

बृहन्मुंबई महानगरपालिका

BRIHANMUMBAI MAHANAGARPALIKA

No. CE/2853/BPES/AL

29 JAN 2001

2070	80	31
2070		To,

Shri Bihari Land,
Architect,
Construction House 'A',
24th Road, Khar (West),
Mumbai-400 052.

Sub : Full occupation permission to building
No. 23 (stilt + 7 upper floors) on plot
bearing CTS No. 119F/1A of village
Tungwa.



The full development work i.e., Stilt + 7 upper
floors of building No. 23, City S. No. 119F/1A of village
Tungwa completed under the supervision of yourself,
Licensed Architect, Licence No. CA/80/5547 may be occupied
on the following conditions :-

1. That the certificate under Sec. 270-A of the
Mumbai Municipal Corporation Act shall be submitted
within 3 months.
 2. Balance terms and conditions of the layout shall
be complied with.
- Asset of certified completion plans is returned
herewith.

Note : This permission is issued without prejudice
to actions under Sec. 305, 353-A of Mumbai
Municipal Corpn Act.

Yours faithfully,

(Signature) 9.1.2001

Executive Engineer

(Bldg. Proposals) (Eastern Suburbs)

sk/61-2001

Atul → 9040495393
Hirandant
brand-

पावती

Saturday, March 29, 2014
3:45 PM

पावती

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

पावती क्र.: 3050 दिनांक: 29/03/2014

गावाचे नाव: तुंगवा
दस्तऐवजाचा अनुक्रमांक: करल3-2647-2014
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: रीता - सभानी

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 1360.00
पृष्ठांची संख्या: 68

एकूण: ₹. 31360.00

DELIVERED

आपणास मूळ दस्त, बँवनेल प्रिंट, सूची-२ व सीडी अंदाजे 4:05 PM/त्या वेळेस मिळेल.

KRL3

बाजार मूल्य: ₹. 7300000/-
भारलेले मुद्रांक शुल्क: ₹. 365000/-

मोवदक ₹. 5360300/-

सह. दुय्यम निर्वाहक
सूचना-३ (वर्ग-३)

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-
डीडी/घनादेश/प. ऑर्डर क्रमांक: MH002251359201314S दिनांक: 28/03/2014
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रकम: ₹. 1360/-

DELIVERED

मूळ दस्त, स्कॅन्ड प्रिंट व सि.डी. मिळाली

DATED THIS _____ DAY OF _____, 2014.

POWAI DEVELOPERS
(PROP: K. RAHEJA CORP PVT. LTD.)

Registered Office:

Plot No.C-30, Block-G, Opp. SIDBI,
Bandra Kurla Complex,
Bandra (East),
MUMBAI - 400 051.

A N D

MR. SOMESH SABHANI and
MRS. REETA SABHANI

Address : D-613, SUNGRACE CHS,
RAHEJA VIHAR,
OFF CHANDIVALI FARM ROAD,
ANDHERI (EAST),
MUMBAI - 400 072.

Phone : Residence : 022-28571848
Office : 022-28248222
Cell : 9833923336, 9833403018

AGREEMENT

(Agreement in respect of Unit No.406 on 4th Floor of the building known as "CRYSTAL CENTRE" on portion of sub-divided Plot 'B' bearing C.T.S. No.119F/1A, Off Chandivali Farm Road at Tungwa, Powai, Mumbai.)

MESSRS. A.H. PARPIA & COMPANY,
SOLICITORS & ADVOCATES,
LENTIN CHAMBERS,
DALAL STREET,
MUMBAI-400 023.

PRN-DS-26/03/2014

महाराष्ट्र शासन
 GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावली
 e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

1300851344459

Bank/Branch: IBKL - 6910820/BANDRA KURLA COMPLEX, MUMBAI
 Stationery No: 1300851344459
 Pmt Txn id : 39414477
 Print DtTime : 28-Mar-2014@18:20:41
 Pmt DtTime : 28-Mar-2014@18:13:37
 GRAS GRN : MH002251296201314S
 ChallanIdNo: 69103332014032851960
 Office Name : IGR200-KRL4_JT SUB REGI
 District : 7101-MUMBAI

StDuty Schm: 0030045501-75/STAMP DUTY
 StDuty Amt : R 2,75,800/- (Rs Two, Seven Five, Eight Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

कर-3		
234	9	89
3098		

Article : B25-Agreement to sell/Transfer/Assignment
 Prop Mvblty: Immovable
 Consideration: R 49,88,180/-
 Prop Descr : UNIT NO 406, CRYSTAL CENTER, OFF CHANDIVALI, PARM ROAD, TURGWA, ANDHERI EAST, MUMBAI, KURLA, Maharashtra, 400072

Duty Payer: PAN-AGRPS7927P, SOMESH SABHANI
 Other Party: PAN-AAACP0522B, K RAHEJA CORP PVT LTD DIV POWAI DEVELOPERS

Bank official 1 Name & Signature

Chait
 Bank official 2 Name & Signature
 Space for customer/office use



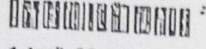
--- Space for customer/office use --- Please write below this line ---

Agreement For Sale on date: 29/03/14

Devi

RA





1 April, 2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 2645/2014

नोंदणी 63

Regn. 63m

गावाचे नाव : तुंगवा

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला रु.4,988,180/-
- (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे) रु.6,900,500/-
- (4) भू-मापन,पोटहिस्सा व परक्रमांरु(असल्यास) 119., पातिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: युनिट नं 408 , माळा नं: 4 था मजला , इमारतीचे नाव: किट्स सेंटर, ब्लॉक नं: विलेज तुंगवा, रहेजा विहार, रोड नं: ऑफ चांदीवली फार्म रोड अंधेरी पूर्व मुंबई - 72
- (5) क्षेत्रफळ 41.89 चौ.मीटर
- (6) आकारणी किंवा जुबी देण्यास असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/सहित ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

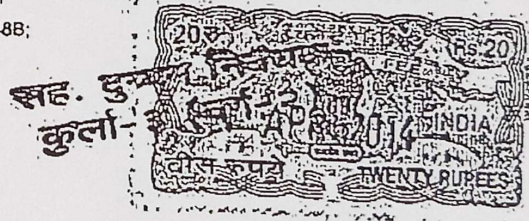
1) नाव: पुर्व वेवतपस प्रोप्रा के रहेजा कॉर्प प्रा लि के झोपो तिप्रे गोरयान कुकरेजा व प्रियांफा केसावानी र्क युवत्यार
 पत्ता: ब्लॉक नं: 42, माळा नं: 4, इमारतीचे नाव: सनप्रेस को ऑफ ही सो लि, ब्लॉक नं: रहेजा विहार, रोड नं: चांदीवली फार्म रोड अंधेरी पूर्व मुंबई, महाराष्ट्र, मुंबई.
 पिन कोड: 400051

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

पत्ता: ब्लॉक नं: डी 613, माळा नं: 4, इमारतीचे नाव: सनप्रेस को ऑफ ही सो लि, ब्लॉक नं: रहेजा विहार, रोड नं: चांदीवली फार्म रोड अंधेरी पूर्व मुंबई, महाराष्ट्र, मुंबई.
 पिन कोड: 400072
 पॅन नं: AGRPS7827F

2) नाव: रीता सपानी वय 43
 पत्ता: ब्लॉक नं: डी 613, माळा नं: 4, इमारतीचे नाव: सनप्रेस को ऑफ ही सो लि, ब्लॉक नं: रहेजा विहार, रोड नं: चांदीवली फार्म रोड अंधेरी पूर्व मुंबई, महाराष्ट्र, मुंबई.
 पिन कोड: 400072,
 पॅन नं: BHCPSS8748B;

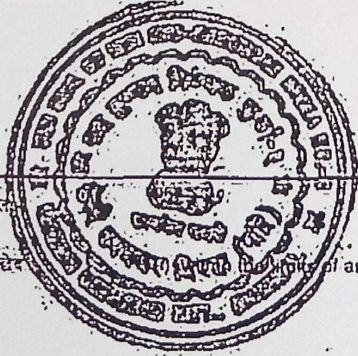
- (9) दस्तऐवज करून दिल्याचा दिनांक 29/03/2014
- (10) दस्त नोंदणी केल्याचा दिनांक 29/03/2014
- (11) अनुक्रमांक,संख व पृष्ठ 2645/2014
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क रु.345,200/-
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क रु.30,000/-
- (14) शेट



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-3

मुंबई उपनगर जिल्हा.



मुल्यांकनासाठी विचारात घेतलेला तपशील

मुद्रांक शुल्क आकारतांना निवडलेला अनुषंग

of any Municipal Corporation or any Cantonment area annexed to it.



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल

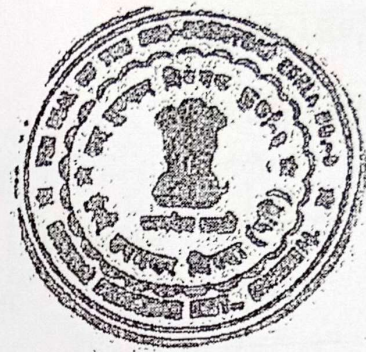
करल-३		
7834	3	2098
मूल्य	क्रमांक	नुसखेद क्रमांक

- दस्ताचा प्रकार :- करीगिरी
- सादरकर्त्याचे नाव :- श्री. म. शिवाजी
- तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
- गावाचे नाव :- गुंज
- नगरभूमापन क्रमांक / सर्वे क्र. / अंतिम भुखंड क्रमांक :- 119
- मुख्य दरविभाग (झोन) :- 117/544A
- मिळकतीचा प्रकार :- खुली जमीन / निवृत्ती / कार्यालय / दुकान / औद्योगिक
प्रति चौ. मी. दर :- 164700/-
- दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 41.89 कापटे / विल्ट अप चौ मीटर / फूट
- कारपार्किंग :- — गच्ची :- — पोटमाळा :- —
- मजला क्रमांक :- 4 थर उदवाहन सुविधा
- बांधकाम वर्ष :- 2019 घसारा :-
- बांधकामाचा प्रकार :- आर. सी. सी. इतर पक्के / अर्धे पक्के /
- बाजार मुख्यदर तक्त्यातील मार्गदर्शक सूचना क्र. :- — ज्याच्या विभागीय घट / वाट
- भाडेकरू व्याप्त मिळकत असल्यास :-
 - त्याच्या ताब्यातील क्षेत्र
 - नवीन इमारतीत दिलेले क्षेत्र
 - भाड्याची रक्कम
- लिहू अँड लायसेन्सचा दस्त :-
 - प्रतिमाह भाडे रक्कम
 - अनामत रक्कम / आगाऊ रक्कम
 - कालावधी
- निर्धारित केलेले बाजार मुख्य :- 6900500/-
- दस्तामध्ये दर्शविलेला मोबदला :- 4988180/-
- देय मुद्रांक शुल्क :- 345000/- भरलेले मुद्रांक शुल्क :- 345000/-
- देय नोंदणी फी :- 30000/-

द्वितीयक

सहाय्यक निबंधक
मुद्रांक विभाग
करल-३ (कम-२)

2884 8 9
2098

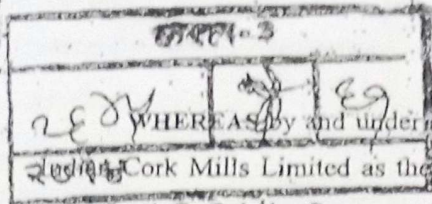


Sabhanani
Sabhanani
Sabhanani

AGREEMENT

THIS AGREEMENT made at Mumbai the 29th day of March 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) MR. SOMESH SABHANI and (2) MRS. REETA 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:

Sabhanani *RS*



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/1B, 119D/1C, 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 V/1 to 83, of Village Tungwa Taluka Kurla (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 Writing 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

2094 99 89

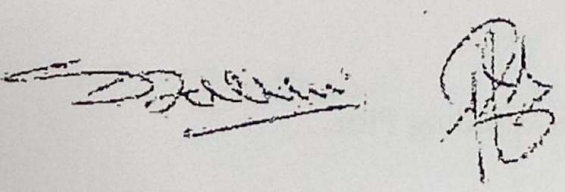
... Building Plot No.23), issued by the Builders' Solicitors has been inspected and accepted by the Unitholder (copy whereof is hereto annexed and marked "C"), and no requisitions shall be raised on title;

AND WHEREAS the Builders are entitled to and are selling the units (offices) and other premises/spaces in the said Building "CRYSTAL CENTRE", with or without the allotment of the covered and/or open car-parking spaces/scooter-parking spaces, for the exclusive use of the Unitholder concerned and other spaces in the said building and in the compound thereof on what is known as 'Ownership Basis' with a view ultimately that the Unitholder and the persons who have entered into similar agreements with the Builders for units (offices) and other spaces in the said building "CRYSTAL CENTRE" (with or without the covered and/or open car-parking and/or scooter-parking spaces in the aforesaid building and in the compound thereof) should form themselves into a Co-operative Society duly registered under the Maharashtra Co-operative Societies Act, 1960 (or ultimately become members of such Society) and upon the owners of all the Units, and other spaces in the aforesaid building paying in full all their respective dues payable to the Builders and strictly complying with all the terms and conditions of their respective agreements with the Builders (in a form similar to this Agreement) the Builders shall execute/get executed (latest soon after completion of the entire project of development of the said layout land) the necessary Conveyance in favour of such Co-operative Housing Society in respect of the said demarcated Building Plot No.23 more particularly described in the First Schedule hereunder written and shown bounded by red colour boundary lines on the said Plan "A" hereto annexed whether the same is sub-divided or not (to the extent as may be permitted by the authorities), along with the said building standing thereon (subject to the rights of the Builders under this Agreement);

AND WHEREAS the Unitholder has agreed to acquire from the Builders, on Ownership Basis, Unit No. 496 (hereinafter referred to as "the said premises") to be located on the 4th floor of the said building named "CRYSTAL CENTRE" with full notice of the terms and conditions and provisions contained in the documents referred to hereinabove and subject to the terms and conditions hereinafter contained.

NOW THESE PRESENTS WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

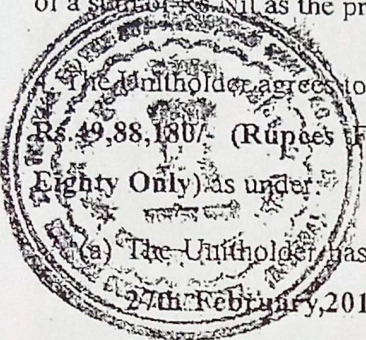
1. The Builders have constructed the aforesaid Office building No. 23, named as "CRYSTAL CENTRE" comprising of stilt parking at ground floor level and office units on the 7 (seven) upper floors on portion of the demarcated Building Plot No.23 shown bounded 'red' on the Plan 'A' hereto annexed and more particularly described in the First Schedule hereunder written, in accordance with the aforesaid amended



28/03/13		
28	03	13
20	13	13

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.49,88,180/- (Rupees Forty Nine Lakhs Eighty Eight Thousand One Hundred Eighty Only)**. The Carpet Area of the said premises shall be 375.66 sq.ft. (i.e. 34.90 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.

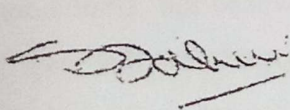
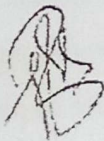


The Unitholder agrees to pay to the Builders the said consideration or purchase price of **Rs. 49,88,180/- (Rupees Forty Nine Lakhs Eighty Eight Thousand One Hundred Eighty Only)** as under:

(a) The Unitholder has paid a sum of **Rs.5,00,000/- (Rupees Five Lakhs Only)** on **27th February, 2013** by Cheque bearing No.000109 dated 24/01/2014 drawn on **Bank of India, Powai, Mumbai - 400 072** branch before the execution of these presents as Part Earnest Money and further **Rs.4,97,636/-** as Balance Earnest Money and **Rs.17,02,364/-** as further Part payment, on account of and towards the said Purchase Price, the payment and receipt whereof the Builders do hereby admit and acknowledge;

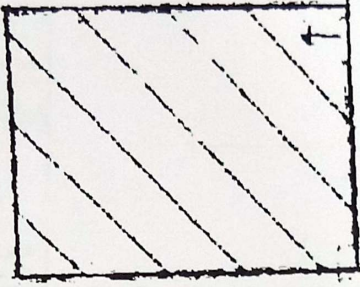
(b) The balance amount of **Rs.22,88,180/- (Rupees Twenty Two Lakhs Eighty Eight Thousand One Hundred Eighty Only)** shall be paid on or before **30/03/2014** (being the Balance payment towards the Purchase price);

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

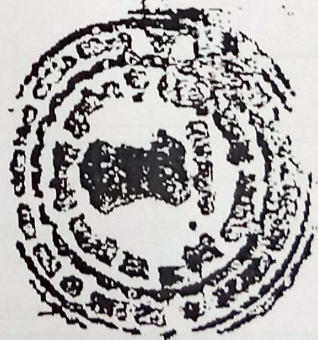
 

PROF. K. P.
S. D. S. S.

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Handwritten signature
A. B. L.