

RLMS ID : _____
 Saving A/C No. 34614475658
 CIF NO. 1 _____
 2 _____
 3 _____

CREDIT INSURANCE

PRTECTED

UNPROTECTED

Applicant Name Dimpal J. Mukherjee - 88129640044
 Co-Applicant Name Jay Mukherjee - 88132415387
 Co-Applicant / Guarantor Name _____
 Contact No. _____ Mobile 9930468346

Loan Amount 30,00,000/- Tenure 20 (Months)
 Interest Rate 8.90 EMI _____
 SBI LIFE YES / NO Rs. _____ Moratorium - YES / NO (Months)
 Loan Type : Term Loan / Maxgain

Property Location Kopar Khairane
 Property Cost 1.5 Cr.
 Name of Developer / Vendor _____

Branch Vashi (Code No.) 15285

SSL Executive - Name & Mobile No. Vishwanath J. Email ID : 9833770282
 Team Leader Name, Mobile No. Priyanka Deolhia Email ID : _____
 AMT I / II / III

	Name	Sent On	Recd. Date
SEARCH - 1	<u>Jitendra Patel</u>		
SEARCH - 2			
VALUATION - 1			
VALUATION - 2			

	Agency Name	By Date
RESIDENCE VERIFICATION	<u>Jamane</u>	<u>15/6/24</u>
OFFICE VERIFICATION		
SITE INSPECTION		
ITR VERIFICATION		
SELLER R/O VERIFICATION		

Co-ordination	Dt.
Processing	Dt.
Sanction	Dt.
Control.	Dt.
Documentation	Dt.
A/c Opening	Dt.

A/C NO
DOC EXECUTION REG. NO
NOI DONE BY
EM DONE
NACH / SI
COLLATERAL NO.

(Handwritten signature)



Tuesday, December 16, 2014
5:18 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 11920 दिनांक: 16/12/2014

गावाचे नाव: दिघे
दस्तऐवजाचा अनुक्रमांक: टनन1-10265-2014
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: डिंपल जॉय मुखर्जी

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 1320.00
पृष्ठांची संख्या: 66

एकूण: ₹. 31320.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 5:31 PM ह्या वेळेस मिळेल.
Sub-Registrar Thane

बाजार मूल्य: ₹. 3200000/-

मोबदला: ₹. 7168500/-

भरलेले सुद्रांक शुल्क: ₹. 430150/-

सह दुय्यम निबंधक वर्ग-२

ठाणे-९



- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹. 30000/-
सीडी/घनादेश/पे ऑर्डर क्रमांक: MH004478457201415R दिनांक: 16/12/2014
देयकाचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 1320/-

(Handwritten signature)

(Handwritten signature)



16/12/2014

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे

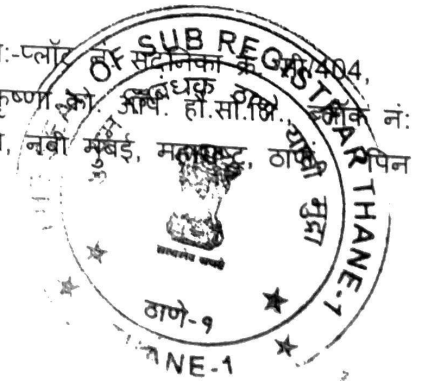
दस्त क्रमांक : 10265/2014

नोटणी :

Regn:63m

गावाचे नाव : 1) दिघे

- | | |
|---|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 7168500 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 3200000 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :सदनिका नं: 703, माळा नं: 7 वा मजला,ई विंग, इमारतीचे नाव: ग्रीन वर्ल्ड, ब्लॉक नं: ठाणे बेलापूर रोड, रोड : दिघा,नवी मुंबई, इतर माहिती: सदनिका नं: 703, माळा नं: 7 वा मजला,ई विंग, इमारतीचे नाव: ग्रीन वर्ल्ड, ब्लॉक नं: ठाणे बेलापूर रोड, रोड नं: दिघा,नवी मुंबई, इतर माहिती: मौजे-दिघे,नवी मुंबई येथील सर्वे न. 242,हिस्सा न. 1,सदनिकेचे क्षेत्रफळ 661 चौ.फुट कारपेट एरिया.((Survey Number : सर्वे नं. 242 हिस्सा न. 1 ;)) |
| (5) क्षेत्रफळ | 1) 661 चौ.फूट |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे. माऊंट मेरी बिल्डर्स तर्फे मालक सौ सुशिला सुरेशबाबू मालगे तर्फे कु. मु. म्हणून सोनू सुरेशबाबू मालगे - - वय:-33; पत्ता:-प्लॉट नं: ऑफीस नं. 205, माळा नं: 2 रा मजला, इमारतीचे नाव: तुलसी श्याम बिल्डींग, ब्लॉक नं: तीन हात नाका, रोड नं: ठाणे प., . . पिन कोड:-400604 पॅन नं:- AJTPM6854A |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-डिंपल जॉय मुखर्जी वय:-38; पत्ता:-प्लॉट नं: सदनिका क्रं. सी/404, माळा नं: 4 था मजला, इमारतीचे नाव: न्यू कृष्णा को. ऑप. हौ.सो.लि., ब्लॉक नं: प्लॉट नं. 17, सेक्टर-14, रोड नं: कोपर खैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AJWPM7510L
2): नाव:-जॉय प्रणव मुखर्जी वय:-40; पत्ता:-प्लॉट नं: सदनिका क्रं. सी/404, माळा नं: 4 था मजला, इमारतीचे नाव: न्यू कृष्णा को. ऑप. हौ.सो.लि., ब्लॉक नं: प्लॉट नं. 17, सेक्टर-14, रोड नं: कोपर खैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AJWPM7509B |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 16/12/2014 |





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१४

१. दस्तावेजा प्रकार :- AGREEMENT FOR SALE अनुच्छेद क्रमांक :- २५ब

२. सादरकर्त्याचे नाव :- MRS. DIMPLE JOY MUKHERJEE

३. तालुका :- NAVI MUMBAI

४. गावाचे नाव :- DIGHE, NAVI MUMBAI

५. नगरभूमापन क्रमांक / सर्व्हे क्र. :- GUT NO. 242, HISSA No. 1

६. मूल्य दरविभाग (झोन) :- ६/२१० उपविभाग :-

७. मिळकतीचा प्रकार :- खूली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ.मी. दर 14400/- 40100/- 50000/- 59900/- 50000/-

२९. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ६६९ कारपेट चौ. फूट

२०. कारपार्किंग :- गच्ची :- पोटमाळा :-

२१. मजला क्रमांक :- 7th Floor सुविधा :- आहे / नाही

२२. बांधकाम वर्ष :- मसारा :-

२३. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्ध पक्के / पत्थरचे

२४. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्रमांक NE-1 ज्याच्या दिलेली घट / वाढ

२५. लिट्ट अँड लायसन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम :-

निवासी / अनिवासी २. अनामत रक्कम / अगाव भाडे :-

३. कालावधी :-

१५. निर्धारित केलेले बाजारमूल्य :-

टनज - १
दस्त क्रमांक १०२४४/२०१४
१/६८

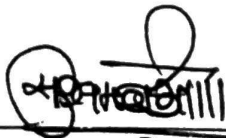
 32,00,000/-

१६. दस्तामध्ये दर्शविलेली मोगदला :- 71,68,500/-

१७. देय मुद्रांक शुल्क :- 4,30,150/- भरलेले मुद्रांक शुल्क :- 4,30,150/-

१८. देय नोंदणी फी :- 30,000/-

लिपीक


सह दय्यम निबंधक



CHALLAN

MTR Form Number - 6

GRN NUMBER	MH004478457201415R	BARCODE	Form ID :	Date: 15-12-2014
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR113-THN1_HQR SUB REGISTRA THANE URBAN 1	Location	PAN-AJWPM7510L PAN No. (If Applicable)	
Year	Period: From : 15/12/2014 To : 31/03/2099		Full Name RIMPLE JOY KUMERJEE	
Object	Amount in Rs.	Flt/Block	FLAT NO 703 7TH FLOOR WING GREEN WORLD THANE BELAPUR ROAD DIGHA NAVI MUMBAI Maharashtra	
0030046401-75	430150.00	Premises/ Bldg		
0030063301-70	30000.00	Road/Street/Area		
	0.00	Locality		
	0.00	Town	THANE-1	
	0.00	District	MUMBAI Maharashtra	
	0.00	PIN	4 0 0 7 0 8	
	0.00	Remarks (If Any) :		
	0.00	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>टन - 9</p> <p>दस्ता क्रमांक 10244/2014</p> <p>3</p> </div>		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	460150.00	Amount in words	Rupees Four Lakhs Sixty Thousand One Hundred Fifty Only	
Payment Details:IDBI NetBanking Payment ID : 53843131		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332014121550967		
Cheque- DD No.		Date	15-12-2014	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		



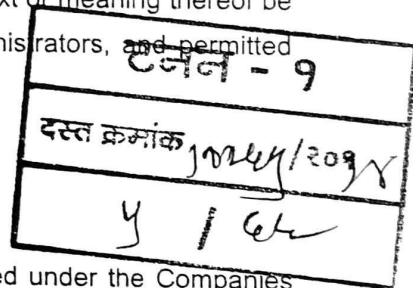
AGREEMENT

This Agreement made at Navi Mumbai on this 16th day of Dec 2014 Between S m

M/S. MOUNT MARY BUILDERS, a Proprietary Firm, through its Proprietress Mrs. Sushila Sureshbabu Malge having her Office at 205 Tulsi Shyam Building Teen Hath Naka Thane (W) – 400 604, hereafter referred to as **"THE PROMOTER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heir executors, administrators, successors and assigns) of the **ONE PART**.

AND

MRS. DIMPLE JOY MUKHERJEE (PAN No. AJWPM7510L) & **MR. JOYDEONAB MUKHERJEE** (PAN No. AJWPM7509B) adults, Indian inhabitants, residing at C - 404, New Krishna Co-op Hsg Society Ltd, Plot No - 17, Sector - 14, Koperkhairne, Navimumbai - 400709 hereinafter called as the **"PURCHASER/S"** (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to include his / her / their heirs, executors, administrators, and permitted assigns) of the **OTHER PART**.



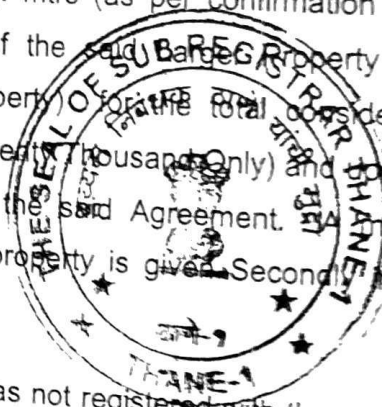
WHEREAS:

- a. Western India Tanneries Ltd., a Company registered under the Companies Act, 1956 having its registered office at 2A, Dharavi, Mumbai 400 017 (hereinafter referred to as the "OWNER") are seized and possessed of and otherwise well and sufficiently entitled to as the Owner of land bearing Gut no.-242, Hissa No - 1 to 7 situated at Village Dighe, Taluka and in the Registration District and Sub District of Thane, admeasuring 10 Acres i.e. 48,400 sq. yards equivalent to 40,468 sq. meters or thereabout and more particularly described in the First Schedule hereunder written (hereinafter referred to as the said Larger Property).
- b. By an Agreement dated 2nd December 1985 executed between the Owners and the Promoters herein, the said Owners have granted to the Promoters herein the development rights in respects of property bearing Gut No - 242, Hissa No - 4, 5, 6 & 7, admeasuring 2 Acres and 29 Gunthas i.e. 13189 sq. yards equivalent to 11027 sq. mtrs or thereabouts and forming part of the said Larger Property (Hereinafter referred to as the First Property) for the total consideration of Rs.13,70,000/- (Rupees Thirteen Lacs Seventy Thousand Only) and upon such terms and conditions as contained in the said Agreement. A more particular description of the said First property is given Firstly in the Second Schedule hereunder written.

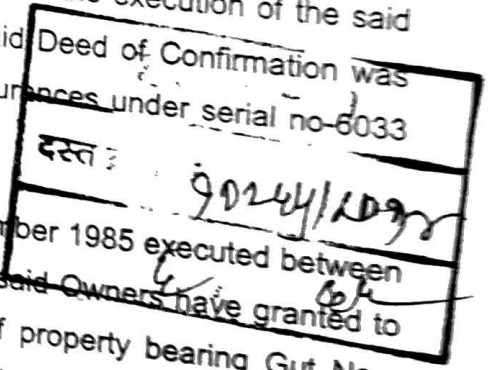
Sushila Malge
M. Mukherjee 1
7/7

Since the aforesaid Agreement was not registered with the concerned office of Sub Registrar of Assurances, by a Deed of Confirmation dated 19th December 2006, executed between the said Owners and the Promoter, both the Owners and the Promoter have confirmed the execution of the said Agreement dated 2nd December 1985. The said Deed of Confirmation was registered in the office of Sub-registrar of Assurances under serial no-6031 of 2006 on 19-12-2006.

d By another Agreement also dated 2nd December 1985 executed between the said Owners and the Promoter herein, the said Owner have granted to the Promoter the development rights in respect of property bearing Gut No - 242 (part), Hissa No - 1 & 2 admeasuring 1 Acres and 26- $\frac{1}{2}$ Gunthas i.e. 8046 sq. yards equivalent to 6727 sq. mtrs (as per confirmation it is 6730) or thereabouts and forming part of the said Larger Property (Hereinafter referred to as the Second Property) for the total consideration of Rs. 9,20,000/- (Rupees Nine Lacs Twenty Thousand Only) and upon such terms and conditions as contained in the said Agreement. A more particular description of the said Second property is given Secondly in the Second Schedule hereunder written.



e. Since the aforesaid Agreement was not registered with the concerned office of Sub Registrar of Assurances, by Deed of Confirmation dated 19th December 2006, executed between the said Owners and the said Promoter, both the Owner and the Promoter have confirmed the execution of the said Agreement dated 2nd December 1985. The said Deed of Confirmation was registered in the office of Sub-registrar of Assurances under serial no-6033 of 2006 on 19-12-2006.

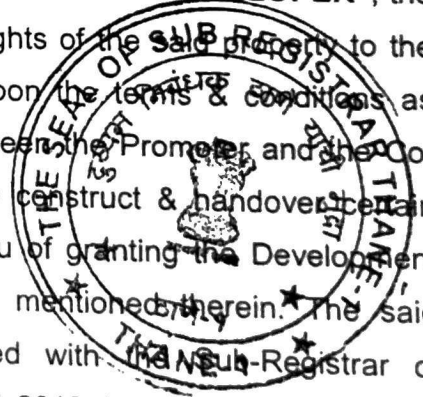


f By yet another Agreement also dated 2nd December 1985 executed between the said Owners and the Promoter herein, the said Owners have granted to the Promoter development rights in respect of property bearing Gut No - 242, Hissa No- 3 admeasuring 5 Acres and 24 $\frac{1}{2}$ Gunthas i.e. 27,164 sq. yards equivalent to 22,712 sq. mtrs or thereabouts and forming part of the said Larger Property (Hereinafter referred to as the Third Property) for the total consideration of Rs. 25,00,000/- (Rupees Twenty-Five Lacs Only) and upon such terms and conditions as contained in the said Agreement. A more particular description of the said Third property is given Thirdly in the Second schedule hereunder written.

g Since the aforesaid Agreement was not registered with the concerned office of Sub Registrar of Assurances, by Deed of Confirmation dated 19th December 2006, executed between the Owners and the Promoter, both the

Owners and the Promoter have confirmed the execution of the said Agreement dated 2nd December 1985. The said Deed of Confirmation was registered in the office of Sub-registrar of Assurances under serial no-6032 of 2006 on 19-12-2006.

- h. In the circumstances, by virtue of the said three Agreements and the said three Deeds of Confirmation, the Promoter herein are entitled to develop the said First Property, Second Property and the Third Property which comprises the Larger Property. The 7/12 abstract of said larger Property are annexed hereto & marked **Annexure "A-colly"**.
- i. All the First Property, the Second Property and the Third Property are contiguous lands and form one gut. (All the First Property, Second Property and Third Property is hereinafter collectively referred to as the said Property and all reference to the said property hereinafter shall mean & include the First Property, the Second Property and the Third Property, collectively, unless specifically otherwise mentioned).
- j. By an Agreement for Joint Venture dated 15/04/2010 executed between the Owners, the Promoters herein as the Developer therein, and one M/S AKSHAR SPACE PVT LTD, a Private Limited Company incorporated under The Companies Act, 1956, having its Office at 2nd Floor, Big Splash, Sector 17, Vashi, Navi Mumbai, through its Authorised Directors MR. Hari B. Mujat Property. therein and hereinafter referred to as "**The CO-DEVELOPER**", the Promoter herein granted the development rights of the said property to the Co-developer for such consideration and upon the terms & conditions as mentioned therein. As mutually agreed between the Promoter and the Co-developer, the Co-developer has agreed to construct & handover certain constructed premises to the Promoter in lieu of granting the Development rights in respect of the said property, as mentioned therein. The said Agreement for Joint Venture is registered with the Sub-Registrar of Assurances at Thane vide No. TNN 11-01791-2010 dated 15/04/2010.
- k. By a General and Substituted Power of Attorney dated 15/04/2010, the Promoters have granted to the Co-developer powers to develop the said property. The said General and Substituted Power of Attorney is registered with the Sub-Registrar of Assurances at Thane vide No. TNN 11-01792-2010 dated 15/04/2010.
- l. By a Supplementary Agreement for Joint Venture dated 15/04/2010, executed between the Promoter and the Co-developer, both the Promoter and the said Co-developer have identified & earmarked the specific



टनन - १
दस्त क्रमांक १०२०५ / २०१०
६/१/२०१०

premises coming to their respective share. The said Supplementary Agreement is registered with the Sub-registrar of Assurances, at Thane Vide No. TNN 3-04571-2010 dated 09/07/2010.

- m. The Co-developers in consultation with the Promoters herein have appointed Mr. Satish Ahuja as the Architects and have entered into such Agreements as prescribed by the Council of Architects. The Co-developers have also appointed a Structural Engineer for the preparation of the structural design and drawing of the buildings and the Promoter accept the professional supervision of the Architect and Structural Engineer till the completion of the building.
- n. The Co-developers, through their Architect Mr. Satish Ahuja have prepared building plans and has submitted to NMMC and other authorities the said building plans, specifications and designs for the said property. The NMMC has sanctioned the building plans, specifications and designs submitted by the Co-Developer and granted the Commencement Certificate and Development permission vide Letter No. NMMC/TPD/BP/CASE NO.A-10620/1525/2010 dated 23-04-2010. A copy thereof has been annexed hereto and marked "**Annexure B**".
- o. The Co-developer has now commenced with the construction of the complex on the said Property in accordance with sanctioned plans and the Promoter is desirous of selling flats coming to her share in the said proposed Complex (which is named as "**GREEN WORLD**").
- p. The Report on Title issued by M/s. Himanshu Bheda & Co, Advocates, has been seen and inspected by the Purchaser and a copy thereof has been annexed hereto and marked "**Annexure C**". The Purchaser has also prior to the execution of this Agreement for himself / herself satisfied about the right and title of the Promoter to the said Property, the right of the Promoter along with the Co- Developer to develop the said Property and to construct the said proposed Complex/building on the said Property more particularly described in the First and Second Schedule hereunder written. The Purchaser by virtue of his/her/their having executed this Agreement, is deemed to have accepted the title of the Promoter to the said Property as clear & marketable & free from all encumbrances and no further requisition or objection shall be raised upon it in any matter relating thereto.
- q. On satisfying himself/herself about the plans and other terms and conditions including the Title, the Purchaser hereby agrees to purchase **Flat No. 703** on the **7th Floor** in '**E**' Wing admeasuring about **661 Sq.Ft.** or thereabouts

टनन - 9
दस्त क्रमांक 90264/2017
6/1

sm

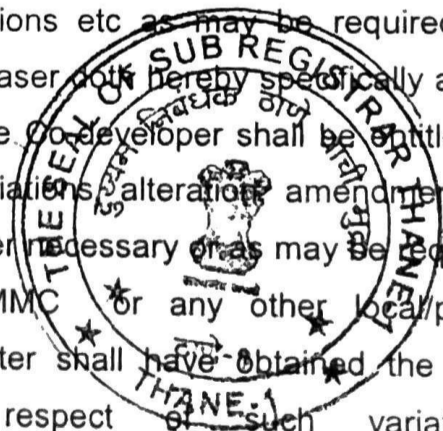
[Handwritten signature]

Carpet Area (hereinafter referred to as the said Premises) in the Project known as "GREEN WORLD" and more particularly described in the Third Schedule hereunder written for a total agreed consideration of **Rs.71,68,500/- (Rupees Seventy One Lakhs Sixty Eight Thousand Five Hundred Only.)** The said premises forms a part of the Promoters allocations & hence the Promoters have full right and absolute authority to sell the said premises to the Purchaser. The typical floor plan of the said Flat/Shop is annexed hereto & marked with "Annexure D".

r. Now both the Parties are desirous of recording the terms and conditions of these presents so reached between them.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963, and the Maharashtra Ownership Flats Rules, 1964 or any amendment there in or re-enactment thereof for the time being in force or any other provisions of law applicable from time to time.
2. The Promoter along with the Co-developer shall under normal conditions construct a building on the said property in accordance with the said plans and specifications approved and sanctioned by the NMMC and other concerned authorities with variations and modifications as the said Co-developer in consultation with Promoter may consider necessary or desirable as may be required by NMMC or any Public Body or Authority to be made by them and/or any other changes or alteration which the Promoter and the Co-developer in their absolute discretion deem fit either in the whole Building or part thereof or in the premises and the Purchaser hereby give irrevocable consent to the Promoter and the Co-developer to incorporate all such changes, modifications etc as may be required by, NMMC or any other authority. The Purchaser do hereby specifically agree with the Promoter that Promoter and the Co-developer shall be entitled to make any such changes, additions, variations, alterations, amendments & modifications therein as they may consider necessary or as may be required to be done/considered proper by NMMC or any other local/public body/authority provided that the Promoter shall have obtained the prior consent of the Purchaser in respect of such variations/modifications/alteration/ amendment that may adversely affect the Purchaser's said Flat/Shop hereby agreed to be purchased/acquired by them as per the terms of these presents. The said plans and specifications have been kept at the office of the Promoter for inspection.



Sm

[Handwritten signature]

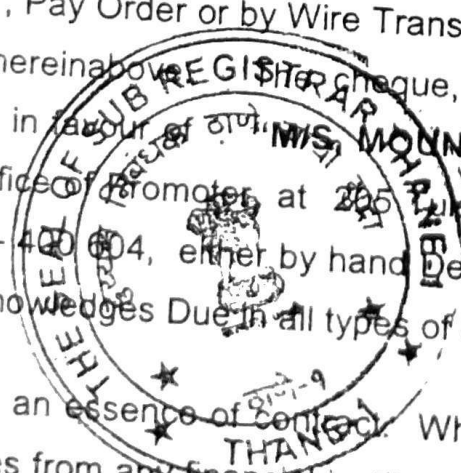
5

फल - 9
दस्त क्रमांक 40244/2022
e/144

3. The said premises forms a part of the Promoters allocations & hence the Promoters have full right and absolute authority to sell the said premises to the Purchaser. The Purchaser/s has/have, prior to execution of this Agreement satisfied himself/herself/themselves about the title of the Promoter to the said Property described in the First and Second Schedule hereunder written and the Promoters right to sell the said premises hereunder. The Purchaser/s shall not be entitled to further investigate the title of the Promoter /Owner and no requisitions or objections shall be raised on any matter relating thereto.

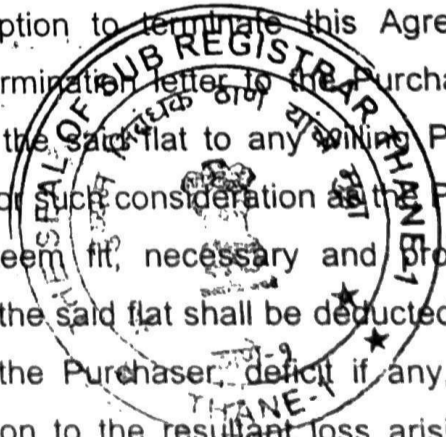
4. The Purchaser hereby agrees to purchase **Flat No. 703** on the **7th Floor** in 'E' Wing admeasuring about **661 Sq.Ft.** or thereabouts Carpet Area (hereinafter referred to as the said Premises) in the Project known as "GREEN WORLD" which is more particularly described in the Third Schedule hereunder written, for a total agreed consideration of **Rs.71,68,500/- (Rupees Seventy One Lakhs Sixty Eight Thousand Five Hundred Only.)** The purchaser/s has / have paid a sum of **Rs.14,44,700/- (Rupees Fourteen Lakhs Forty Four Thousand Seven Hundred Only)** on or before the execution of these presents as earnest towards the said Flat (the Payment and receipt whereof the Promoters do hereby admit and acknowledge and of and from the same discharge the Purchaser/s forever). The balance consideration of **Rs.57,23,800/- (Rupees Fifty Seven Lakhs Twenty Three Thousand Eight Hundred Only).** shall be paid by the Purchaser to the Promoter as per the following schedule and as is also mentioned in **Annexure E** annexed hereto : (Time being essence of the contract) :-

The payment of any of installment/payment will be accepted by cheque,/Demand Draft , Pay Order or by Wire Transfer only and as per our schedule mentioned hereinabove. Cheque, Demand Draft or Pay Order should be drawn in favour of **M/S. MOUNT MARY BUILDERS "**, and shall be sent to Office of Promoter, at **205 Palsi Shyam Building Teen Hath Naka Thane (W) - 400 004**, either by hand Delivery or by Registered A/D or by Courier (Acknowledges Due in all types of Deliveries).



5. The time for payment is an essence of contract. Whether the Purchaser is availing the loan facilities from any financial institution or not, the Purchaser has unconditionally agreed to pay all the above installments due within 10 days from the due dates, failing which the Purchaser shall pay financial charges at the rate of 24% p.a. till the payment of the installments. The Promoter shall charge the Financial charge to the Purchaser without prejudice to their other rights in law.

6. The installments referred herein above and payable by the Purchaser shall be paid on the respective due dates strictly as per the aforesaid time schedule without any delay or default as time in respect of payment of installments in respect of all amounts payable under this Agreement are the essence of the Contract. The Promoter shall forward to the Purchaser at the address given by the Purchaser in this Agreement intimation regarding the Promoter and the Co-developer having commenced the aforesaid work. The Purchaser shall be bound to pay the amount of the installments within ten days from the date the Promoter has dispatched such intimation Under Certificate of Posting /By Courier at the address of the Purchaser as given in this Agreement. The Purchaser will not hold the Promoter responsible for delay in postal service or delay in receipt or non-receipt of the said letter. In the event the Promoter do not receive any of the installments for any reason whatsoever within the stipulated due dates, the Purchaser/s shall be liable to pay the Promoter interest @ 24% p. a for delayed payments. The Promoter shall obtain and keep in its office situate at the said property for the inspection by the Purchaser, the Certificate of Architect certifying that the Promoter and the Co-developer has commenced the work and such certificate shall be valid and binding upon the Purchaser and the Purchaser agrees not to dispute the same . If the Purchaser makes any delay or defaults in making payment of any of the installments referred hereinabove than the Promoter shall be entitled to charge for over due period interest at the rate of 24% per annum on all such overdue installments. It is further agreed that on the Purchaser committing default in Payment on the due dates all or any of the installments and/or other amounts referred herein and payable under this Agreement or if the Purchaser commits breach of any of the terms and conditions contained herein and to be observed and performed by the Purchaser then and in that case without prejudice to their other rights under this Agreement and under the law the Promoter shall be entitled at his sole discretion an option to terminate this Agreement . Immediately after the issue of the termination letter to the Purchaser, the Promoters shall be entitled to resell the said flat to any willing Purchaser upon such terms and conditions and for such consideration as the Promoters may in their absolute discretion, deem fit, necessary and proper. The resultant loss arising of the resale of the said flat shall be deducted from the part consideration already paid by the Purchaser, deficit if any, shall be payable by the Purchaser. In addition to the resultant loss arising of the resale of the said flat, Promoters shall be entitled to forfeit the 25% of the purchase price of the Premises. The balance amount/ refund if any, payable to the Purchaser shall be refunded by the Promoters (but without any



Sm

[Handwritten signature]

7

टनन - 9
दस्त क्रमांक 10264/2022
50/64

Promoter

52. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 or any amendment or reenactment thereof for the time being in force or any other provisions of law applicable thereto.

53. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by prepaid post under Certificate of Posting at his/her/their address specified below:-

Address: C - 404, New Krishna Co-op Hsg Society Ltd, Plot No - 17, Sector - 14, Koperkhairne, Navimumbai - 400709.

54. The Purchaser shall immediately after the execution of this Agreement lodge the same for Registration with the Sub-Registrar of Assurances at Thane and shall within two days after lodging the same intimate the Promoter of having done so with the date and serial number which the same has been so lodged for Registration of the Agreement. All out of pocket costs, charges and expenses including the Stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Purchasers.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO :

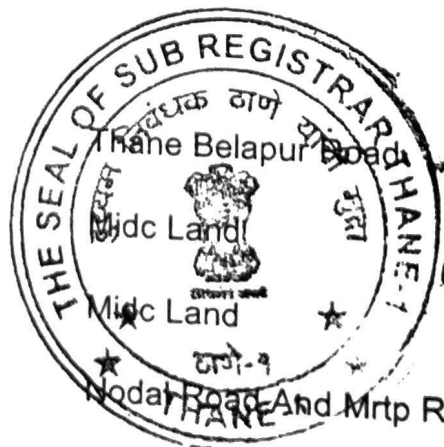
All those pieces and parcels of lands bearing Old survey/Gut no. 242, hissa nos. 1 to 7, and bearing Corresponding New / Revised Gut No. 242, Hissa No. 1 admeasuring 10 acres i.e. 48,400 sq. Yards equivalent to 40468 sq meters situated at village dighe taluka and in the registration district and sub district of thane and bounded as follows :

On or towards east

On or towards west

On or towards north

On or towards south



Thane Belapur Road
Nodal Road And Mrtp Railway Line

SECOND SCHEDULE FIRSTLY

All that pieces and parcels of lands admeasuring 2 acres 29 gunthas i.e. 13189 sq. Yards equivalent to 11027 sq meters or thereabouts situated at village dighe taluka and in the registration district and sub district of thane forming part of the larger property described in the first schedule hereunder written :

Sr. No	Survey no.	Hissa no.	Area
1.	242	4	.0-30-0
2	242	5	0-30-0
3	242	6	0-18-7
4	242	7	0-30-3

SECONDLY

All that pieces and parcels of lands admeasuring 1 acres 26.1/2 gunthas i.e. 8046 sq. Yards equivalent to 6730 sq meters or thereabouts situated at village dighe taluka and in the registration district and sub district of thane forming part of the larger property described in the first schedule hereunder written

Sr. No	Survey no.	Hissa no.	Area
1.	242	1	.0-40-0
2	242	2	0-26-2

THIRDLY

All that pieces and parcels of lands admeasuring 5 acres 24.1/2 gunthas i.e. 27164 sq. Yards equivalent to 22712 sq meters or thereabouts situated at village dighe taluka and in the registration district and sub district of thane forming part of the larger property described in the first schedule

Hereunder written

SR. NO	SURVEY NO.	HISSA NO.	AREA
1.	242	3	7-07-5

THE THIRD SCHEDULE HEREINABOVE REFERRED TO;

Flat No. 703 on the 7th Floor, in 'E' Wing admeasuring 661 Sq.Ft. (Carpet area) in the Project Known as "GREEN WORLD" to be constructed on the land described in the First and Second Schedule hereinabove.



IN WITNESS WHEREOF THE PARTIES HAVE HI PETO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY & THE YEAR FIRST HERE INABOVE WRITTEN.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED PROMOTER
M/S. MOUNT MARY BUILDERS
Through its Proprietress
MRS. SHUSHILA SURESHBABU MALGE

) For Mount Mary Builders

) Shushila Malge

)

)

)

)

Proprietress



IN THE PRESENCE OF

- 1)
- 2)

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER/S

MRS. DIMPLE JOY MUKHERJEE



Mukherjee



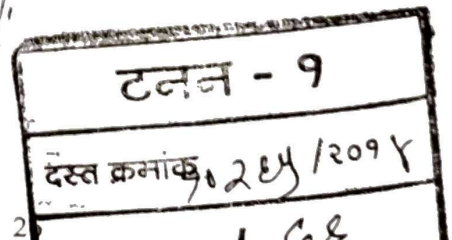
MR. JOY PRONAB MUKHERJEE



77

IN THE PRESENCE OF

- 1)
- 2)



RECEIPT

RECEIVED of and from the within named Purchaser **MRS. DIMPLE JOY MUKHERJEE & MR. JOY PRONAB MUKHERJEE** the sum of **Rs.14,44,700/-** (Rupees Fourteen Lakhs Forty Four Thousand Seven Hundred Only) to us as earnest Money Deposit on execution hereof as per terms and conditions of this Agreement by way of Cheque payments. The Details of the Cheques are given below.

Date	Cheque No.	Bank Name	Branch	Amount
30/07/2012	254141	ICICI	Prabhadevi	10,00,000
25/08/2012	536982	BOB	KOPARKHAIRNE	3,00,000
25/08/2012	254143	ICICI	Prabhadevi	1,44,700
TOTAL				14,44,700

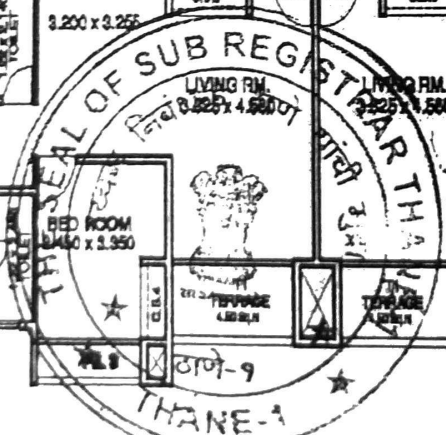
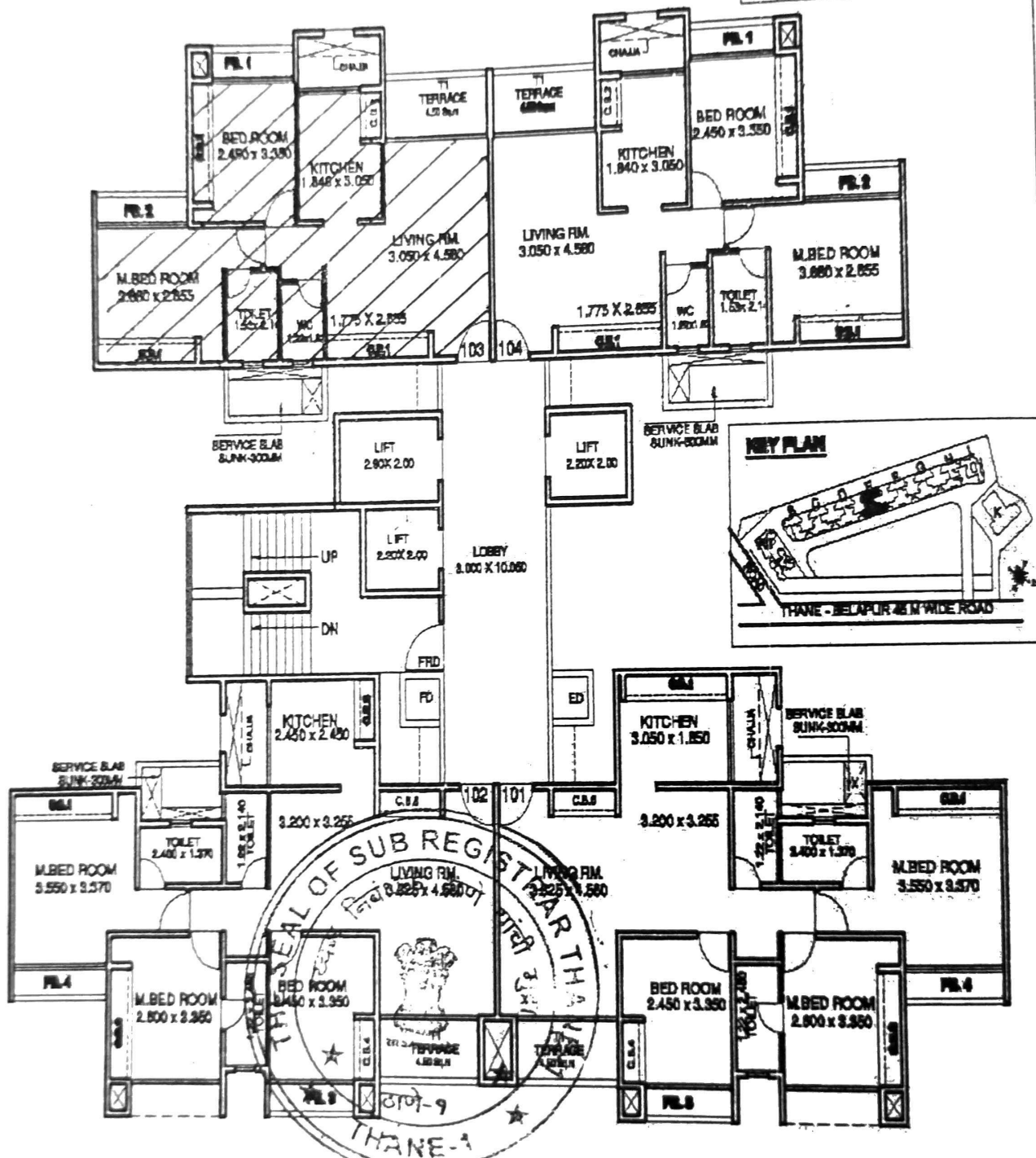
(Cheques Subject to Realisation)

WE SAY RECEIVED
M/S. MOUNT MARY BUILDERS
for Mount Mary Builders

ANNEXURE-'D'

WING E

WING	E
FLAT NO.	703
FLOOR	F th



TYPICAL ODD FLOOR PLAN
 1ST, 3RD, 5TH, 7TH, 9TH, 11TH,
 13TH, 15TH, 17TH, 19TH & 21ST

SIGNATURE OF PURCHASER
[Signature]
 SIGNATURE OF VENDOR

PROJECT
 PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING
 GAT.NO: 242, HISSA NO 1 TO 7, DIGHE, NAVI MUMBAI
 M/s WESTERN INDIA TANNERIES LTD.

5m

703

ANNEXURE- 'B'



नवी मुंबई
महानगरपालिका

**Navi Mumbai
Municipal Corporation**

पहिला माळा, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ११४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ १७ ८५

1ST. FLOOR, BELAPUR BHAYAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नमुंमपा/नरवि/बा.प./प्र.क्र.ए-१०६२०/१५२५ /२०१०
दिनांक :- २३/०४/२०१०.

प्रति,

मे. वेस्टर्न इंडीया टेलरिज कं. लि.

सर्व्हे क्र. २४२, हिस्सा क्र. १ ते ७, दिघा, नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र..१०३०/२००९

प्रकरण क्र. ए - १०६२०

विषय :- सर्व्हे क्र. २४२, हिस्सा क्र. १ ते ७, दिघा, नवी मुंबई यापैकी महाराष्ट्र औद्योगिक विकास महामंडळाने भुसंपादनानुतन वगळलेल्या हिस्सा क्र. २, ३, ४ पैकीच्या जागेत निवासी व वाणिज्य कारणासाठी बांधकाम परवानगी देणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि.- १६/०७/२००९ व १७/०४/२०१० रोजीचा अर्ज

महोदय,

सर्व्हे क्र. २४२, हिस्सा क्र. १ ते ७, दिघा, नवी मुंबई यापैकी महाराष्ट्र औद्योगिक विकास महामंडळाने भुसंपादनानुतन वगळलेल्या हिस्सा क्र. २, ३, ४ पैकीच्या जागेत निवासी व वाणिज्य कारणासाठी बांधकाम परवानगी देणेबाबतचा अस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. नवी मुंबई प्रकल्पासाठी सिडकने तयार केलेल्या व शासनाने मंजूर केलेल्या अंतिम विकास योजनेनुसार सदर नविन ' रहिवास ' विभागात समाविष्ट आहे. सबब, सदर जागेवर निवासी व अनुषंगीक वापर अनुज्ञेय आहे त्यानुसार संदर्भाधिन जागेत निवासी व वाणिज्य उपयोगासाठी बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत नियोजित बांधकामासाठी जोडीत आहे. तसेच खाली नमूद केलेल्या बाबींची नोंद घ्यावी.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.

सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविणेत येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील बांधकाम गाळे/सडीको यांची सुरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा मर्यादापत्र म्हणून संबंधित भूखंड धारकाने कंपनी पित बांधुन त्या ठिकाणी अनुचित प्रकार होऊ नये याची दक्षता घ्यावी. गोकुत्य कराना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पाचसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी सुरवादीची पातळी ठरवून घ्यावी. ★

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात येणे. मर्यादापत्रामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

इमारतीचे बांधकाम करणारे मजुरांचे निवासाकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शेट्स टॉयलेट करण्यास करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेकलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शेट स्वखर्चाने काढून टाकणेत यावी.



"जन्म असो वा मरण आवश्यक नोंदणीकरण"

कृ.मा.प

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नाव, ठेकेदाराचे नाव, बांधकाम क्षेत्रा इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहीतीसाठी ठेकेदाराचे नाव व दुरुध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि यिंनंती.

- अट : १) महाराष्ट्र जमिन महसुल अधिनियम १९६६ मधील तरतुदीनुसार व विहित कार्य पध्दतीनुसार सक्षम प्राधिकारी यांचे कडून बिनशेती परवानगी प्राप्त करून घेणे व त्यांतील अटी व शर्तीचे काटेकोर पालन करणे आपणांवर बंधनकारक राहिल.
- २) जोता तपासणी प्रमाणपत्रासाठी अर्ज करण्यापूर्वी पर्यावरण विभागाचा ना हरकत दाखला या कार्यालयास सादर करणे आपणावर बंधनकारक राहिल त्यानंतरच पुढील बांधकाम अनुज्ञेय करणेत येईल.
- ३) प्रस्तुत प्रकल्पातील १५% खुली जागा (Recreational Ground) विकासकाने स्वखर्चाने विकसित करून सामायिक वापरासाठी कायमस्वरूपी खुली (Open to Sky) ठेवणे बंधनकारक राहिल.
- ४) प्रस्तुत प्रकल्पामधील कम्युनिटी हॉलच्या सुविधाक्षेत्रासाठी अनुज्ञेय केलेल्या बांधकाम क्षेत्रासाठी विकास नियंत्रण नियमावलीतील तरतुदीनुसार भविष्यामध्ये पूर्वलक्षी प्रभावांने प्रिमियम आकारण्याबाबत नवी मुंबई महानगरपालिकेचे धोरण निश्चित झाल्यास त्यानुसार आवश्यक त्या शुल्काचा भरणा विनातक्रार करणे आपणांस बंधनकारक राहिल.
- ५) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करित असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूस अथवा सभोवतालच्या परिसरामधील - नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंगीक कायद्यातील तरतुदीचे काटेकोरपणे पालन/अंमलबजावणी करणे संबंधीत भूखंडधारक/ विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालू असलेल्या बांधकामामुळे जिवित अथवा सार्वजनिक/खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक/विकासक हे सर्वस्वी जबाबदार राहतील.
- ६) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे अर्जबाबतच्या सार्वजनिक स्वरूपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस कामाची पोहोचली असल्यास सदर बाबी पुर्ववत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची/विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- ७) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधीत भूखंडाच्या वास्तुविशारदाने कामाचे प्रगतीबाबतचा अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.
- ८) जागेचे क्षेत्र, मालकी, वहिवाट, हद्दी, चतुःसिमा इत्यादी बाबतीत कोणतीही तक्रार किंवा वाद उदभविल्यास बाबी निराकरण करण्याची जबाबदारी सर्वस्वी विकासकावर राहिल. तसेच या बाबतीत कोणी बदल झाल्यास सुर बांधकाम परवानगी रद्द समजण्यात येईल व जागेच्या सुधारित सिमांकन तसेच क्षेत्रफळाप्रमाणे प्रस्ताव सादर करून सुधारित बांधकाम परवानगी घेणे आपणांवर बंधनकारक राहिल.

आपला



(संजय शां. बाणाईत)

सहाय्यक संचालक, नगररचना

प्रत माहीतीसाठी:-

१) सतिश आहुजा, वास्तुविशारद

२) नवी मुंबई

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

DATE:- 23/04/2010

NO. NMMC TPD/BP/Case No. A-10620/1525/2010

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949. M/s. Western India Tanneries Comp. Ltd., on Survey No. 242, (Part) Digha, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = Resl. - 48615.466 M² + Comm. - 7283.346 M² = 55898.812 M²

(No of Units - Residential - 832 Nos., Commercial - Shops-32 Nos & Hotel - 01)

F.S.I. = 1.50

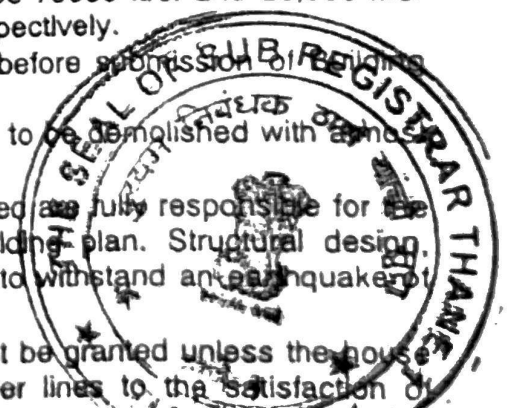
1) **The Certificate is liable to be revoked by the Corporation if:**

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

2) **THE APPLICANT SHALL :**

- Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
 - Give written notice to the Municipal Corporation regarding completion of work.
 - Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.
- The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. P. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot, No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.

- 12/
- 8) The amount of S.D. Rs.10,57,593/- S.D. Rs.7,46,340/- for Mosquito Prevention's Rs.7,46,340/- for debris & S.D. Rs. 1,87,000/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 15M. height. Following additional conditions shall apply :-
- a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
 - e) One of the lift(Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - h) Hazardous material shall not be stored.
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
 - j) Fire fighting application shall be distributed over the building.
 - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively. For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.
- 13) Recreation ground or amenity open space be developed before submission of buildings Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished with a no. care.
- 15) The Owner & the Architect and Structural Engineer concerned are fully responsible for the Construction quality of the building as per approved building plan. Structural design. Stability building construction quality, which should confirm to withstand an earthquake of Highest intensity in seismic zone IV.
- 16) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 17) Application for completion/occupation Certificate shall be accompanied with the plan, as per construction done on the site.
- 18) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 19) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.



ANNEXURE - 'C'

Himanshu Bheda & Co.
Advocate High Court, Mumbai

B-607/608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703
TEL. : 2766 6120 / 2055 0038 • MOBILE : 93230 32144
Email : himanshu bheda@rediffmail.com

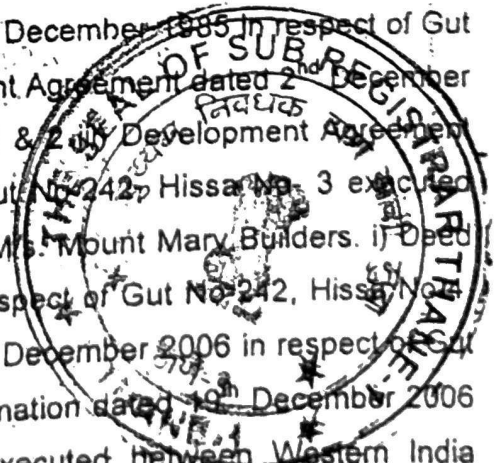
TO WHOMSOEVER IT MAY CONCERN:

Sub: - Report on Title in respect of all that pieces and parcels of lands bearing Survey/gut no. 242, Hissa nos. 1 to 7 admeasuring 10 acres i.e. 48,400 sq. yards equivalent to 40468 sq meters situated at Village Dighe, Taluka and in the Registration District and Sub District of Thane.

THIS IS TO CERTIFY that we have perused the following documents relating to the title of M/s. Western India Tanneries Ltd, a Pvt Ltd Company incorporated under the Companies Act, 1956, having its Office at 2A, Dharavi, Mumbai 400 017, (hereinafter referred to as the said Owners) to the above plot.

The lists of documents perused by us are as follows:-

- a. 7/12 Extract in respect of the above mentioned property.
- b. i) Development Agreement dated 2nd December 1985 in respect of Gut No-242, Hissa No-4, 5, 6 & 7 ii) Development Agreement dated 2nd December 1985 in respect of Gut No-242, Hissa No-1 & 2 iii) Development Agreement dated 2nd December 1985 in respect of Gut No-242, Hissa No-3 executed between Western India Tanneries Ltd and M/s. Mount Mary Builders. ii) Deed of Confirmation dated 19th December in respect of Gut No-242, Hissa No-4, 5, 6 & 7 ii) Deed of Confirmation dated 19th December 2006 in respect of Gut No-242, Hissa No-1 & 2 iii) Deed of Confirmation dated 19th December 2006 in respect of Gut No-242, Hissa No-3 executed between Western India Tanneries Ltd and M/s. Mount Mary Builders.
- c. Power of Attorney dated 19th December, 2006 granted by Western India Tanneries Ltd in favour of M/s. Mount Mary Builders.



[Handwritten signature]

IN WITNESS WHEREOF I MRS. SHUSHILA SURESHBABU MALGE have hereunto set and subscribed our respect seals to this writing at Thane.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Flats, Shops, Units, Offices, Garages, and Parking Spaces situated in the Housing Complex at Thane known as M/S. MOUNT MARY BUILDERS lying, being on land bearing Survey No. mentioned as below :

THE FIRST SCHEDULE HEREINABOVE REFERRED TO :

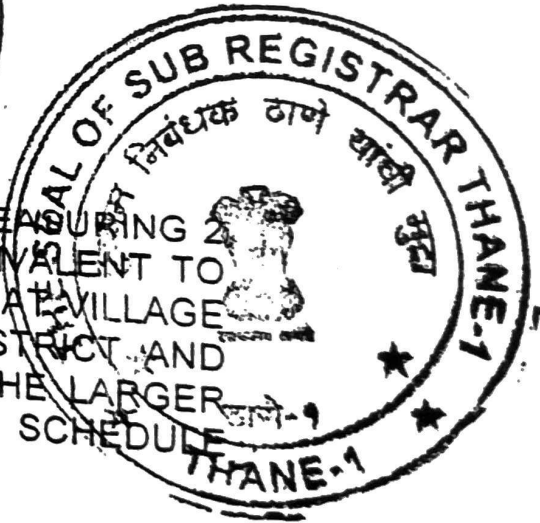
ALL THOSE PIECES AND PARCELS OF LANDS BEARING SURVEY/GUT NO. 242, HISSA NOS. 1 TO 7 ADMEASURING 10 ACRES I.E. 48,400 SQ. YARDS EQUIVALENT TO 40468 SQ METERS SITUATED AT VILLAGE DIGHE TALUKA AND IN THE REGISTRATION DISTRICT AND SUB DISTRICT OF THANE AND BOUNDED AS FOLLOWS :

ON OR TOWARDS EAST :THANE BELAPUR ROAD
 ON OR TOWARDS WEST : MIDC LAND
 ON OR TOWARDS NORTH : MIDC LAND
 ON OR TOWARDS SOUTH :NODIA ROAD AND MRTP RAILWAY LINE

SECOND SCHEDULE

FIRSTLY :-

ALL THAT PIECES AND PARCELS OF LANDS ADMEASURING 2 ACRES 29 GUNTHAS I.E. 13189 SQ. YARDS EQUIVALENT TO 11027 SQ METERS OR THEREABOUTS SITUATED AT VILLAGE DIGHE TALUKA AND IN THE REGISTRATION DISTRICT AND SUB DISTRICT OF THANE FORMING PART OF THE LARGER PROPERTY DESCRIBED IN THE FIRST SCHEDULE HEREUNDER WRITTEN :



SR. NO	SURVEY NO.	HISSA NO.	AREA
1.	242	4	.0-30-0
2	242	5	0-30-0
3	242	6	0-18-7
4	242	7	0-30-3

टनन-९

दस्ता क्रमांक ५२३६/२००९

१९०

Shushila Malge

टनन - ९

Shushila Malge

SECONDLY:-

ALL THAT PIECES AND PARCELS OF LANDS ADMEASURING 1 ACRES 26.1/2 GUNTHAS I.E. 8046 SQ. YARDS EQUIVALENT TO 6730 SQ METERS OR THEREABOUTS SITUATED AT VILLAGE DIGHE TALUKA AND IN THE REGISTRATION DISTRICT AND SUB DISTRICT OF THANE FORMING PART OF THE LARGER PROPERTY DESCRIBED IN THE FIRST SCHEDULE HEREUNDER WRITTEN

SR. NO	SURVEY NO.	HISSA NO.	AREA
1.	242	1	0-40-0
2	242	2	0-26-2

THIRDLY :-

ALL THAT PIECES AND PARCELS OF LANDS MEASURING 5 ACRES 24.1/2 GUNTHAS I.E. 7764 SQ. YARDS EQUIVALENT TO 22712 SQ METERS OR THEREABOUTS SITUATED AT VILLAGE DIGHE TALUKA AND IN THE REGISTRATION DISTRICT AND SUB DISTRICT OF THANE FORMING PART OF THE LARGER PROPERTY DESCRIBED IN THE FIRST SCHEDULE HEREUNDER WRITTEN

SR. NO	SURVEY NO.	HISSA NO.	AREA
1.		3	7-07-5

SIGNED AND DELIVERED by the within named "BUILDERS" M/S. MOUNT MARY BUILDERS through its Proprietress

MRS. SHUSHILA SURESHBABU MALGE)

in the presence of

1. P. J. Pralupadi

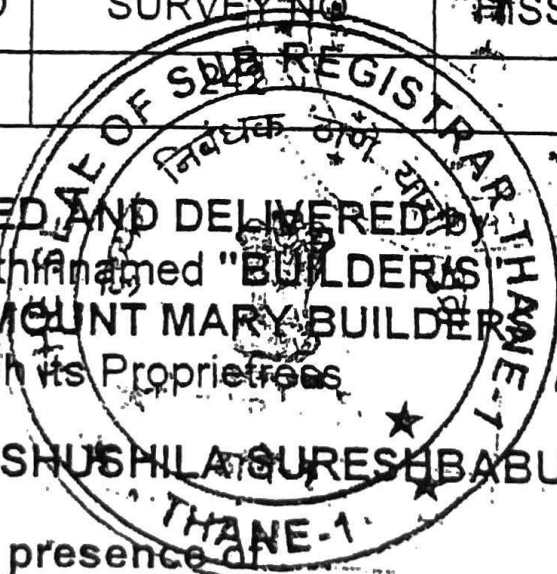
2.

टनन-9
दस्त क्रमांक 4256/2009

MR. SURESHBABU GANPAT MALGE

SONU SURESHBABU MALGE
Power of Attorney Holders

Sonu Malge



For Mount Mary Builders

Proprietress

Small

