Micro Link Communication or Broadcasting Towers. The Purchaser further state that the purchaser or any person on his/ their behalf shall not obstruct or hinder them from carrying out their work or display of advertisement, erection of V Sat Dish Antennas and Broadcasting and Communication Tower in any manner.

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20) This agreement shall always be subject to the provisions of the Maharashtra Ownership, Flats (Regulation of the promotion of construction, Sale, Management and Transfer) Act.1963 and the rules made there under or the Maharashtra Apartment Ownership Act, 1970.

IN THE WITNESS WHEREOF the parties hereto have set & subscribed their respective hands on the day and year first hereinabove written

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of plot of land, situate, lying and being at P.K. Road, Village Nahur, Mulund (West) , Mumbai, Taluka: Kurla Registration and Sub Registration District of Bandra, Mumbai and within the local limits of the Greater Mumbai Municipal Corporation of the City of Mumbai and bearing Survey No. 154, C.T.S.No. 555 (part) admeasuring sq. yards equivalent to square Meters and bounded as follows:-



ON OR TOWARDS EAST :
ON OR TOWARDS WEST :
ON OR TOWARDS NORTH:
ON OR TOWARDS SOUTH:

THE SECOND SCHEDULE ABOVE REFERRED TO

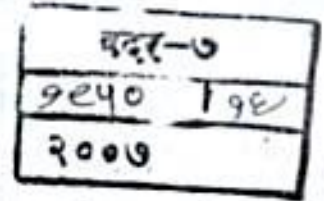
Common areas and facilities proportionate are of immediate landing area abutting to Main door after the landing on the said Floor.

Pro rate along with all purchasers of Flat/ Shop/ Office / and other premises in the said property in limited common area i.e. to say

Signature

Signature

- 1) Staircase
- 2) Staircase landing
- 3) Entrance Hall/ Area



LIST OF AMENITIES

- 1) Plush Entrance Halls decorated beautifully in Italian Marble.
- 2) Lifts of Reputed Brand with good carrying capacity.
- 3) Lush Landscaped gardens with decorative lamps.
- 4) Granamite flooring 3'x3' in Living Rooms and 2'x2' in the Entrance Flat.
- 5) L shaped Granite Platform with SS sink, and Breakfast Table.
- 6) Walls finished in POP with cornice in Living Rooms.
- 7) Toilets with Designer tile dado, concealed plumbing with Hot and Cold Mixer fittings with Geyser, and marine ply shutters.
- 8) Electrification in Concealed Branded Copper Wiring and Branded Switches.
- 9) Generator Backup to Lifts and Common Areas.
- 10) Colour Anodised Sliding Aluminum Windows with Tinted Glass.
- 11) Fire fighting system & fire alarm on each floor and dedicated fire fighting water tank.
- 12) Cable and Internet Connections, Telephone and Intercom lines to each flat, with Video Door Phones, for your Security.



Handwritten signature
AA

Handwritten signature
Sheela

बदर-७	
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SIGNED, SEALED & DELIVERED by)
 the withinnamed SUB DEVELOPER)
 MR. VIKAS CHAGANLAL JAIN)
 Proprietor of MOKSHI CORPORATION)
 in the presence of)

Vikas

1. *[Signature]*
2. *[Signature]*

SIGNED SEALED & DELIVERED by)
 the withinnamed DEVELOPER)
 M/S SAI CONSTRUCTION DILIP)
 in the presence of JAIN)

[Signature]

1. *[Signature]*
2. *[Signature]*

SIGNED, SEALED & DELIVERED by)
 Within named PREMISES PURCHASER)
 _____)
 in the presence)

Sheetal

1. Sheetal, S. Mehra,
2. *[Signature]*



बंदर-७
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RECEIPT

RECEIVED with thanks from the withinnamed premises purchase the sum
Rs. 7,00,000/- (Rupees seven Lacs Rupees only) being the
part money / earnest money as contemplated in clause 3(a) of this Agreement
by Cash/Cheque No. 003907 dated 20-4-07 drawn on Vijaya Bank

Sub Developer

[Handwritten Signature]



S. K. Jain

B.Sc., LL.B.



ADVOCATES

M. S. Jain

B.Com., LL.B.

104, 1st Floor, Adinath Society, Kadwa Lane, Thane (W) 400 601. ☎ : 2534 6452

Ref. No.

Date: 25/08/2004

Mojain

TITLE CERTIFICATE

बदर-७
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Ref : Property bearing Survey No. 154, City Survey No. 55 (part) admeasuring 5927 Sq. Mtrs. Or thereabouts, situate being at P.K.Road, Village Nahur, Mulund (West) Mumbai.

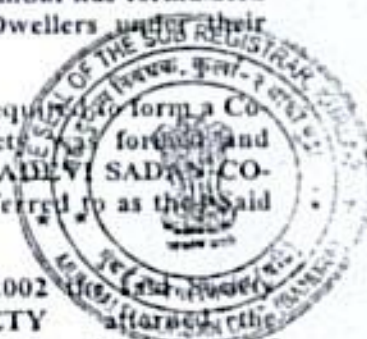
The above referred property has been declared as slum under the Development Scheme of Government of Maharashtra and the Municipal Corporation of Greater Mumbai.

The Slum Rehabilitation Authority (hereinafter referred to as "SRA") have approved Slum Rehabilitation Scheme on above referred property. The Municipal Corporation of Greater Mumbai has formulated as scheme for Re-development of Slum through Dwellers under their Development Control Regulation 1991.

Under the said scheme the slum dwellers are required to form a Co-operative Housing Society and accordingly a society has been formed and registered under the name and style of THE SALPADEVI SADAN CO-OPERATIVE HOUSING SOCIETY (hereinafter referred to as the "Said Society").

By an agreement dated 27th day of May, 2002 the SALPADEVI SADAN CO-OPERATIVE SOCIETY has assigned the development rights of the above referred property to and in favour of M/S. SAI CONSTRUCTION, a partnership firm.

By Letter of intent dated 9th December 2003 bearing No. SRA/Eng.782/STGL/LOI the SRA informed to that the proposal of Slum Rehabilitation Scheme on above referred property has been duly approved in accordance with Development Control Regulation No. 33 (10) and Appendix-IV thereof.



Mojain

S. K. Jain

B.Sc., LL.B.



ADVOCATES

M. S. Jain

B.Com., LL.B.

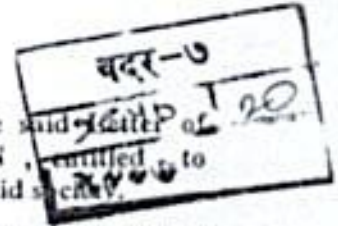
104, 1st Floor, Adinath Society, Kadwa Lane, Thane (W) 400 601. ☎ : 2534 6452

Ref. No. _____

Date: _____

..2..

In accordance with the condition imposed in the said ~~document~~ ^{order of 20} Intent the said developer M/S. SAI CONSTRUCTION, entitled to develop the above referred property for and on behalf of said society.



The Plan for development was duly approved and sanctioned by SRA. After allotment to rehabilitate the slum dwellers and others, the developer has rights to construct building on the above referred property for free sale in open market to the prospective new purchaser/s of their choice. Accordingly plan was submitted for free sale building and the same was duly approved vide No. SRA/Eng/1999/STGL/AP/1/09/04.

Looking to the above mentioned document and, on inspection of property card and others, it is clear that the part of said property was declared as slum and the Slum Rehabilitation Schemes was duly approved for the said area. And accordingly the said area was allotted for the development purpose under the said scheme by the Government of Maharashtra. And the title of the above referred property is absolutely clear, marketable and free from encumbrances and the developer for and on behalf of society entitles to develop the said property.

M. S. Jain
(M.S. JAIN)
ADVOCATE



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SLUM REHABILITATION AUTHORITY

5th floor, Girha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

No. SRA/EN3/1097/T/SIGL/AP/R-6 No 1

15 SEP 2004

To,

M/s. Sai Construction, 10B, Param Tower, Raghunath Nagar,
Thane (West), Mumbai-400 068.

With reference to your Notice, letter No. 1570 dated 31/03/04 and
delivered on 31/03/04 and the plans, Sections, Specifications and Description and
further particulars and details of your building at on plot bearing C.T.S. No. 555(pt)
of Village Mulund at P.K. Road, Mulund (W).

furnished to me under your letter, dated 31/03/04 I have approved that the
proposal of construction of the building or work proposed to be erected or extended
hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966
as amended up-to-date, subject to the following conditions.



A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH

- A.1) That the Commencement Certificate u/s. 44/69 (1) (a) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound wall shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the Structural Engineer shall be appointed, and Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the structural design & calculations for the proposed work accounting for system analysis as per relevant I. S. code along with plan shall be submitted before C.C.

Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the 11.4 DEY 2006 but not so as to contravene any of the provisions of the said Act as amended as addressed or any rule, regulations of bye-law made under that Act at the time in force.

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Your attention is drawn to the special instructions and Notes accompanying this Intimation of Approval

M. S. J.
15/09
Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Executive Executive Engineer (S.R.A.) to exercise, perform and discharge the powers and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) section of the said Act.
- (3) Proposed date of commencement of work should be communicated to the office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.



Attention is drawn to the notes Accompanying this Intimation of Approval.

15 SEP 2004

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- 5) That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murrum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 6) That the regular/sanctioned /proposed lines and reservation shall be got demarcated at site through A.E. Survey/ E.E. (T & C)/E.E. (D.P.) of M.C.G.M. /D.I.L.R. before applying for C.C.
- 7) That the drainage layout shall be submitted & got approved and the drainage work shall be executed in accordance with the requirements of the M.C.G.M.
- 8) That the certified true copy of the agreements with the photographs of the eligible slum dwellers or general body resolution of registered society shall be submitted before C.C.
- 9) That the existing structure proposed to be demolished shall be demolished with necessary phase program with agreement of affected slum dweller shall be submitted and got approved before C.C.
- 10) That the Registered site supervisor through Architect/Structural Engineer shall be appointed before applying for C.C. quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work or whenever demanded by the Executive Engineer.
- 11) That the requisite premiums/ deposits as per Circular No.7 vide SRA/1375/dated 25-11-98 etc. shall be paid before C.C.
- 12) That the true copy of the sanctioned layout/subdivision/ amalgamation along with the T & C there of shall be submitted before C.C. and compliance thereof shall be done before submission of B.C.C.
- 13) That demarcation of D. P. Roads from concerned MCGM department shall be obtained before asking C.C. for proposed bldg. on plot under reference and after demarcation if necessary the amended plans shall be get approved accordingly.
- 14) That if any litigation is pending in any of Hon'ble Court in India against structures on plot under reference cognizance of the same shall be taken by the developer before demolishing the structures on plot.



SRA/ENG/1097/T/STGL/AP

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- 15) That the conditions of Letter of Intent shall be complied with before asking C.C. to building under reference.
- 16) That no construction work shall be allowed to start on the site unless labour insurance is taken act for concerned labours to cover the compensation and compliance of same shall be intimated by Architect/Developer.
- 17) That the Reg. undertaking and additional copy of plan shall be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate shall be obtained from W.O. of M.C.G.M. and that the ownership of the setback land shall be transferred in the name of M.C.G.M. before C.C.
- 18) That the Indemnity bond indemnifying the CEO (S.R.A.) and his staff for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C./starting the work.

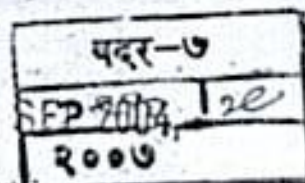
- 19) That the Reg. undertaking in prescribed Proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall be submitted before C.C.

B. THAT THE FOLLOWING CONDITIONS ARE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked from the sub. Engineer (S.R.A.).
- 2) That the stability certified for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 3) That the quality of construction work of bldg shall be strictly monitor by concerned Architect, Site supervisor, Structural Engineer and period report stage wise on quality of work carried out shall be submitted by Architect with test result.

C. THAT THE FOLLOWING CONDITIONS IS COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.

- 1) That the some of drains shall be laid internally with C.I. pipes.



- 2) That 60 Nos. of tenements for Provisional PAP with carpet area each of 225 sq. ft. As per letter of intent of (SRA) under reference no. SRA/ENG/782/T/STGL/LOI dtd. 9/12/2003 shall be handed over before asking for occupation/BCC to the last rehabilitation building in the layout.
- 3) That the clearance from Competent Authority under UL (C & R) Act. 1976 shall be obtained.
- 4) That the specifications for layout access/D.P. Road/setback land shall be obtained from E.E. (Road construction) & E.E. (SWD) & or access/setback road shall be constructed in W.B.M./before starting the construction work. And the access and setback land shall be developing accordingly including providing streetlights and S.W.D. The completion certificate shall be obtained from E.E. (R.C.)/E.E. (SWD) before submitting building completion certificate.
- 5) That the dustbin shall be provided as per requirement of the office.
- 6) That carriage entrance shall be provided before starting the work.
- 7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) or as per his remarks and completion certificate shall be obtained and submitted before applying for occupation certificate/B.C.C.
- 8) That the requirements from the M.T.N.L. and B.S.E.S./M.S.E.B. shall be obtained and complied with before asking occupation permission.
- 9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 10) That 10'-0" wide paved pathway up to staircase shall be provided.
- 11) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be leveled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 12) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 13) That the completion certificate of E.E.T.C. & E.E. (SWD) shall be obtained & submitted before applying for occupation/B.C.C.



[15 SEP 2004]

SRA/ENG/1097/T/STGL/AP

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- 14) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 15) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit shall be submitted.
- 16) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
- 17) Specific clearance from MHADA, Add. Collector (Enc.)/concerned W.O. of MCGM certifying that all eligible slum dwellers are rehabilitated shall be submitted before asking occupation certificate for sale/composite building.
- 18) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted canvas should be submitted.
- 19) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 20) That the single P.R. card for the amalgamated floor shall be submitted.
- 21) That layout R.G. shall be developed as per D.C. No. 1097/T/STGL/AP/2004.
- 22) That the N.O.C. from the A.A. & C. T ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 23) That extra water and sewerage charges shall be paid to A.E.W.W. T Ward of M.C.G.M. before O.C.C.
- 24) That the D.P. Reservation/ D.P. Road/ set back admeasuring 197.83 sq. mt. shall be handed over as per Municipal Specification & transferred in the name of MCGM a certificate to that office shall be submitted from concerned authority.
- 25) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.
- 26) That provisions for rain water harvesting shall be made as per prescription of M.C.G.M.



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15 SEP 2004

D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.

- 1) That certificate under section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.

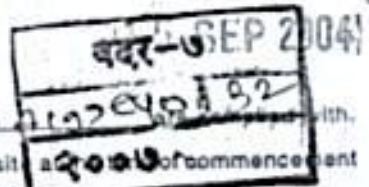
NOTES:

1. That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the serial work of rehabilitation component.
2. That no occupation permission of any of the sale building/sale area shall be considered until occupation Certificate for entire Rehabilitation area is granted.
3. That office of CEO (SRA) reserves right to add or amend or delete some of the above mentioned conditions if required for execution of slum Redevelopment Scheme.



M. Patil 15/9
Executive Engineer - II
Slum Rehabilitation Authority

3
NOTES



- (1) The work should not be started unless objections 1-1-10 with.
- (2) A certified set of latest approved plans shall be displayed on site 2000 of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workman shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris etc. should not be deposited over footpaths or public street by the owner/contractors, etc. without obtaining prior permission from the Ward Officer.
- (8) The work should not be started unless the compliance of the said conditions approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open spaces dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Ex-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic metres per 10 Sq.Mtrs below pavement.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



(20) If it is proposed to demolish the existing structures by negotiations with the tenants in hand, the circumstances, the work as per approved plans should not be taken up unless the Chief Engineer [SRA] is satisfied with the following :

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- (i) Specific plans in respect of evicting or rehusing the existing tenants on your plot stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accommodation in the proposed structure.
 - (iii) Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
 - (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
 - (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
 - (24) It is to be understood that the foundations must be excavated down to hard soil.
 - (25) The positions of the naharis and other appurtenances in the building should be arranged as not to necessitate the laying of drains inside the building.
 - (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Urban Rehabilitation Authority.
 - (27) All gully traps and open channel shall be provided with tight fitting mosquito proof covers as per relevant I. S. specifications.
 - (28) No broken bottle should be fixed over boundary walls. The prohibition extends only to broken bottles & not to the use of plain glass for coping over compound walls.
 - (29) If the proposed addition is intended to be carried out on old foundations of existing structures, you will do so at your own risk.



Handwritten signature and date: "M. Patil" and "15/09".

Executive Engineers, (S.R.A.)

15 SEP 2004

SLUM REHABILITATION AUTHORITY
5th floor, Girha Nirman Bhavan, Bandra (E) Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. SRA/Eng./1097/T/STGL/AP/1097/13
COMMENCEMENT CERTIFICATE

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To,
M/s. Sai Construction.

Sir,

With reference to your application No 1530 dated 31/03/04 for Development Permission and grant of Commencement Certificate under section 44 & 49 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 555 (pt.) of village Mulund T.P.S. No. _____ situated at P. K. Road ward T Ward.

The Commencement Certificate/Building Permit is granted subject to compliance of conditions mentioned in LOI U/R No. SRA/Eng./782/3/STGL/LJI-9/12/03 IOA U/R No. SRA/Eng./1097/T/STGL/AP-15/09/04 and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or used or permitted to be used by any reason until occupancy certificate is granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed the period provided in section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if:
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri M. R. Patil

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act

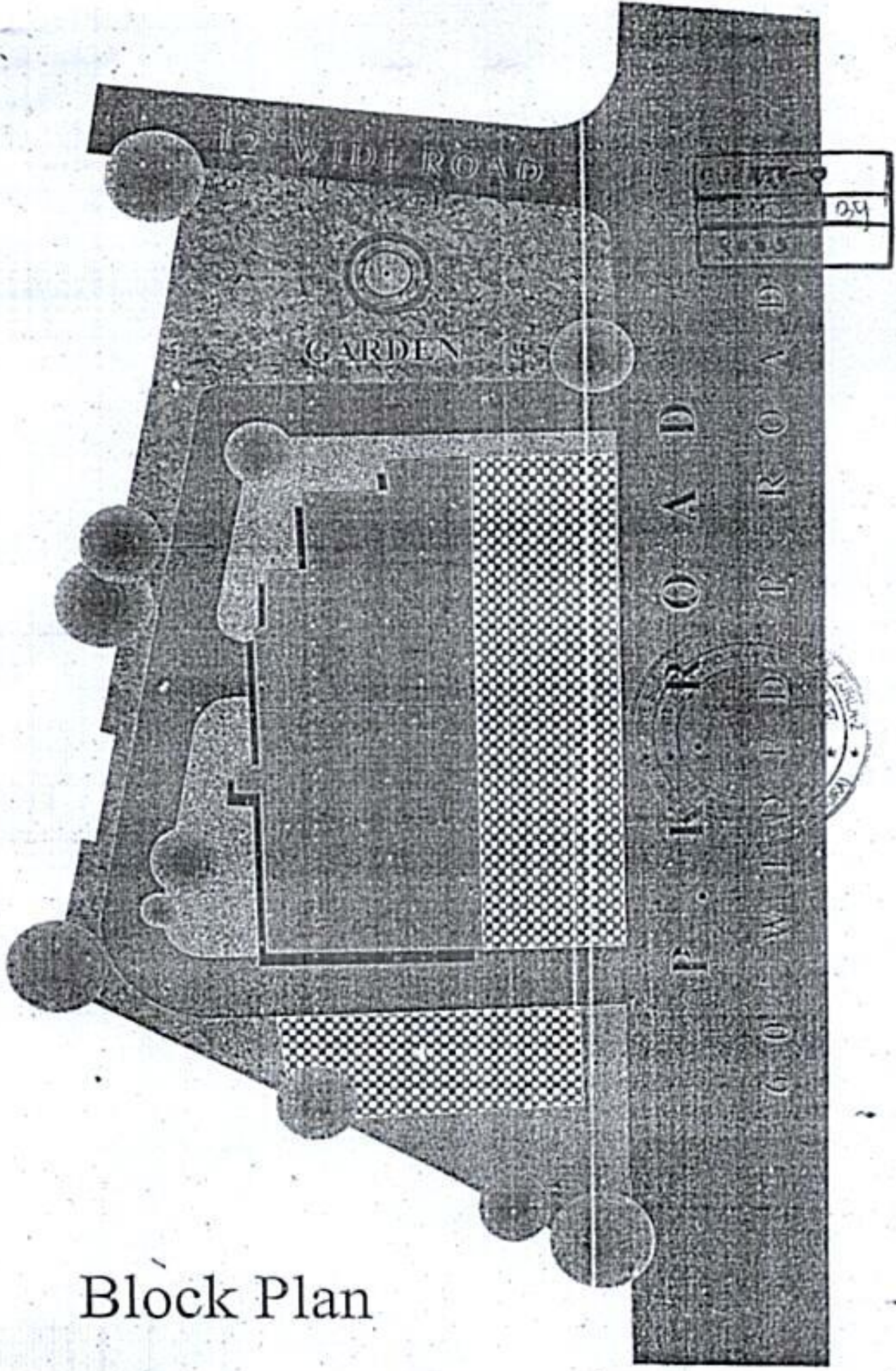
This C.C. is granted for work up to plinth level

For and on behalf of Local Authority
The Slum Rehabilitation Authority

M. R. Patil 13/5/05
Executive Engineer (SRA) II
FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

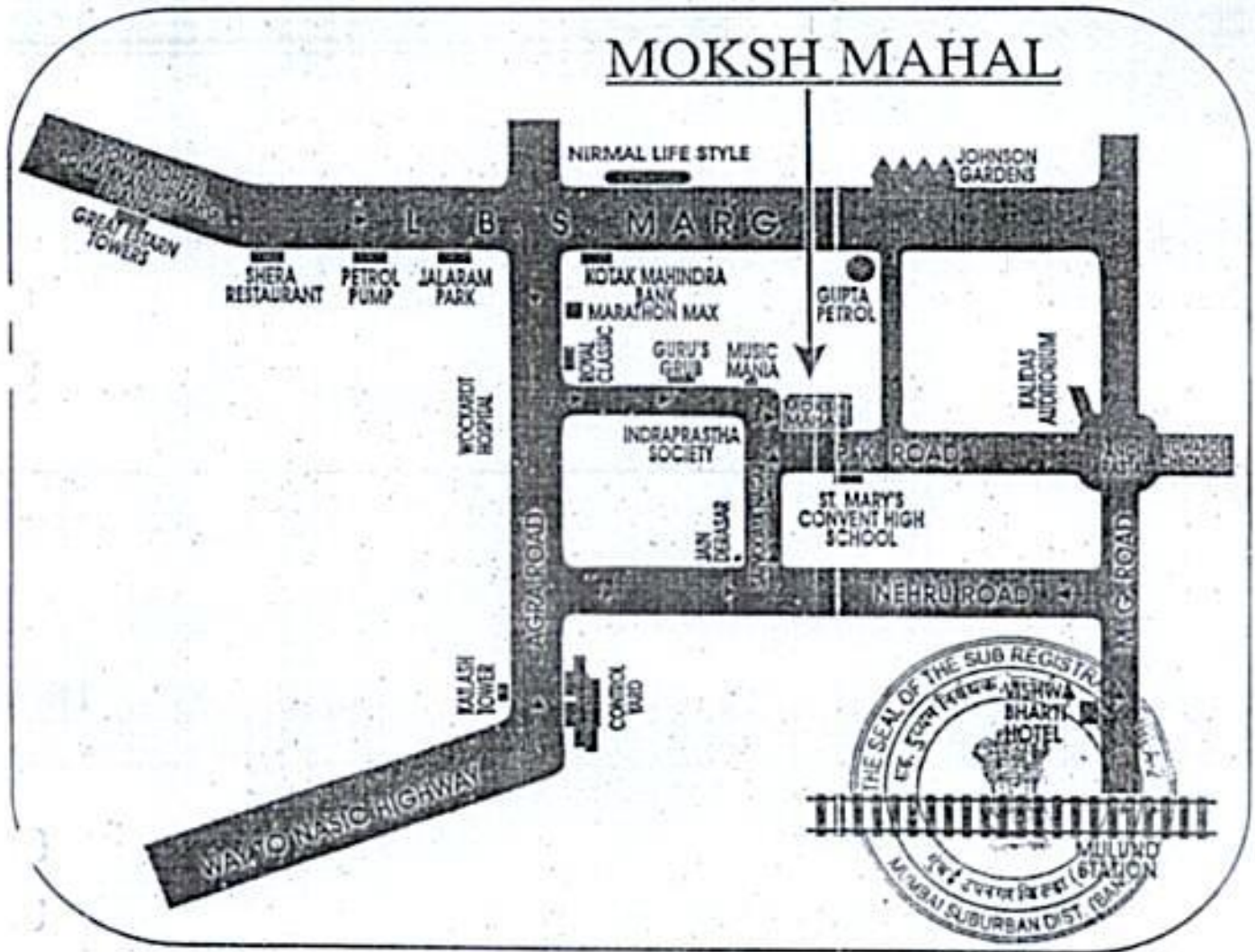
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1000	

Block Plan

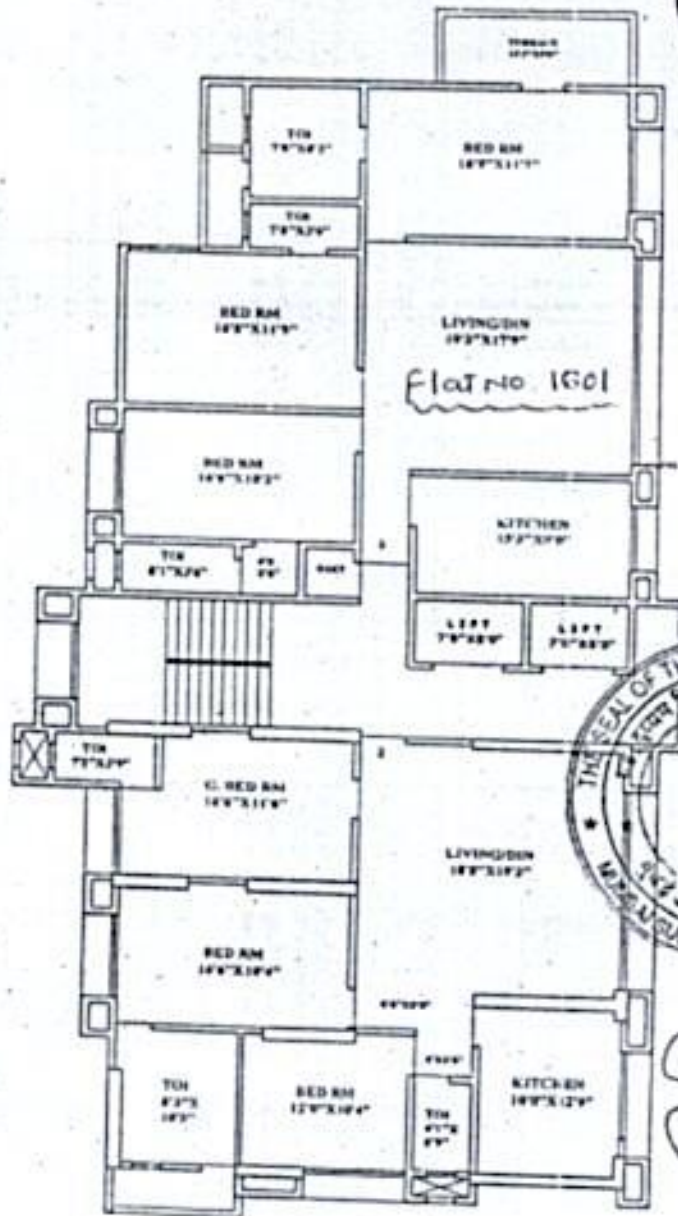
बंद-७	
२०५०	१२६
२००७	



LOCATION PLAN

" MOKSH MAHAL "

बदर-७
१२५० 130
२००७



Sheela

NORTH



2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd & 24th FLOOR PLAN

VENDOR : _____

PURCHASER : _____

CARPET AREA : 1216

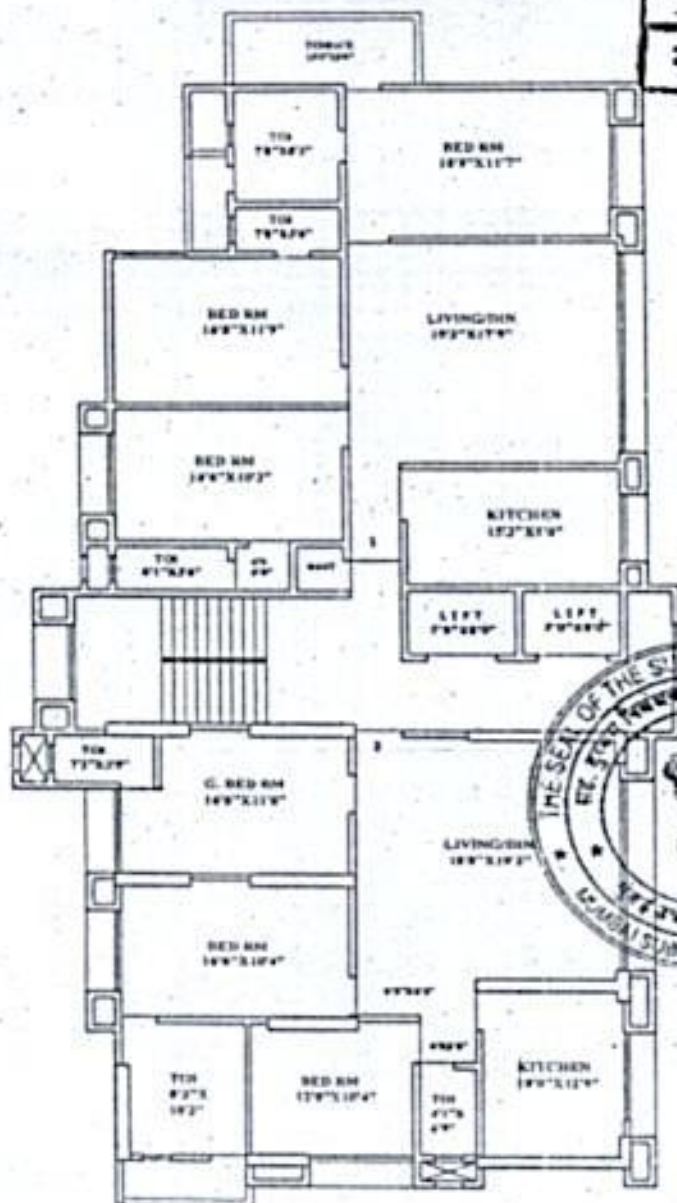
FLAT- NO : 1601

FLOOR : 16th

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO ⁵⁹⁵ 595, SURVEY NO. 154, AT P. K. ROAD, VILLAGE NAHUR, MULUND(W).

" MOKSH MAHAL "

9040 136
2000



3rd,5th, 7th,9th,11th,13th,15th,17th,
19th,21st,23rd & 25th FLOOR PLAN

VENDOR : _____

PURCHASER : _____

FLAT- NO : _____

CARPET AREA : _____

FLOOR : _____

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO 555,
SURVEY NO. 154, AT P. K. ROAD,VILLAGE NAHUR, MULUND(W).

1201

बदर-७
१५४० १३९
२००७

Customer Copy

Deposit Br. _____ Date: 27/12/05

Pay to: Acct Stamp Duty Mumbai

Franking Value	Rs.	100/-
Service Charge	Rs.	10/-
Total	Rs.	110/-

Name of Stamp duty paying party:
Shri Vikas C. Jain
Shri Dilip C. Jain

Receiver: *[Signature]*
Rs. 100/-
Payment of Stamp Duty

DD / Cheque No. _____

Drawn on Bank: **बदर - ७**
१५४४ १९
२००७

(For Bank's Use only)

Tran ID _____
Franking Sr. No. _____
Officer: *[Signature]*



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We **SHRI VIKAS C. JAIN** aged _____ years, Residing at 402, Shradha CHS. LTD. behind Ajay Nagar, 4th Komal Pada, Bhiwandi and **SHRI DILIP C. JAIN**. Residing at 9, Dharm Bhavan No.1, Garjar Street, Chira Bazar, Mumbai-2 Both Hindu, Indian Inhabitants, Partner/Authorised Signatory of **MOKSH CORPORATION** having Office at **MOKSH MAHAL, P. K. Road, Mulund (West) Mumbai - 400 080, Send Greeting :**

WHEREAS We being one of Partner/Authorised Signatory of **MOKSH CORPORATION** who has undertaken a project of construction of building in the project named **MOKSH MAHAL** into piece of land bearing C.T.S.No.555 vilage- Nahur, Mulund (West) Mumbai - 400 080.

AND WHEREAS We wish to appoint **SHRI DEVENDRA C. MEHTA** to act individually for the purpose of registration of documents and completing

[Handwritten marks]

[Handwritten signature]

Stamp Duty
ICICI Bank Ltd For No. 555/556
Payee: J.N. Prasad
Mumbai-400020

Stamp Duty
Shri Vikas C. Jain
Shri Dilip C. Jain
ICICI Bank Ltd For No. 555/556
Payee: J.N. Prasad
Mumbai-400020

Stamp Duty
INTRA
Stamp Duty
MUMBAI

Stamp Duty
Shri Vikas C. Jain
Shri Dilip C. Jain
ICICI Bank Ltd For No. 555/556
Payee: J.N. Prasad
Mumbai-400020

Stamp Duty
Shri Vikas C. Jain
Shri Dilip C. Jain
ICICI Bank Ltd For No. 555/556
Payee: J.N. Prasad
Mumbai-400020

Stamp Duty
Shri Vikas C. Jain
Shri Dilip C. Jain
ICICI Bank Ltd For No. 555/556
Payee: J.N. Prasad
Mumbai-400020

बदर-७
७८५० १४०
२००७

the formalities in the office of the Sub Registrar, Chembur / Mulund or other concerned Sub Registrar of Assurance.

.KNOW ALL MEN BY THESE PRESENTS **SHRI VIKAS C. JAIN** and **SHRI DILIP C. JAIN** Partner/Authorised Signatory of **MOKSH CORPORATION** on behalf of the said firm appoint **SHRI DEVENDRA C. MEHTA** to act individually and deal with and to do the following:

बदर-७
७८५५ २
२००५

1) To sign and admit on our behalf in the capacity of Partner/Authorised Signatory of **MOKSH CORPORATION** in the office of sub Registrar of Assurance, Chembur/ Mulund/ Mumbai or other concerned Sub Registrar of Assurance completing the formalities of the Agreement For Sale which we executed for the sale of the flats, shops, garages, parking spaces etc. of the said company.



2) The aforesaid attorneys are not authorized to execute any agreement for sale of flat/ shops/ garages/ parking spaces etc. is authorized only to admit and sign the agreements etc. as mentioned in Clause No.1 hereinabove.



3) To Represent us before Sub Registrar of Assurance and get the Agreement registered in the way our attorney may deem fit. And generally to do all other acts and things as our attorney may consider necessary for expedient in connection with completing the registration formalities of Agreement For Sale of **MOKSH CORPORATION** in the office of the Sub Registrar, Chembur / Mulund or other concerned Sub Registrar.

Handwritten signature/initials

Handwritten signature/initials

बदर-७
५२५० १२७
२००७

IN WITNESS WHEREOF of **SHRI VIKAS C. JAIN** and **SHRI DILIP C. JAIN** have signed this power of Attorney on this 29th day of Dec. , 2005.

बदर-७
५२५० १२७
२००५

Explained and Identified
by us;

Vikas Jain

Dilip Jain

SHRI VIKAS C. JAIN and **SHRI DILIP C. JAIN**
(Executants)

ACCEPTANCE

I hereby accept the Power of Attorney given by **SHRI VIKAS C. JAIN** and **SHRI DILIP C. JAIN**

In my favour as above

SIGNED AND DELIVERED by the withinnamed

SHRI DEVENDRA C. MEHTA . *D. Mehta*

In the presence of

1. *(Handwritten signature)*
(Kinu)

2.





29/12/2005

दुय्यम निबंधका

2:01:48 pm

कुर्ला 2 (मिडकोडी)

दस्त गोपवारा भाग-1

यदर7

दस्त क्र 7644/2005

8

दस्त क्रमांक : 7644/2005

दस्ताचा प्रकार : मुख्यावरनावा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

1 नाव व/ - मोल कोपेरेशन लक्षे भलीदार विकास
 छगनलाल जैन . .
 पत्ता: घर/फ्लॉट नं. पी.के. रोड, नादूर . मुमुड (पं) मु 80
 गावठी/रस्ता :
 ईगारतीचे नाव :
 ईगारत नं. :
 पेट/पसाहल :
 शहर/गाव :
 तालुका :

सिद्दूत देणार

वय 42

सही

Handwritten signature



12074 - 125010

सगळ्यांचा उरता



2 नाव व/ - मोल कोपेरेशन लक्षे भलीदार विनोय सी जैन . .
 पत्ता: घर/फ्लॉट नं. पी.के. रोड, नादूर . मुमुड (पं) मु 80
 गावठी/रस्ता :
 ईगारतीचे नाव :
 ईगारत नं. :
 पेट/पसाहल :
 शहर/गाव :
 तालुका :

सिद्दूत देणार

वय 38

सही

Handwritten signature



12074 - 125011



3 नाव व/ - देवेंद्र सी. मंगल . .
 पत्ता: घर/फ्लॉट नं. सी. विंग, धामजलत, अजय नगर
 , मिडकोडी
 गावठी/रस्ता :
 ईगारतीचे नाव :
 ईगारत नं. :
 पेट/पसाहल :
 शहर/गाव :
 तालुका :
 पिन :
 वीस नम्बर :

सिद्दूत देणार

वय 36

सही

Handwritten signature



12074 - 125013





दस्त गोपवारा भाग - 2

बदर

दस्त क्रमांक (7844/2005)

५५

दस्त क्र. [बदर-7844-2005] चा गोपवारा
बाजार मूल्य : 1 शोधदस्त 1 परतेले मुद्रांक शुल्क : 100

घावती क्र.: 7862 दिनांक: 29/12/2005

दस्त हजार केव्हाचा दिनांक : 29/12/2005 01:53 PM
निष्पादनाचा दिनांक : 29/12/2005
दस्त हजार करणा-घापी सही :

बदर-७
१२५०
२५०७

घावती क्र.: 7862 दिनांक: 29/12/2005
नाम: श्री. मोक्ष कॉर्पोरेशन लई भागीदार विभाग
जेन -
100 गोदणी फी
100 भूकल (अ. 11(1)), वृष्टांत-वाची मर्यादा
(अ. 11(2)),
कलपात (अ. 12) व छायाचित्रण (अ. 13)
एकत्रित फी

दस्तावा पत्तार : 48) मुद्राघारनामा
शिक्षण क्र. 1 ची वेळ : [सादरीकरण] 29/12/2005 01:53 PM
शिक्षण क्र. 2 ची वेळ : [एच] 29/12/2005 01:57 PM
शिक्षण क्र. 3 ची वेळ : [कमुनी] 29/12/2005 02:01 PM
शिक्षण क्र. 4 ची वेळ : [ओळख] 29/12/2005 02:01 PM

200: एकूण

दस्त मोद केव्हाचा दिनांक : 29/12/2005 02:01 PM

James
निबंधकाची सही, कुर्ता 2 (विजोली)
५. ९. खोड

ओळख :
घावतीत इतम असे निवेदीत करतात की, ते दस्तऐवज करून देणा यांना व्यक्तीस ओळखतात,
व त्यांची ओळख घटवतात.

1) किराट उपवार - , घर/प्लॉट नं: 4 , मंगेश महालक्ष्मी , गोसाळा रोड, मुलुंड गु 80

माली/रस्ता :
ईमारतीचे नाव :
ईमारत नं. :
पेट/वसाहत :
शहर/गाव :
तालुका :
पिन :

Handwritten signature

2) अजय देई - , घर/प्लॉट नं: 4 , मंगेश महालक्ष्मी , गोसाळा रोड, मुलुंड गु 80

माली/रस्ता :
ईमारतीचे नाव :
ईमारत नं. :
पेट/वसाहत :
शहर/गाव :
तालुका :
पिन :

Handwritten signature



बनागित करण्यात येते कि या दस्तावाचे
एकूण जाय (५) पाने आहेत.
बदर ७/ ७९१२/२००५
मुद्रांक क्रमांक १ क्रमांक बदर
गोंदला
दिनांक

James
निबंधकाची सही, कुर्ता-२
मुंबई उपनगर जिल्हा.

५. ९. खोड

James
निबंधकाची सही
कुर्ता 2 (विजोली)
५. ९. खोड



घोषणापत्र

बदर-७
१९५०
२९.११

मी श्री. त्रैवेन्द्र याद्वारे घोषित करारनामा या शिर्षकाचा कर्तव्य निबंधक तुलना-२ यांचे कार्यालयात लिंकप्लान या दि. २९/११/५० रोजी मला दिलेल्या तुलनात्मकपत्राच्या आधारे मी सादर करत नोंदणीस सादर केला आहे निष्पादीत करून कडुलीजबाब दिला आहे. सादर तुलनात्मकपत्र लिहून देणार यांनी तुलनात्मकपत्र बंद केलेले नाही तुलनात्मकपत्र लिहून देणार पत्रव्यवस्थेची कोणीही व्यवस्था झालेले नाही किंवा अन्य कोणत्याही कारणातुळे तुलनात्मकपत्र बंदघातल ठरलेले नाही. सादरचे तुलनात्मकपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन घुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल याची मला जाणीव आहे.

D. ...

तुलनात्मकपत्रधारकाचे नाव व र. नं.



बदर-०
१८५० १४५
भोक्षरकार

आयकर विभाग
INCOME TAX DEPARTMENT



SHEETAL SUDHIR MENTA

SUDHIR MANLAL MENTA

06/10/1979
Permanent Account Number

AMGPM2807H

Signature

GOVT. OF INDIA





02/04/2007 दुधयम निबंधका
12:47:54 pm सुलती 2 (विजोली)

दस्त गोषवारा भाग-1

पदर
दस्त क्र 1950/2007
४६

दस्त क्रमांक : 1950/2007
दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: म/ श्री. मोहन कोण्डेशन लक्ष्मी प्रो. विकास छगणपतल जोन - AACPJ4467A बांध्यावलीने कु मु मंगून श्री देवेंद्र श्री. मेहता - - पत्ता: घट/फ्लोट नं. पी.के रोड, नादूर, मुमुंब (पे नु 80</p> <p>गल्ली/रस्ता: - ईमारत</p>	<p>निवृत्त देणार वय 39 सही</p> <p><i>D. S. Meh</i></p>		
2	<p>नाव: म/ साई कस्तूरबान लक्ष्मी भागीदार श्री. दिलीप जोन - AARPJ19966K - बांध्यावलीने कु मु मंगून श्री. देवेंद्र श्री. मेहता - - पत्ता: घट/फ्लोट नं. पी.के रोड, नादूर, मुमुंब (पे नु 80</p> <p>गल्ली/रस्ता: - ईमारतीचे</p>	<p>मान्यता देणार वय 39 सही</p> <p><i>D. S. Meh</i></p>		
3	<p>नाव: किलाल सुपीर मेहता - - पत्ता: घट/फ्लोट नं. एन 440, तारापुर टॉवर, ओशिवरा, अपेरी (पे नु 53</p> <p>गल्ली/रस्ता: - ईमारतीचे नाव - ईमारत नं. - पेट/पत्ताहता: - शहर/गाव: - जिल्हा: - पिन: - जिल्हा नाव</p>	<p>निवृत्त देणार वय 27 सही</p> <p><i>Sheela</i></p>		





दस्त गोपवारा भाग - 2

बदर

दस्त क्रमांक (1950/2007)

80/80

दस्त क्र. [बदर-1950-2007] चा गोपवारा
बाजार मूल्य : 4907726 गोपवारा 5370000 भरलेले मुद्रांक शुल्क : 251100

दस्त हजर केल्याचा दिनांक : 02/04/2007 12:42 PM
निष्ठावनाचा दिनांक : 02/04/2007
दस्त हजर करणा-याची सही

दस्ताचा प्रकार : (25) करारनाम
शिक्या क्र. 1 ची वेळ : (सादरीकरण) 02/04/2007 12:42 PM
शिक्या क्र. 2 ची वेळ : (डी) 02/04/2007 12:46 PM
शिक्या क्र. 3 ची वेळ : (अधुनी) 02/04/2007 12:47 PM
शिक्या क्र. 4 ची वेळ : (ओळख) 02/04/2007 12:47 PM

दस्त भोंद केल्याचा दिनांक : 02/04/2007 12:47 PM

ओळख :
खालील इतर असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तींना ओळखतात,
व त्यांची ओळख पटवितात.

1) किरीट ठाकरे - - , घर/फ्लॅट नं: 4 , भगेश महालक्ष्मी , मोसाला रोड, मुलुंड मु 80

गल्ली/रस्ता : -
इभारतीचे नाव : -
इभारत नं: -
पेट/वसाहत : -
शहर/गाव : -
तालुका : -
पिन : -

2) सुपीर मेहता - - , घर/फ्लॅट नं: एन 440, सारानूर टोवर, अशिवरा, अंधेरी (पु) मु 53

गल्ली/रस्ता : -
इभारतीचे नाव : -
इभारत नं: -
पेट/वसाहत : -
शहर/गाव : -
तालुका : -
पिन : -

घाबरी क्र.: 1958 दिनांक: 02/04/2007

घाबरीचे वर्गन

नाव: शिवाल सुपीर मेहता - -

30000 : नोंदणी फी

900 : नक्शा (अ. 11(1)), पृष्ठांकनाची नक्शा (अ. 11(2)),

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

30900: एकूण

mhl

ड. निबंधकाची सही, कुर्ता 2 (विक्रयी)

(सी.एम.ड. हंमेट)

mhl
ड. निबंधकाची सही
कुर्ता 2 (विक्रयी)

(सी.एम.ड. हंमेट)



ब्रमाचिन करघ्यात घेतें कि या दस्तावध्ये

एक पत्तेराखी (80) घाने ज. इत

बदर-3/ 9280 / 2007

मुद्रांक क्रमांक - 1 क्रमांकित

नादला 02/04/2007

दिनांक

mhl

धह. दुय्यम निबंधक कुर्ता-2

मुबई उपनगर जिल्हा

(सी.एम.ड. हंमेट)