

Powai Developers
(A Division of K. Raheja Corp Pvt. Ltd.)



Date: August 19, 2014

To,
Mr. Somesh Sabhani
Mrs. Reeta Sabhani
D-613, Sungrace CHS,
Raheja Vihar, Off. Chandivali Farm Road,
Andheri (East),
Mumbai – 400072.


Dear Sir/Madam,

Please find enclosed herewith the following original documents with respect Unit No. **409, Crystal Centre**.

1. Original Agreement for Sale
2. Original Registration Receipt
3. Original CD provided by the Registration Office
4. Original Certified Index II

Kindly acknowledge the receipt of the above documents.

Thanking you,
Yours faithfully,
For **Powai Developers**
(Prop. K Raheja Corp Private Limited)


Nityanand R. Devadiga

Regd. Off : Raheja Tower,
Plot No. C-30, Block 'G',
Next to Bank of Baroda,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051.

Phone : 91-22-2656 4000
Fax : 91-22-2656 4004
Website : www.krahejacorp.com



U0409-CRYSTAL CENTRE



Monday, August 11, 2014
7:39 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 8943 दिनांक: 11/08/2014

गावाचे नाव: तुंगवा

दस्तऐवजाचा अनुक्रमांक: करल1-6913-2014

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: रीटा - सभानी

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1320.00

पृष्ठांची संख्या: 66

एकूण: रु. 31320.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 7:48 AM ह्या वेळी मिळेल.
द. निबंधक कुर्ला 1

बाजार मुल्य: रु. 3162240/-

भरलेले मुद्रांक शुल्क: रु. 158200/-

मोबदला: रु. 2409920/-

सह दुय्यम निबंधक

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 2410000/- (वर्ग-२)

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002251375201314S दिनांक: 28/03/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: eChallan रकम: रु. 5900/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002234587201314M दिनांक: 28/03/2014

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: By Cash रकम: रु 1320/-

DELIVERED

मूळ दस्त, स्कॅन्ड प्रिंट व सि.डी. मिळाली





13/08/2014

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. कुर्ला 1

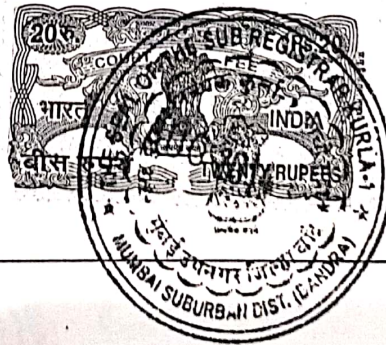
दस्त क्रमांक : 6913/2014

नोंदणी :

Regn:63m

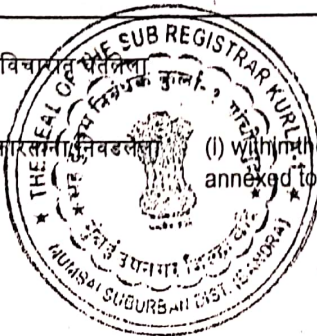
गावाचे नाव : 1) तुंगवा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2409920
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	3162240
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: युनिट नंबर 409, माळा नं: 4था, इमारतीचे नाव: क्रिस्टल सेंटर, ब्लॉक नं: रहेजा विहार विलेज तुंगवा, रोड नं: ऑफ चांदिवली फार्म रोड अंधेरी पूर्व मुंबई - 400072, इतर माहिती: (C.T.S. Number : 119 ;)
(5) क्षेत्रफळ	1) 19.20 चौ.मीटर
(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:-पवई डेवलपर्स प्रोप्रा के रहेजा कॉर्प प्रा लि चे औथो सिग्रे गोवर्धन कुकरेजा व प्रियांका केशवानी या दोघातर्फे मुखत्यार अरविंद म शिंदे वय:-42; पत्ता:-प्लॉट नं: सी 30, माळा नं: 8वा, इमारतीचे नाव: रहेजा टॉवर, ब्लॉक नं: जी, रोड नं: वांद्रे कुर्ला कॉम्प्लेक्स वांद्रे पूर्व मुंबई, महाराष्ट्र. पिन कोड:-400051 पॅन नं:-AAACP0522B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रीटा - सभानी वय:-43; पत्ता:-613 विंग डी, 6वा, सनग्रेस सी एच एस, रहेजा विहार, ऑफ चांदिवली फार्म रोड अंधेरी पूर्व मुंबई, Sakinaka, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400072 पॅन नं:-BHCPSS8748B 2): नाव:-सोमेश - सभानी वय:-44; पत्ता:-प्लॉट नं: 613 विंग डी, माळा नं: 6वा, इमारतीचे नाव: सनग्रेस सी एच एस, ब्लॉक नं: रहेजा विहार, रोड नं: ऑफ चांदिवली फार्म रोड अंधेरी पूर्व मुंबई, महाराष्ट्र. पिन कोड:-400072 पॅन नं:-AGRPS7927F
(9) दस्तऐवज करून दिल्याचा दिनांक	11/08/2014
(10) दस्त नोंदणी केल्याचा दिनांक	11/08/2014
(11) अनुक्रमांक, खंड व पृष्ठ	6913/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	158200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारणाव घेतलेला तपशील:-

मुद्रांक शुल्क आकारासाठी निवडलेला अनुच्छेद :- (I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा



CHALLAN
MTR Form Number-6

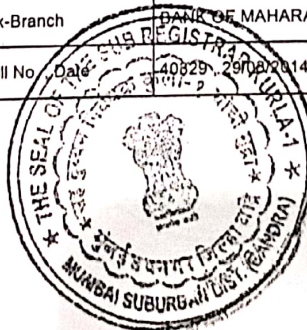
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2098	7	2098

GRN	MH002234445201314M	BARCODE	[Barcode]		Date	28/03/2014	Form ID	25.2
Department	Inspector General of Registration		AMOUNT		DATE	28/03/2014	Form ID	
Type of Payment	Non-Judicial Customer-Direct Payment		30600.00		DATE	11/08/2014	Form ID	
Sr.No.	0001361898201415		Deface Number		TIS-369-691		Payer Domain	
Office Name in words	KRL3_JT SUB REGISTRAR KURLA NO 3		PAN No. (If Applicable)		BHCP58748B		IGR197(KRL4)	
Location	MUMBAI		Full Name		REETA SABHANI			
Year	2013-2014 One Time		Flat/Block No.		119			
Account Head Details			Amount In Rs.	Premises/Building				
0030045501 Sale of NonJudicial Stamp			30600.00	Road/Street		172.12		
				Area/Locality		409 CRYSTAL CENTER TUNGWA		
				Town/City/District				
				PIN		4 0 0 0 7 2		
				Remarks (If Any)		PAN2=AAACP0522B-PN=POWAI DEVELOPERS -CA=2409920		
				Amount In		Thirty Thousand Six Hundred Rupees Only		
Total			30600.00	Words				
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN	REF No.	02300042014032867762	157088541	
Cheque-DD Details				Date		28/03/2014-19:25:06		
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No.		40829, 28/03/2014		

DEFACED FOR RS: 30600.00

Mobile No. : 98334030

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PRAKASH NAVASO
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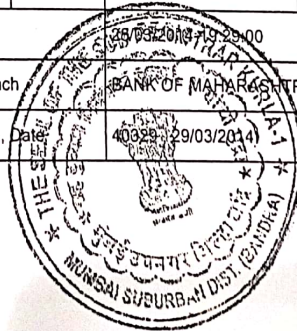
CHALLAN
MTR Form Number-6

कॉल-9		
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५०९४		

RN	MH002234587201314M	BARCODE	Date 28/03/2014		Form ID 25 2
Department	Inspector General of Registration	AMOUNT		DATE	Form ID
DEFACED FOR RS:5900.00		5900.00		14/08/2014	25 2
Sr.No.	Deface Number	AMOUNT		DATE	Form ID
000151502201415	000151502201415	5900.00		14/08/2014	25 2
Name in words: Five Thousand Nine Hundred Rupees Only					
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3				
Location	MUMBAI				
Year	2013-2014 One Time				
Account Head Details		Amount In Rs.	Remarks (If Any)		
030063301	Amount of Tax	5900.00	PAN2=AAACP0522B--PN=POWAI DEVELOPERS -CA=2409920		
Total		5900.00	Amount In	Five Thousand Nine Hundred Rupees Only	
Payment Details		FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA		Bank CIN	REF No.	02300042014032867772 157089395	
Cheque-DD Details		Date 29/03/2014 19:29:00			
Cheque/DD No		Bank-Branch BANK OF MAHARASHTRA			
Name of Bank		Scroll No., Date 40329 29/03/2014			
Name of Branch		Validity unknown			

Mobile No.: 98334030

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Location: India





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2010

1. दस्ताचा प्रकार :- व्यवसाय अनुच्छेद क्रमांक (251)
2. सादरकर्त्याचे नाव :- शिमंती रिया सभागी
3. तासुका :- मुंबई / अंधेरी / बोरीवली / (हली)
4. गावाचे नाव :- पुंजा
5. नगरभूमापन क्रमांक/सर्व्हे क्र./अंतिम भूखंड क्रमांक :- 119
6. मूल्य दरविभाग (शोन) :- 117/544-A उपविभाग —
7. मिळकतीचा प्रकार :- खुली जमीन (निवासी) कार्यालय मुकान औद्योगिक
प्रति चौ.मी.दर :- — 1,64,700/- — — —
8. दस्ताच नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 19.20 चौरस / बिल्ट अप चौ.मीटर / —
9. कारपाकिन :- — गच्ची :- — पोटमाळा :- —
10. मजला क्रमांक :- 49A (409) उदकाहन सुविधा

आहे/नाही	करल-9
<u>—</u>	<u>—</u>
11. बांधकाम वर्ष :- वर्ष घसारा :- —
12. बांधकामाचा प्रकार :- (आरआरसी) / इतर नकले / अर्ध-पट्टे / —
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- — ज्याच्या दिवेची — याद
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र(जुने क्षेत्र) :- —
2. लयीन इमारतीत दिलेले क्षेत्र :- —
3. भाड्याची रक्कम :- —
15. लिट अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :- —
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :- —
3. कालावधी :- —
16. निर्धारित केलेले बाजारमूल्य :- 31,62,240/-
17. दस्तामध्ये दर्शविलेली मोबदला :- 24,09,920/-

$$1,64,700 + 0\% = 1,64,700 \times 19.20 = 31,62,240/-$$

18. देय मुद्रांक शुल्क :- 1,58,100/- भरलेले मुद्रांक शुल्क :- 1,58,200/-
19. देय नोंदणी फी :- 30,000/-

लिपीक



राज दुष्यम निबंधक

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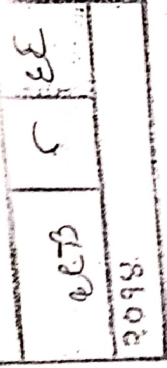


Reeta Sabhani
Reeta Sabhani
Reeta Sabhani

AGREEMENT

THIS AGREEMENT made at Mumbai the 11th day of August Two

Thousand Fourteen **BETWEEN POWAI DEVELOPERS (PROP: K. RAHEJA CORP PRIVATE LIMITED**, an existing Company registered under the Companies Act, I of 1956, having its registered office at Plot No.C-30, Block-G, Opp. SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051, hereinafter referred to as "the Builders" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the ONE PART AND (1) **MRS. REETA SABHANI** and (2) **MR. SOMESH SABHANI** all of Mumbai, Indian Inhabitants, residing at **D-613, SUNGRACE CHS, RAHEJA VIHAR, OFF CHANDIVALI FARM ROAD, ANDHERI (EAST), MUMBAI - 400 072**, hereinafter collectively called "the Unitholder" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors and administrators) of the OTHER PART:



WHEREAS by and under an Agreement dated 14th October, 1981 made between Indian Cork Mills Limited as the Owners (hereinafter referred to as "the Owners") and Mrs. Jyoti C. Raheja, Promoter Director of Marble Arch Property Developers Private Limited, a Company registered under the Companies Act, 1956 and having its registered office at Mumbai, the Owners granted exclusive development rights, inter alia, in respect of (and to ultimately sell and transfer) the land bearing New Survey Nos.3 (1B), 52(2A), 2(pt.), 4(pt.), 55(1B) and 56(B), i.e. old C.T.S. Nos.119 (pt.), 119/1 to 119/88, 119A(pt.), 119B and 119D in Village Tungwa, now bearing C.T.S.Nos.119A/2, 119B, 119D/1A, 119D/2, 119F/1A, 119F/1B, 119F/2, 119F/3, 119F/4, 119F/5, 119F/6, 119F/7, 119G, 119G/1 to 5, 119H, 119 I, 119 I/1 to 83, of Village Tungwa, Taluka Kurla (B.S.D.), Andheri (East), Mumbai, (herein referred to as "the said larger property") to the said Mrs. Jyoti C. Raheja as Promoter Director and on behalf of the said Marble Arch Property Developers Private Limited, on the terms and conditions recorded in the said Agreement dated 14th October, 1981.

AND WHEREAS the said Marble Arch Property Developers Private Limited were placed in possession of the said larger property in or about June, 1982.

AND WHEREAS the name of the said Marble Arch Property Developers Private Limited was subsequently changed to Marble Arch Properties & Hotels Private Limited.

AND WHEREAS by a Deed of Assignment dated 29th August, 1986 made between the Owners and the said Marble Arch Properties & Hotels Private Limited, the parties thereto modified certain terms and conditions of the said Agreement dated 14th October, 1981.

AND WHEREAS by a Declaration dated 17th September, 1987 made by two Directors of the said Indian Cork Mills Limited (i.e. the Owners herein) the said Directors have, for and on behalf of the Owners herein, declared that the prior title deeds in respect of the said larger Property have been lost or misplaced but have not been given as security to anyone and further that the said Marble Arch Properties & Hotels Private Limited were inter alia entitled to develop the said larger Property to the fullest extent possible including putting up buildings and other constructions on the said larger property and disposing of the same outright and/or on Ownership Basis and that the Owners shall execute the necessary Deed or Deeds of Conveyance in respect of the said larger property on receipt of the balance consideration money which has been duly paid on 27th May, 1997.

AND WHEREAS by an Indenture of Grant of Right of Way and Covenants dated 9th January, 1988 made between Mr. Jatin Manubhai Sheth and others (the owners of the

2012	2013	2014
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properties adjoining the said larger property at its Southern end, the said Marble Arch Properties & Hotels Private Limited and Another, the said Marble Arch Properties & Hotels Private Limited & Anr. obtained a grant of full and free right of way and access to the said larger property over and along the said adjoining properties as per the particulars and on the terms and conditions recorded in the said indenture dated 9th January, 1988;

AND WHEREAS by various acts and deeds done by the said Marble Arch Properties and Hotels Private Limited and its successors-in-title and by virtue of operation of law, development rights relating to the said larger property and the right to the structures standing thereon as well as the benefit of the right of way and access to the said larger property, now stand vested with Paramount Hotels Limited, a Company incorporated under the Companies Act, 1956, which is a wholly owned subsidiary of the said larger property.



AND WHEREAS in consideration of the full consideration ~~received~~ being received by the Owners in accordance with the hereinabove recited Agreement dated 14th October, 1981 and the Writing dated 29th August, 1986, the Owners have exercised two irrevocable Power of Attorneys, both dated 27th May, 1987, in favour of the said Paramount Hotels Limited, one authorizing the said Paramount Hotels Limited, inter alia, to avail of the benefits in the form of Additional FSI / TDR that may be issued in the form of Development Rights Certificate (DRC) in the development / redevelopment of the said larger property, and the other authorizing the said Paramount Hotels Ltd., inter alia, to execute on behalf of the Owners, such Deed/Deeds of Conveyance/Lease/Transfer of the said larger property, in whole or in parts, as may be required by the said Paramount Hotels Ltd.

AND WHEREAS the name of the said "Paramount Hotels Limited" has been subsequently changed to "K. RAHEJA CORP LIMITED" under Section 21 of the Companies Act, 1956 (Act of 1956).

AND WHEREAS the said K. Raheja Corp Limited has become a Private Limited Company and the Deputy Registrar of Companies has added the word "PRIVATE" u/s 43A (2A) of the Companies Act, 1956, to the name of the said company on its Certificate of Incorporation and with effect from 29th March, 2001 all transactions by the said Company are to be in its modified name of "K. RAHEJA CORP PRIVATE LIMITED" (hereinafter referred to as "the said Company")."

AND WHEREAS in the circumstances hereinabove recited, the development rights in respect of the said larger property (which includes the demarcated Building Plot

2014-15		
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the Unitholder as contemplated by Section 7(1)(i) & (ii) of the Maharashtra Ownership Units Act, 1963 (hereinafter referred to as "the said Act").

3. The Unitholder hereby agrees to acquire the said premises, shown on the Plan "A-1" hereto annexed, which is as per the sanctioned building plans, at or for the price of Rs.24,09,920/- (Rupees Twenty Four Lakhs Nine Thousand Nine Hundred Twenty Only). The Carpet Area of the said premises shall be 172.12 sq.ft. (i.e. 15.99 sq. mtrs.), and such area is including the total area of the balconies, which is NIL sq.ft.(equivalent to NIL Sq.mtrs.). The aforesaid price of the said premises is inclusive of a sum of Rs.Nil as the proportionate price of the common areas and facilities.

4. The Unitholder agrees to pay to the Builders the said consideration or purchase price of Rs.24,09,920/- (Rupees Twenty Four Lakhs Nine Thousand Nine Hundred Twenty Only) as under:

(a) The Unitholder has paid a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) on 28th February, 2013 by Cheque bearing No.000111 dated 24/01/2014 drawn on Bank of India, Powai, Mumbai - 400 072 branch before the execution of these presents as Earnest Money Rs.4,81,984/- and Part payment of Rs.18,016/- and further Part payment of Rs.10,30,657/-, on account of and towards the said Purchase Price, the payment and receipt whereof the Builders do hereby admit and acknowledge;

(b) The balance amount of Rs.8,79,263/- (Rupees Eight Lakhs Seventy Nine Thousand Two Hundred Sixty Three Only) shall be paid on or before 30/03/2014 (being the Balance payment towards the Purchase price);

5. If the Unit-holder commits default (a) in payment on the due date of any of the instalments aforesaid or of any amount due and payable by the Unit-holder to the Builders under this Agreement (including the proportionate share of taxes levied by the concerned local authority and other outgoings) (time being the essence of the contract) and/or (b) in observing and performing any of the terms and conditions of this Agreement and if the default continues inspite of 15 days notice to be sent by the Builders to the Unit-holder, the Builders shall be at liberty to terminate this Agreement, in which event, the said earnest money paid by the Unit-holder to the Builders shall stand forfeited. The Builders shall, however, on such termination refund to the Unit-holder the balance of instalments of the purchase price (after deducting all amounts due and payable by the Unit-holder under the provisions of this Agreement), if any, which may have till then been paid by the Unit-holder to the Builders, but without any further amount by way of interest or otherwise. On the Builders terminating this Agreement under this clause, they shall be at liberty to sell and dispose off the said premises to any other person as the

CONCEPT		
२९७३	७०	२२
२०१४		

Builders deem fit, at such price as the Builders may determine and the Unit-holder shall not be entitled to question such sale or to claim any amount from the Builders.

6. Without prejudice to the Builders' other rights under this Agreement and/or in law the Unitholder shall be liable to and shall at the option of the Builders pay to the Builders interest at the rate of 21% per annum on all amounts due and payable by the Unitholder under this Agreement, if any such amount remains unpaid for seven days or more after becoming due.

7. Possession of the said premises shall be delivered to the Unitholder by the Builders PROVIDED all the amounts due and payable by the Unitholder under this Agreement are paid to the Builders. The Unitholder shall take possession of the said premises within seven days of the Builders giving written intimation to the Unitholder intimating that the said premises are ready for use and occupation as per the provisions of this Agreement.

8.(a) The Unitholder is aware that the said premises have been ready for use and occupation. However, the possession of the said premises shall be delivered by the Builders to the Unitholder only when the Unitholder has paid to the Builders all the amounts due and payable by the Unitholder to the Builders under this Agreement.

(b) The Builders shall not incur any liability if they are unable to deliver possession of the said premises by the aforesaid date if the non-delivery of possession is as a result of any notice, order, rule or notification of the Government and/or any other public or Competent Authority or of the Court or for any other reason beyond the control of the Builders and in any of the aforesaid events the Builders shall be entitled to reasonable extension of time for delivery of possession of the said premises.

9. If for any reason whatsoever the Builders are unable or fail to give possession of the said premises to the Unitholder by the date specified in Clause 8(a) above or any further date or dates agreed to by and between the parties hereto, and also within a further period of three months from the date specified in Clause 8(a) above or any further extended dates, as the case may be, then and in such case, the Unitholder shall be entitled to give notice to the Builders terminating this Agreement, in which event, the Builders shall within two weeks from the receipt of such notice refund to the Unitholder the aforesaid amount of Earnest Money and the further amounts/ instalments that may have been received by the Builders from the Unitholder as part-payment in respect of the said premises, as well as simple interest on such amounts at the rate of 9% per annum from the date of receipt till repayment. The Builders shall also pay to the Unitholder a sum of **Rs.5,000/- (Rupees Five Thousand only)** as liquidated damages in respect of such termination. In such event, neither party shall have any other claim

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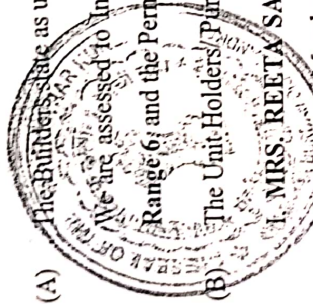
20th building/s thereon in favour of the Co-operative Housing Society/Societies or other body or association that will be formed, as aforesaid.

50. Any delay tolerated or indulgence shown by the Builders in enforcing the terms of this Agreement or any forbearance or extension of time to the Unitholder by the Builders shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this Agreement by the Unitholder nor shall the same in any manner prejudice the rights of the Builders.

51. The Car/Scooter Parking Spaces at still level / Open Compound and Basement (if any) of the said building may be exclusively allotted by the Builders (as per their discretion) to the Purchaser/s of the Unit/s in the said building for his/her/its/their exclusive use. The said right of exclusive use shall be heritable and transferable alongwith the respective Unit to which it belongs.

52. As required by the Income-tax (Sixteenth Amendment) Rules, 1998:

(A) The Builders state as under:



(B) The Unit Holders/Purchasers state as under:

I, **MRS. REETA SABHANI**, the 1st Unitholder withinnamed, am assessed to Income-tax at Mumbai, and the Permanent Account Number/G.I.R. No. allotted to me is **BHCPS8748B**.

I, **MR. SOMESH SABHANI**, the 2nd Unitholder withinnamed, am assessed to Income-tax at Mumbai, and the Permanent Account Number/G.I.R. No. allotted to me is **AGRPS7927F**.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of non-vacant land admeasuring 1,187.33 sq. meters or thereabouts demarcated as Building Plot No.23 being a portion of the sub-divided Plot B bearing CTS No.119F/1A, of Village Tungwa, Taluka Kurla in Greater Mumbai within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows;

On or towards the:-

North- By Building Plot No.24 situate on portion of sub-divided Plot B bearing CTS No.119F/1A of Village Tungwa;

South- By Building Plot No.13 situate on portion of sub-divided Plot B bearing CTS No.119F/1A of Village Tungwa;

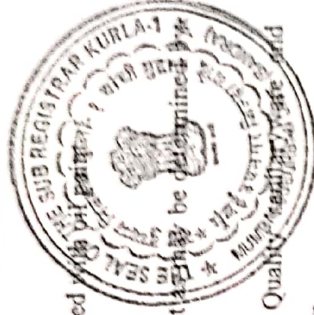
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East - By Building Plot No.22 situate on portion of sub-divided Plot B bearing CTS No.119F/1A of Village Tungwa;

West - Partly by (13.40 M) 44'-0" wide D.P. Road and partly by Building Plot No.13 situate on portion of sub-divided Plot B bearing CTS 119F/1A of Village Tungwa.

**THE SECOND SCHEDULE ABOVE REFERRED TO:
SPECIFICATIONS, FIXTURES, FITTINGS AND AMENITIES**

1. Aluminium windows.
2. Teakwood door frames and pannelled/flush shutter painted with white enamel.
3. 4ft.height ceramic tiles dado in toilet.
4. IPS flooring in Unit, toilet and passage within the Unit and the Builders.
5. Concealed plumbing to be provided in the toilet, Quality plumbing fixtures as may be determined by the Builders.
6. Intercom facility between the Unitholder and security.



THE THIRD SCHEDULE ABOVE REFERRED TO:

(Terms, Conditions and Covenants to be observed by the Unitholders/ Society)

1. MEANS OF ACCESS/INTERNAL LAYOUT ROADS/RIGHT OF WAYS:

All the access roads/internal roads/pedestrian pathway, etc. in the said larger property will be common to and serve the various buildings in the said larger property and the aforesaid buildings viz. "CRYSTAL CENTRE" as a common means of access to and from the said larger property.

The Right of Way hereinbefore recited will be common to and serve the various buildings in the said larger property and the aforesaid buildings viz. "CRYSTAL CENTRE" to be constructed/constructed by the Builders on the First Schedule Land as the common means of access to and from the public roads, on the terms and conditions hereinbefore contained and more particularly set out in the Agreement/s hereinbefore recited.

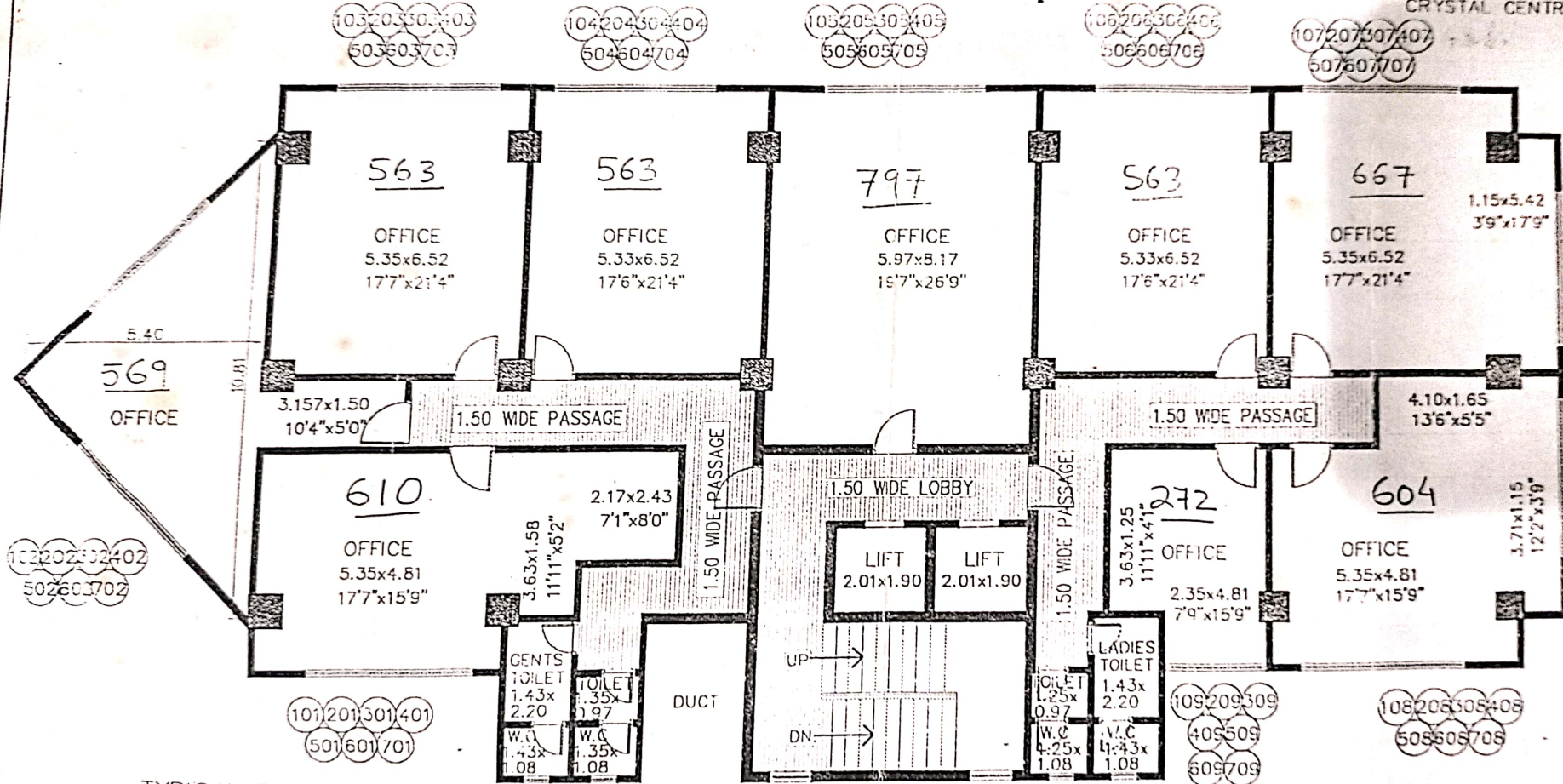
These internal/access roads shall be maintained and repaired by the Apex Body and the proportionate cost of such maintenance and repairs shall be borne and paid by all the Co-operative Societies in the said larger property/layout land and consequently the Unitholders shall contribute his/her proportionate share towards such maintenance and repairs. This provision will be subject to the provisions of Clauses 19, 31 & 38 of this Agreement.

2. PEDESTRIAN PATHWAY:

The Right of Way for Pedestrians passing through the 2.10 m. wide pathway (i.e. the flight of steps ascending/descending in East-West direction from the level of

33.75

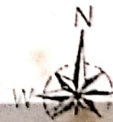
PLAN-A1
CRYSTAL CENTRE



TYPICAL FLOOR PLAN
(1ST TO 7TH FLOOR)



PROPOSED BUILDING 'CRYSTAL CENTRE' ON DEMARCATED BUILDING PLOT NO. 23 BEING A PORTION OF SUB-DIVIDED PLOT 'B' BEARING C.T.S. NO. 119 F/1A, AT JUNGWA, ANDHRI (E) MUMBAI



BIHARI LUND
ARCHITECT

STATEMENT OF CARPET & SALEABLE AREA OF EACH UNIT IN BLDG. NO. 23

UNIT NOS.	CARPET AREA OF EACH UNIT		TOTAL BUILT-UP AREA OF EACH UNIT FOR SALE	
	SQ. MTS.	SQ. FTS.	SQ. MTS.	SQ. FTS.
101 201 301 401 501 601 701	36.89	397.08	56.69	610.21 ✓
102 202 302 402 502 602 702	34.08	366.84	52.85	568.88 569
103 203 303 403 503 603 703	35.03	377.06	52.30	562.96 563
104 204 304 404 504 604 704	34.90	375.66	52.34	563.39 563
105 205 305 405 505 605 705	48.92	526.57	74.04	796.97 797
106 206 306 406 506 606 706	34.90	375.66	52.34	563.39 563
107 207 307 407 507 607 707	41.26	444.12	62.01	667.47 667
108 208 308 408 508 608 708	36.92	397.41	56.07	603.54 604
109 209 309 409 509 609 709	15.99	172.12	25.31	272.44 272

25/4/22

bihari lund

g.d. arch.
G.D.S. Interior architect

correspond at : Plot No. C-30, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.
tel. 2656 4601 • fax 2656 4604 • e-mail bihari@kräheja.com

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the carpet areas of the individual office units based on the amended approval, received from the Executive Engineer, Building Proposals (E.S.)'s office of Brihanmumbai Mahanagarpalika, dated 5.08.2006, for the Building No. 23, known as "Crystal Centre" on the Plot bearing CTS No. 119F/1A (being part of Sub-divided Plot 'B') of Village Tungwa, Taluka Kurla, Mumbai Suburban District, is as follows:

Unit Nos.	Carpet area of each unit	
	In Sq. Mts.	In Sq.Ft.
101, 301, 401, 501, 601, 701	36.89	397.08
102, 302, 402, 502, 602, 702	34.08	366.84
103, 303, 403, 503, 603, 703	35.03	377.06
104, 304, 404, 504, 604, 704	34.90	375.66
105, 305, 405, 505, 605, 705	48.92	526.57
106, 306, 406, 506, 606, 706	34.90	375.66
107, 307, 407, 507, 607, 707,	41.26	444.12
108, 308, 408, 508, 608, 708	36.92	397.41
109, 309, 409, 509, 609, 709,	15.99	172.12
205	225.27	2,424.81
206	159.09	1,712.44

1st February 2013.

Bihari Lund
CA-80/5547