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Thursday, March 23, 2017
6:58 PM

पावती

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

पावती क्र.: 3445 दिनांक: 23/03/2017

सावाचे नाव: आणिक
दस्तऐवजाचा अनुक्रमांक: करल1-2628-2017
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: पंकज मानसिंगका

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 2600.00
पृष्ठांची संख्या: 130

एकूण: ₹. 32600.00

आपणात मूळ दस्त, थमनेल प्रिंट, सूची-२ अंदाजे
7:15 PM ह्या वेळेस मिळेल.

निबंधक कुर्ला 1

बाजार मूल्य: ₹. 54937500 /-
मोबदला ₹. 60844770 /-
भरलेले मुद्रांक शुल्क : ₹. 3042400 /-

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009481362201617R दिनांक: 23/03/2017
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रकम: ₹ 2600/-

मुळ दस्त व थमनेल प्रिंट मिळाले

DELIVERED



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१६

1. दस्तावेज प्रकार :- करारनामा जमुखंड क्रमांक :- 25(d)
2. सादरकर्त्याचे नाव :- पंकज मानसिंगाका व इतर
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ली
4. गावाचे नाव :- आणीक
5. नगरभूमापन क्रमांक / सर्वे क्र./ अंतिम भुखंड क्रमांक :- 1A/1, 1A/2, 1A/3 & 1A/6
6. मुख्य दरविभाग (झोन) :- 96/436 A
7. मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक
प्रति चौ. मी. दर :- 2,00,100/-
8. दस्तावेज नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 249.59 38 MTR BUILT UP
कच्चे/विट्टे अप चौ मीटर/पट्टे
9. कारपार्किंग :- गर्ची :- 2238 38 FT CARPET
पोटमाळा :-
10. नजला क्रमांक :- 20 वी मजला उदवाहन सुविधा आहे/नाही
11. बांधकाम वर्ष :- — घसारा :- —
12. बांधकामाचा प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजार मुल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. :-
14. भाडेकरू व्यास मिळकत असल्यास ज्यान्वये दिलेली घट्टा वाढ
करल - 9
1. त्याच्या ताब्यातील क्षेत्र (जमीन क्षेत्र) :- 249.59
2. नवीन इमारतीत दिलेले क्षेत्र :- 7 930
आड्याची रक्कम :- 2099
प्रतिमाह भाडे रक्कम :- —
अंतामल रक्कम / आग्याऊ रक्कम :- —
3. कालावधी :- —
15. लिंक अँड लायसन्सचा दस्तावेज न्यायनिष्ठ निबंधक कुर्ली
न्यासी / अन्यासी :- —
16. निर्धारित केलेले बाजार मुल्य :- 200100x1.10x249.59 54937500/-
54937254
17. दस्तावेज दृश्येलेला मोबदला :- 6,08,44,770/-
18. देय मुद्रांक शुल्क :- 3042200/- भरलेले मुद्रांक शुल्क :- 3042400/-
19. देय नोंदणी फी :- 30,000/-



लिपीक



सहायक

सहायक निबंधक

e-SECURE

Bank/Branch: II
Pmt Txn id : 1
Pmt DtTime : 1
ChallanIdNo: 6
District : 7

StDuty Schm: 0
StDuty Amt : 8

RgnFee Schm: 0
RgnFee Amt : 1

Article : 1
Prop Mvblty: :
Prop Descr : :
LA LINK ROAD,
Duty Payer:

Other Party:

Bank official

Bank official
--- Space

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16113115881580

Bank/Branch: IBKL - 6910233/Ghatkopar
Pmt Txn id : 117694132
Pmt DtTime : 17-MAR-2017@14:15:54
ChallanIdNo: 69103332017031750665
District : 7101-MUMBAI

Stationery No: 16113115881580
Print DtTime : 17-Mar-2017@14:18:42
GRAS GRN : MH0094812972016175
Office Name : IGR197-KRLI JT SUB REGI
GRN Date : 16-Mar-2017@18:39:43

StDuty Schm: 0030045501-75/STAMP DUTY
StDuty Amt : R 30,42,400/- (Rs Three Zero, Four Two, Four Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 0/- (Rs Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 6,08,44,770/-
Prop Descr : AJMERA ZEON FLAT, NO 2003 20TH, FLOOR B WING, BHAKTI PARK ANIK, WADA
LA LINK ROAD, WADALA EAST, MUMBAI, Maharashtra, 400037
Duty Payer: PAN-ABWFM9428M, PANKAJ MANSINGKA AND OTHERS

Other Party: PAN-AAACS7866F, AJMERA REALTY AND INFRA INDIA LIMITED

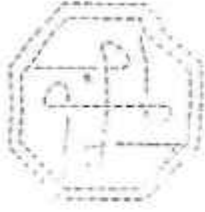
Bank official Name & Signature *Phuavani*
IBKL Ghatkopar Branch
EN-21178

Lajashree
जयश्री लॉयर्स, जयश्री आल्ट्रा
एन आरएम प्रमुखी, ब्रान्च हेड
Emp. Code: 0480
Ghatkopar Br. 003

Bank official Name & Signature
--- Space for customer/office use --- Please write below this line ---



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Hct Pay

GRN
NUMBER

Departm

Receipt

Office I

Year

Object

00300

00300

Total

Paym

Paym

Cheq

Cheq

Name

Name

https:

Hot Payment Successful. Your Payment Confirmation Number is 117694259

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH009481362201617R	BARCODE	Form ID :	Date: 17-03-2017
Department	IGR		Payee Details	
Receipt Type	RM		Dept. ID (If Any)	
Office Name	IGR197-KRL1_JT SUB REGISTRAR KURLA NO 1	Location	PAN No. (If Applicable)	PAN-ABWPM9428M
Year	Period: From : 17/03/2017 To : 31/03/2017		Full Name	PANKAJ MANSINGKA AND OTHERS
Object	Amount in Rs.	Flat/Block Premises/ Bldg	No.	AJMERA ZEON FLAT NO 2003 20TH FLOOR B WING BHAKTI PARK ANIK
0030045501-75	0.00	Road/Street, Area /Locality		WADALA LINK ROAD WADALA EAST MUMBAI Maharashtra
0030063301-70	30000.00	Town/ City/ District		
	0.00	PIN	4	0 0 0 3 7
	0.00	Remarks (If Any) :	करल - १	
	0.00		२२२ ५ ७३०	
	0.00		२०१७	
Total	30000.00	Amount in words	Rupees Thirty Thousand Only	
Payment Details: IDBI NetBanking Payment ID : 117694259		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332017031750666		
Cheque- DD No.		Date	17-03-2017	
Name of Bank	IDBI BANK	Bank-Branch	033 Ghatkopar	
Name of Branch		Scroll No.		

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Man:

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on this 20TH day of MARCH 2017
THIS AGREEMENT made at Mumbai.
BETWEEN:

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AJMERA REALTY AND INFRA INDIA LIMITED (formerly known as Shree Precoated Steels Limited), a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Citi Mall, Link Road, Andheri West, Mumbai 400 053, through its division Anik Development Corporation, hereinafter referred as **"The Developer"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors and assigns) of the ONE PART;

AND

1) Mr./Mrs. PANKAJ MANSINGKA AND
 2) MRS. MRUDULA MANSINGKA

Indian Inhabitant/s, having his/her/their address at 13, ASHWIN CO-OP. HOUSING SOCIETY, JAI BHAVANI ROAD, UPNAGAR, NASHIK ROAD, NASHIK - 422101

OR

M/s. _____
 partnership firm registered under the provisions of the Indian Partnership Act, 1932
 having its principal place of business at _____

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OR





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a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at		
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a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at

hereinafter referred to as "The Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual/s his/her/their heirs, executors, administrators and permitted assigns, in case of partnership firm/s, partner/s for the time being of the said firm, the survivor/s of them and the heirs, executors, administrators and permitted assigns of the surviving partner and in case of a limited company, its successors and permitted assigns) of the OTHER PART:-

Nudula Mansingka

WHEREAS



The said Ardheshir Shapurji Narielwala was the owner of and/or otherwise well and sufficiently entitled to and in possession of several pieces and parcels of land, hereditaments and premises in Village Anik, Taluka Kurla in Greater Bombay measuring in the aggregate 90 Acres and 18 Gunthas (hereinafter referred to as the "Said Larger Property").

The said Ardheshir Shapurji Narielwala by his will dated 18th March, 1933 appointed his wife Mrs. Behrozbai Narielwala, his two sons Mr. Navroji Ardheshir Narielwala, Mr. Phirojshah Ardheshir Narielwala and his son-in-law Mr. Navroji Rustomji Adenwala as the Executrix, Executors and Trustee respectively of the said will dated 18th March, 1933. The said Ardheshir Shapurji Narielwala died at Bombay on or about 9th day of November, 1937. The said will dated 18th March, 1933 was duly proved by the said executors. The said Behrozbai and Navroji Rustomji Adenwala died at Bombay on or about 21st day July, 1947 and 23rd day of November, 1960 respectively.



C. By a Deed of Transfer dated 27th November, 1972, (1) Navroji Ardheshir Narielwala and (2) Phirojsha Ardheshir Narielwala, (being the surviving executors of the will dated 18th March, 1933 of the said Ardheshir Shapurji Narielwala) transferred the Said Larger Property to and in favour of (1) Navroji

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Ardeshir Narielwala (2) Phirojsha Ardeshir Narielwala (3) ~~Bunaji~~ Ardeshir Narielwala and (4) Shahpurji Ardeshir Narielwala, (hereinafter referred to as "Said Narielwalas").

- D. Accordingly, by virtue of the aforesaid deed of transfer dated 27th November, 1972, the Said Narielwalas became the owners of the Said Larger Property.
- E. By and under an Agreement dated 11th June, 1981 made by and between the Said Narielwalas and one M/s. Vijay Nagar Apartments, a partnership firm, the Said Narielwalas have assigned, transferred all their right, title and interest in respect of the Said Larger Property. Thus, by virtue of the said agreement dated 11th June, 1981 the said M/s. Vijay Nagar Apartments have obtained the rights to develop the Said Larger Property.
- F. The Said Larger Property admeasuring 90 Acres and 18 Gunthas got naturally sub-divided into various smaller plots of land and such sub-divided plots assigned separate CTS Numbers.
- G. Out of the total holding of the Said Narielwalas in relation to the Said Larger Property, a total area of 71 Acres and 26 Gunthas was declared as non surplus and was held as retainable land under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (hereinafter referred to as "The Retained Property").
- H. By and under a Deed of Conveyance dated 29th August, 2000, made and executed by the Said Narielwalas to and in favour of the said M/s. Vijay Nagar Apartments, the Said Narielwalas sold, transferred and conveyed to and in favour of the said M/s. Vijay Nagar Apartments, the Retained Property at and for the consideration and on the other terms and conditions more particularly mentioned therein. The said Deed of Conveyance dated 29th August, 2000 is duly registered with the Sub-Registrar of Assurances at Mumbai under number BBJ-6892 of 2000. The said Deed of Conveyance dated 29th August, 2000 was rectified by and under a Deed of Rectification dated 18th October, 2000, wherein certain survey numbers, CTS numbers and areas of each sub-divided plot comprising the Retained Property were rectified and clarified in greater detail.



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As such the partnership firm of M/s. Vijay Nagar Apartments became entitled to the Retained Property as the sole and absolute owner thereof.

The said M/s. Vijay Nagar Apartments, one Ajmera Housing Corporation and one Ajmera Water "N" Amusement Park Private Limited had formed a partnership in the name and style of M/s. Anik Development Corporation for the purpose of development of the Retained Property and accordingly development of the Retained Property was commenced by the said firm of M/s. Anik Development Corporation.

K. The said M/s. Anik Development Corporation was converted into a Private Limited Company (incorporated under the provisions of the Companies Act, 1956) known as Anik Development Corporation Private Limited.

Subsequently, the said company Anik Development Corporation Private Limited was amalgamated with Shree Precoated Steels Limited by virtue of an order dated 10th August, 2007 passed by the Hon'ble High Court of Judicature at Bombay in Company Petition Nos. 464 of 2007 and 465 of 2007.

Thereafter, the name of Shree Precoated Steels Limited was changed to Ajmera Realty and Infra India Limited (being the Developer herein) and a fresh certificate of incorporation dated 5th May, 2008 was issued by the Registrar of Companies, Maharashtra stating therein that the name of the Developer stands duly changed to Ajmera Realty and Infra India Limited.

M. The Developer has pursuant to acquisition of the Retained Property, commenced and completed development of certain portions of the Retained Property and presently a residential complex popularly known as "Bhakti Park" stands constructed on such portion.



N. The Plots bearing C.T.S. Nos. 1A/1, 1A/2, 1A/3 and 1A/6 admeasuring (as per the Property Register Cards) 3022.20 square meters, admeasuring 97434 square meters, admeasuring 6753.3 square meters and admeasuring 4522.70 square meters respectively and thus aggregating to a total area of 1,11,732.2 square meters of Village Anik, Taluka Kurla in the registration district of Mumbai Suburban (hereinafter referred to as "The Said Layout Property") form a

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part of the Retained Property. The Said Layout Property is more particularly described in the Part A, Part B, Part C and Part D respectively of the First Schedule hereunder written and is shown as marked in red colour boundary lines on the plan annexed hereto and marked as Annexure 'A'. The Property Register Cards in respect of the Said Layout Property are annexed hereto and marked as Annexures 'B to E' respectively.

- O. As per the Property Register Cards in relation to the Said Layout Property:
- a. The land bearing CTS No. 1A/1 admeasuring 3022.2 square meters is shown as a protected forest (Mangroves) and the name of the Government of Maharashtra appears thereon as the holder thereof.
 - b. Out of the land bearing CTS No. 1A/2 admeasuring 97434 square meters in the aggregate, an area admeasuring 24655.10 square meters shown as a protected forest (Mangroves) and the name of the Government of Maharashtra appears thereon as the holder thereof to such extent.
 - c. The land bearing CTS No. 1A/3 admeasuring 6753.3 square meters is shown as a No Development Zone.
 - d. The land bearing CTS No. 1A/6 admeasuring 4522.7 square meters is shown as a protected forest (Mangroves) and the name of the Government of Maharashtra appears thereon as the holder thereof.



(Handwritten signature)

The Developer has informed the Purchaser/s and the Purchaser/s has/have conducted site visits to the Said Layout Property and has ascertained that the Said Layout Property is bounded and fenced and that there are in fact no existing mangroves or forests on the Said Layout Property. The Developer has further informed the Purchaser/s that the Developer has already made the requisite applications to the concerned authorities for deletion of the earmarking of the parts of the Said Layout Property as protected forest or mangroves and for consequent deletion of the name of the Government of Maharashtra from the relevant Property Register Cards and such applications are presently pending.

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Within the Said Layout Property, there are certain buildable reservations of a Market measuring 2,000 square meters and Dispensary, Maternity Home and Welfare Centre measuring 1,700 square meters affecting the Said Layout Property as per the Development Plan remarks issued by the MCGM (hereinafter referred to as "The Said Reservations") and which reservations may be developed by the Developer and/or its associate companies. In addition to the Said Reservations, in order to undertake the development of the Said Layout Property, the Developer is required to leave an open space area for Recreation Grounds (15% for Layout), as per the applicable provisions of the Development Control Regulations for Greater Mumbai, 1991. The Developer may hand over the area of the Said Reservations out of the Said Layout Property (with or without construction as the Developer may deem fit and proper) to the MCGM or the Government of Maharashtra other concerned authorities and accordingly for the purpose of such handing over certain parts of the Said Layout Property will be divided and the net area of the Said Layout Property would undergo changes pursuant to such handing over. The Developer shall be solely entitled to the compensation receivable in lieu of such handover or surrender of the Said Reservations to the concerned authorities including any compensation by way of assurance of development potential by whatever named called including inter alia all FSI and TDR under Clauses 5 and 6 of Appendix VII (Regulation 34) the Development Control Regulations for Greater Mumbai, 1991.



R. After considering the areas earmarked as protected forests, the area earmarked for the Said Reservations and the area to be left as open spaces in the form of Recreation Ground, a certain net plot area of is available for the purpose of construction on the Said Layout Property and which will undergo changes and stand increased in the event of deletion of the earmarking of the parts of the Said Layout Property as protected forest or mangroves and for consequent deletion of the name of the Government of Maharashtra from the relevant Property Register Cards as applied for by the Developer. Accordingly, even as of today, not considering the area out of the Said Layout Property, which is erroneously

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earmarked as protected forests or mangroves as aforesaid and leaving aside the area of the Said Reservations and the open space requirements for the Recreation Grounds, the Said Layout Property has certain development potential which can be consumed thereon today and on deletion of the earmarked as protected forests or mangroves, as aforesaid the development potential of the Said Layout Property would be further enhanced and be increased and become available for consumption on the Said Layout Property to the Developer.

S. The Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM") has already sanctioned the layout for construction on the Said Property on or about 26th May, 2009, whereby considering the then available development potential of the Said Layout Property (which already stands increased as of the date hereof by virtue of the amendments to the Development Control Regulations for Greater Mumbai, 1991, as stated herein below) the MCGM has sanctioned construction of 13 buildings on the Said Layout Property.

T. The Developer had made an application to the MCGM and have obtained the sanction of the plans in respect of one residential building to be constructed on the part of the Said Layout Property. The MCGM has issued in favour of the Developer an Intimation of Disapproval dated 8th October, 2010 bearing number CHE/ES/0510/M/337(NEW) of CE/6504/BP/ES/AM (hereinafter referred to as "the Old IOD"). A copy of the Old IOD is annexed hereto and marked as Annexure 'F'.

U. By and under an order dated 30th April, 2012 passed by the Collector, Mumbai Suburban District, tenure of part of land bearing CTS No. 1A/2 admeasuring 64,457.36 square meters out of the Said Layout Property is changed from Agricultural to Non-Agricultural subject to the terms and conditions mentioned therein.

V. Subsequent to the issuance of the Old IoD, the Development Control Regulations for Greater Mumbai, 1991 were amended inter alia by virtue of G.N.No.CMS.4311/462/CR-58/2011/UD-11, dated 6th January, 2012 and

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by virtue of such amendment, the erstwhile sub-regulations 35 (2) and 35 (3) of the Development Control Regulations for Greater Mumbai, 1991 were substituted by new sub-regulations 35 (2), 35 (3) and 35 (4) and a new concept of compensatory fungible FSI (hereinafter referred to as "Fungible FSI") was introduced in the Development Control Regulations for Greater Mumbai, 1991 under sub-regulation 35 (4) thereof. Accordingly, in view of such amendments, the Developer submitted amended plans for construction of the new multistoried building on a portion of the Said Layout Property and accordingly the MCGM has issued to the Developer a letter dated 5th January 2013 wherein it was communicated to the Developer that the revised plan for construction of the proposed residential building to be constructed on a part of the said Layout property bearing CTS No. 1A/2 were approved by the MCGM. Pursuant to the approval of the revised plan in the manner aforesaid the MCGM has also issued a Commencement Certificate dated 25th March 2013 bearing number GP/6504/BPES/AM and has thereby authorized the Developer to commence construction of the new building on the Said Property (hereinafter collectively referred to as "**The Revised Building Approvals**"). A copy of the said letter dated 5th January 2013 is annexed hereto and marked as **Annexure "G"** and the Commencement Certificate dated 25th March 2013 is annexed hereto and marked as **Annexure 'H'**.

W. It is proposed that as per the layout sanctioned by the MCGM on or about 26th May 2009, and as per the Revised Building Approvals and further amendments thereto as stated hereinafter the Developer would be constructing on the Said Layout Property, 13 buildings viz., Building No.1, Building No.2, Building No.3, Building No.4, Building No.5, Building No.6, Building No.7, Building No.8, Building No.9, Building No.10, Building No.11, Building No.12 and Building No.13 (hereinafter collectively referred to as the "**Proposed Buildings**").

X. It is clarified that the Revised Building Approvals at present only envisage the construction of one multistoried building on a part of the Said Layout Property

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bearing CTS No. 1A/2 and the Developer shall from time to time be making applications to the concerned authorities for the purpose of construction of the additional buildings (being the Proposed Buildings) as aforesaid for the purpose of construction on the Said Layout Property.

AA. The Developer shall be undertaking the Development of the Proposed Buildings in a phased manner and initially the Developer proposes to construct a multistoried building being Building no.1 on a part of the Said Layout Property bearing CTS No. 1A/2, to be known as "Zeon" (hereinafter referred to as "The Said Building"). The location of the said building on the said layout property is shown as marked on the plan annexed hereto as Annexure "A".

BB. It is proposed that the Said Building shall have parking spaces up to the 8th (Eighth) Floor, recreational amenities on the 9th (Ninth) floor and shall have residential flats from the 10th (Tenth) floor onwards. It is also expected that the floor space index for consumption on the Said Layout Property shall be increased shortly (including interalia in view of the Metro line/Mono Rail and station being proposed in the vicinity of the Said Layout Property) and thereby the Developer will be able to construct further floors as a part of the Said Building in addition to the 30 floors or further new building/s or wings on the Said Layout Property (in addition to the Proposed Buildings) thereby increasing the future development potential of the Said Layout Property.



CC

It is further clarified by the Developer that as per the notification dated 29th March, 2005, issued by the Urban Development Department of the Government of Maharashtra, under the provisions of the Maharashtra Regional and Town Planning Act, 1966, a portion of the land bearing CTS No. 1A/2, comprising the Said Layout Property, being a 50 meters wide strip, is designated as a buffer zone and as shown in brown shades in Annexure 'A' hereto (hereinafter referred to as "the Buffer Zone"). Presently, as per the above referred notification, no construction is permitted on the Buffer Zone and it is likely that in the future the restriction may be relaxed and permission may be granted to the Developer for construction in the Buffer Zone. In the circumstances, it is clarified that in the

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event if the requisite permission is obtained by the Developer for putting up construction in the Buffer Zone, then and in such an event the Developer may at its sole and absolute discretion do so by construction of an additional structures/buildings or extension of the Said Building or otherwise howsoever arising, which proposed structures / buildings are shown in the plan annexed hereto as Annexure "I". It is clarified that the location of such proposed structures / proposed buildings as shown in the plan Annexure "I" is merely tentative and subject to such modification as may be desired by the Developers or as may be prescribed or approved by the concerned authorities. The Developers shall have complete and absolute discretion in all matters pertaining to shifting or relocation of such proposed structure's and or proposed buildings from where they are presently proposed to be constructed to any other part or portion of the said layout property.



It is further clarified that as per the Revised Building Approvals, only a part of the presently available development potential of the Said Layout Property is being utilised by the Developer in the course of construction of the Said Building and the Developer shall from time to time be making applications to the MCGM for amendments to the approved plans and for issuance of further Intimations of Disapproval and further Commencement Certificates such that the entire available development potential of the Said Layout Property is completely consumed in the course of construction of the Proposed Buildings on the Said Layout Property and accordingly, the plans for construction of the Proposed Buildings (including inter alia the Said Building) on the Said Layout Property are subject to further modifications. It is further clarified that in the course of construction of the Proposed Buildings, the Developer shall be consuming on the Said Layout Property maximum permissible development index as per the provisions of the Development Control Regulations for Greater Mumbai, 1991 including but not limited to the following:



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- a. entire development potential available for consumption on the Said Layout Property by way of floor space index (hereinafter referred to as "the FSI") emanating from the Said Layout Property in the form of base land FSI, which can be consumed free of costs thereon;
- b. entire development potential available for consumption on the Said Layout Property by way of acquiring of FSI by way of payment of premium to the Government of Maharashtra or any other statutory authorities including but not limited to the MCGM;
- c. entire development potential available for consumption on the Said Layout Property by way of loading Transferable Development Rights (hereinafter referred to as "the TDR") on the Said Layout Property, including in accordance with Regulation 34 and Appendix VII of the Development Control Regulations for Greater Mumbai, 1991; and
- d. entire development potential available for consumption on the Said Layout Property by acquiring of compensatory surplussable FSI in accordance with Regulation 35 (4) of the Development Control Regulations for Greater Mumbai, 1991 (if the Developer so deems fit).

EE.

As per the Revised Building Approvals, at present 30 floors having permissible built up area 40035.29 sq.meters with fungible FSI have been sanctioned as a part of the Said Building and the Developer has applied and shall be applying further applications to the MCGM and other concerned authorities for consumption of additional FSI (in the manner stated above) of 5460 square meters for additional 4 floors which may be consumed by the Developer in the Said Building and thus it is presently proposed that the total FSI for construction on the Said Layout Property shall be at least 45495 square meters (and which FSI is also subject to enhancement as stated herein) and the Proposed Buildings shall (subject to such approvals being obtained by the Developer) be constructed by consumption of such total sanctioned FSI.

FF.

The Developer would be constructing each of the Proposed Buildings on separate portions of the Said Layout Property. It is also presently proposed that the

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amenities for the each of the Proposed Buildings would be separate and distinct from the amenities for the other Proposed Buildings. Accordingly, the occupants of the each of the Proposed Buildings shall not be entitled to use any area or amenities (including any car parking spaces) of the other Proposed Buildings.

GG. The Developer has entered into an Agreement as prescribed by the Council of Architects appointing the Architects, M/s. S. V. Thakkar Associates, registered with the Council of Architects at No. T/107/ L.S. Hiren S Thakkar and have also appointed M/s. Satish S Dhupela as structural Designers for preparing structural design and drawings and specifications of the building. The Purchaser/s accept the professional supervision of the said Architects and the said Structural Designer till the completion of the Said Building unless otherwise changed.



GH. The right and entitlement of the Developer to construct the Said Building on a part of the Said Layout Property has been set out in the Title Report dated, 23rd March 2013 issued by the Advocate and Solicitor of the Developer Mr. Neil Mandavia of M/s Law Scribes and a copy of the said Title Report is annexed hereto as Annexure 'J'.

H. The Purchaser/s has/have approached the Developer for acquiring a flat in the Said Building, as more particularly described in the Second Schedule hereunder written (hereinafter referred to as "**The Said Flat**"). The Said Flat is shown on the typical floor plan annexed hereto and marked as Annexure 'K'.

IJ. The Developer is in the process of entering into several Agreements similar to this Agreement with several parties who may agree to take and acquire premises in each of the Proposed Buildings on ownership basis, subject to such modifications as may be deemed necessary, considerable, desirable or proper by the Developer, with a view that ultimately the purchasers/occupants of the various premises in each of the Proposed Building shall form a Co-operative Housing Society or a Condominium of Apartment Owners or a Limited Company, to whom the management and maintenance of the respective Proposed Building would be handed over (hereinafter referred to as "the Individual Body/ies of Premises Acquirers"). It is clarified that the Individual Body/ies of Premises Acquirers in

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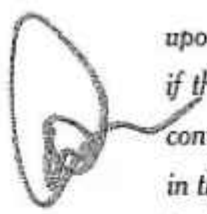
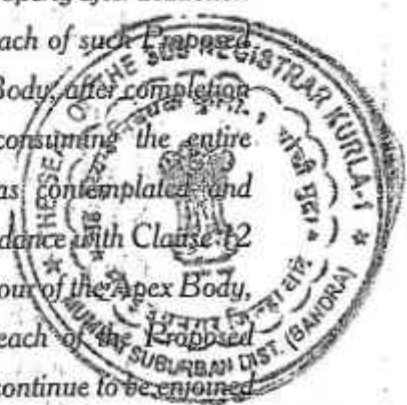
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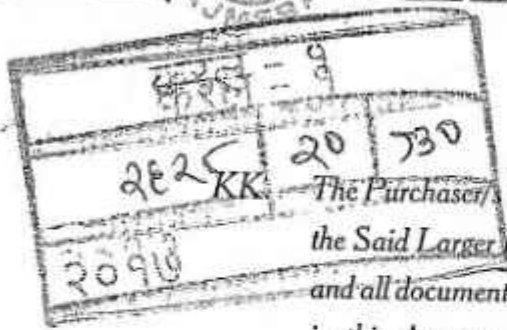


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respect of each of the Proposed Buildings shall be formed only for the purpose of effective management and maintenance of the respective Proposed Buildings and the amenities and common areas therein. Pursuant to completion of the entire development of the Said Layout Property all the Individual Body/ies of Premises Acquirers shall form an apex body of Premises Acquirers, (which may be a co-operative housing society formed under the provisions of the Maharashtra Co-operative Societies Act, 1960 or a Limited Company formed under the provisions of the Companies Act, 1956) (hereinafter referred to as "the Apex Body") and ultimately, the balance area of Said Layout Property after deduction of the areas of the Said Reservations, together with the each of such Proposed Buildings standing thereon will be conveyed to the Apex Body, after completion of the entire project of development (by using and consuming the entire development potential of the Said Layout Property as contemplated and envisaged by the Developer and as set out herein) in accordance with Clause 12 hereof. It is clarified that even after such conveyance in favour of the Apex Body, the responsibility of management and maintenance of each of the Proposed Buildings and amenities and common areas therein shall continue to be enjoined upon the respective Individual Body/ies of Premises Acquirers. In the alternative, if the Developer so desires, the Developer may not form the Apex Body but convey each of the respective Proposed Buildings together with undivided interest in the land comprised in the Said Layout Property (on a pro-rata proportionate basis viz. in proportion to the FSI consumed in the construction of each of the respective Proposed Buildings vis-à-vis the total available and consumed FSI for construction on the Said Layout Property) to and in favour of the respective Individual Body/ies. Each individual body shall in any event be liable to contribute amounts for such management and maintenance of the common layout amenities on a prorata proportionate basis viz in proportion to the FSI consumed in the construction of each of the respective buildings of the layout property vis a vis the total available and consumed FSI for construction.



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The Purchaser/s has/have taken inspection of all the documents of title relating to the Said Larger Property, the Retained Property and the Said Layout Property and all documents, applications, permissions, approvals and sanctions referred to in this Agreement and all documents incidental thereto and the Purchaser/s has/have satisfied himself / herself / themselves about the entitlement of the Developer to develop the Said Layout Property by construction inter alia of the Said Building and the other Proposed Building thereon and to enter into these presents. The Purchaser/s hereby further agree/s and confirms that he/she/they will not raise any dispute in respect thereof at any point of time either now or in the future also.

LL. The Purchaser/s has/have demanded and has also taken inspection of the orders and approved plans, layout sanctions, N.A. order, Revised Building Approvals and the old approvals issued by the MCGM, applications made by the Developer for the purpose of deletion of the earmarking of the parts of the Said Layout Property as protected forest or mangroves and for consequent deletion of the name of the Government of Maharashtra from the relevant Property Register Cards and other incidental documents referred to above and other relevant documents and papers including inter alia the Municipal Assessment Bills, City Survey Records, extracts of Property Register Cards and all other documents required to be furnished to the Purchaser/s by the Developer under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") and the Rules made there under and the Purchaser/s confirm/s that he/she/they has/have entered into this Agreement after being aware of all the facts and after inspecting the aforesaid and other relevant documents and papers.

MM. In the circumstances, pursuant to negotiations between the parties hereto, the Purchaser/s has/have agreed to purchase and acquire from the Developer and the Developer has agreed to sell to the Purchaser/s, the Said Flat on the terms and conditions herein contained.

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NN. The parties are desirous of reducing to writing the terms and conditions agreed upon between themselves as hereinafter appearing.

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

1. The Recitals above form an integral part of this Agreement and are not repeated in the operative part only for the sake of brevity and the same should be deemed to be incorporated in the operative part also as if the same were set out hereinafter and reproduced verbatim.
2. The Developer shall be constructing the Said Building known as _____ which shall comprise of 34 storeys subject to obtaining approvals for the additional storeys, in addition to the approved sanction for 30 storeys currently (by virtue of increase in the Floor Space Index of _____ Recited above) interalia in Recital Clause "R" and "CC" _____ proposed that the Said Building shall have parking spaces up to the 8th Floor, recreational amenities on the 9 floor and shall have habitable residential flats from the 10th floor onwards. The construction of the Said Building is in accordance with the plans, designs, specifications approved by the concerned local authority and which may further be approved by the concerned local authorities (for the additional floors as recited above) and which sanctioned plans as well as proposed plans have been seen and approved by the Purchaser/s with only such variations as the Developer may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them. Provided that the Developer shall have to obtain prior consent in writing to the Purchaser/s in respect of such variations or modifications which may adversely affect the Said Flat of the Purchaser/s.

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In consideration of the aggregate sum of Rs. 6,08,44,770/-
(Rupees SIX CRORE EIGHT LAKH FORTY FOUR THOUSAND
SEVEN HUNDRED SEVENTY Only)
agreed to be paid by the Purchaser/s to the Developer/s in the manner



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contained in Clause 4 hereunder written, the Developer hereby agrees to sell to the Purchaser/s and the Purchaser/s hereby agree/s to purchase from the Developer, the Said Flat viz. flat no B-2003 admeasuring 2238 square feet carpet area, which will have slight variation on account of tiling, ledging, plaster, skirting and structural members on the 20th floor of the Said Building Zeon, more particularly described in the Second Schedule hereunder written being constructed on the Said Layout Property together with all rights of and incidental thereto and together with the right to use and enjoy the common areas and facilities in common as specified in the Third Schedule hereunder written (all of which aforesaid rights and entitlements of the Developer agreed to be sold hereunder are hereinafter collectively referred to as "The Said Premises").



The said aggregate consideration of Rs. 6,08,44,770/- /- (Rupees SIX CRORE EIGHT LAKH FORTY FOUR THOUSAND SEVEN HUNDRED SEVENTY — Only) shall be paid by the Purchaser/s to the Developer in the following manner:



Rs. _____	Call Money
Rs. _____	on Allotment Letter
Rs. _____	on Piling
Rs. _____	on Plinth
Rs. _____	1st Installment of Slab
Rs. _____	2nd Installment of Slab
Rs. _____	3rd Installment of Slab
Rs. _____	4th Installment of Slab
Rs. _____	5th Installment of Slab
Rs. _____	6th Installment of Slab
Rs. _____	7th Installment of Slab
Rs. _____	8th Installment of Slab
Rs. _____	9th Installment of Slab
Rs. _____	10th Installment of Slab

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Rs.	२,२७,३२९/-
Rs.	१५,२१,११९/-
Rs.	१५,२१,११९/-
Rs.	३०,४२,२४८/-

- 11th Installment of Slab
- 12th Installment of Slab
- 13th Installment of Slab
- 14th Installment of Slab
- 15th Installment of Slab
- 16th Installment of Slab
- 17th Installment of Slab
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- on Internal Masonry
- on Internal Plastering
- on External Plastering
- on Possession





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Notwithstanding anything contained in this Agreement, it is specifically agreed that time for making the aforesaid payments is strictly of the essence of this contract and any delay by the Purchaser/s in making the aforesaid payment/s shall forthwith render this Agreement voidable at the sole and exclusive option of the Developer without any further act and/or reference and/or recourse to the Purchaser/s and in the event of the Developer so treating this Agreement void, the Developer shall be entitled to forfeit the initial booking amount paid by the Purchaser/s to the Developer along with further sum equivalent to 25% of the booking amount and the Developer shall refund the said sums, if any received by the Developer from the Purchaser/s without any interest thereon, to the Purchaser/s and thereupon the Developer shall also be free and entitled in its own right to deal with the Said Flat and their rights therein, in any manner as the Developer in its sole discretion deems fit and proper, without any reference and/or payment whatsoever to the Purchaser/s.



The Purchaser/s hereby agree/s and undertake/s that he/she/they are not entitled to and shall not have any right, title, interest, share, claim, demand of any nature whatsoever and howsoever arising against the Developer/its transferee/s/allotted/s/nominee/s and/or otherwise in to upon the Said Premises in such an event PROVIDED HOWEVER THAT the Developer shall not exercise the aforesaid right of termination unless and until a notice of 15 (Fifteen) days demanding the said payment is given to the Purchaser/s and even thereafter, the Purchaser/s fail to make the relevant payment PROVIDED FURTHER that strictly without prejudice to the aforesaid, the Developer in its sole and absolute discretion may, instead of treating this Agreement void as aforesaid, permit the Purchaser/s to pay the said installments after their respective due dates but after charging interest thereon @ 21% p.a.

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The Developer hereby agrees to observe, perform and comply with all the terms, conditions and restrictions, if any, which may have been imposed by



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the concerned local authority at the time of sanctioning the plans or thereafter and shall before handing over possession of the Said Flat to the Purchaser/s, obtain from the MCGM, occupation certificate in respect of the Said Flat.

6. The Developer hereby declares that the FSI at present available in respect of the Said Layout Property is 206705 square meters (built up area) out of the total future FSI potential of 430170 square meters which shall later increase after inclusion of fungible built up area by paying the requisite premium to MCGM and no part of the said FSI has been utilized by the Developer elsewhere for any purpose whatsoever. In case the said FSI has been utilized by the Developer elsewhere, then the Developer shall furnish to the Purchaser/s all the detailed particulars in respect of such utilization of the said FSI by it. Nothing contained in this Clause shall disentitle the Developer from consuming or utilising any additional FSI that may be made available for the purpose of putting up construction on the Said Layout Property by virtue of any increases in the development potential as recited above and in clause 12 hereinafter and which increase is reasonably contemplated by the Developer.



7. The design of the Said Flat is subject to amendments and changes as may be stipulated by the MCGM, Government, local authority and/or as per the requirements of the Developer. The Purchaser/s hereby further agree/s and covenant/s with the Developer on and from the date of execution hereof, the Developer shall not require any further consent/approval of the Purchaser/s as may be necessary for the purpose of enabling the Developer to construct the Said Building or any additional buildings/wings/structures, in accordance with the said approvals or such other plans, with such additions and alterations as the Developer may in its sole and absolute discretion deem fit and proper and/or for the purpose of applying for and/or obtaining the approval or sanction of the MCGM or any other appropriate authorities in that behalf as well as for the approval or sanction relating thereto. The

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Purchaser/s hereby further agree/s and give/s his/her/their specific irrevocable consent to the Developer to carry out such amendments, alterations, modifications or variations in constructing the Said Flat and the Said Building on the Said Layout Property and/or to the layout plan and/or to the building plans (whether or not envisaged and/or proposed to be constructed at present), provided that the aggregate area/size of the Said Flat agreed to be acquired by the Purchaser/s is not in any manner reduced. It is clarified that the Purchaser/s is/are not concerned with the other Proposed Buildings (other than the Said Building) and the Developer shall have complete autonomy in the course of construction, planning, design and location of the such other Proposed Buildings and this clause shall at all times operate as the Purchaser/s irrevocable no objection and consent in that behalf.



It is expressly agreed that the Said Flat shall contain specifications, fixtures, fittings, and amenities as set out in Annexure 'L' hereto (hereinafter referred to as the "Said Internal Amenities") and the Purchaser/s confirm/s that the Developer shall not be liable to provide any other additional specifications fixtures, fittings, and amenities in the Said Flat. It is specifically agreed between the parties hereto that the Developer shall have the right to change /substitute the Said Internal Amenities in the event that there is any uncertainty about the availability thereof, either in terms of quantity and/or quality and/or for any other reason beyond the control of the Developer. If any change as aforesaid becomes necessary, the Developer shall be entitled to choose the substitutes and/or alternatives thereof in its absolute discretion to enable the Developer to offer possession of the Said Flat on the specified date. The Developer shall however try to ensure that such substitutes and/or alternatives are similar to the amenities as hereunder agreed, in quality and quantity, as far as may be reasonably possible. The Purchaser/s agree/s not to claim any rebate and/or discount and/or concession in the consideration on account of such change/substitution. It is further agreed by and between the

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parties hereto that in respect of the Said Internal Amenities the Purchaser/s has/have an option to avail additional internal amenities and/or carry out internal changes. In the event of the Purchaser/s deciding to avail additional internal amenities and/or carry out internal changes, the Purchaser/s shall pay to the Developer such money as may be mutually decided. This sum shall be over and above the purchase price and other payments payable by the Purchaser/s to the Developer hereunder.

9. The Purchaser/s has/have independently inspected and verified the title deeds and all papers and documents hereinabove recited and has/have fully satisfied himself/ herself/themselves about the title of the Developer to the Said Property and to undertake the development thereof by construction of the Proposed Buildings including inter alia the Said Building and to enter into these presents and the Purchaser/s shall not be entitled to further investigate the title of the Developer and/or be entitled to make any requisition or raise any objection with regard to any other matters relating thereto. The Purchaser/s has/have also taken inspection of the orders and approved plans Building Approvals issued by the MCGM and other relevant documents and papers including the Municipal Assessment Bills, City Survey Records and other documents mentioned in MOFA and the Rules framed there under and as recited above and the Purchaser/s confirm/s that he/she/they has/have entered into this Agreement after inspecting the aforesaid documents and papers and understanding the implications thereof.



10. The Developer shall take steps to form the Individual Body of Premises Acquirers in respect of the Said Building as and when all the premises in the Said Building are sold by the Developer and upon completion of construction of the entire Said Building.

21.

It is clarified that the Individual Body/ies of Premises Acquirers in respect of each of the Proposed Buildings including inter alia the Said Building shall be responsible for effective management and maintenance of the respective Proposed Buildings and the amenities and common areas therein.

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Pursuant to completion of the entire development of the Said Layout Property
 viz. once construction of all the Proposed Buildings and any additional
 floors/wings/structures as recited above is completed and all the Individual
 Bodies of Premises Acquirers in respect of all the Proposed Buildings are
 formed and registered and after the Developer has consumed and utilised the
 full available construction potential of the Said Layout Property (including
 the additional potential that is likely to accrue to the Said Layout Property by
 virtue of deletion of the earmarking of the parts of the Said Layout Property as
 protected forest or mangroves and for consequent deletion of the name of the
 Government of Maharashtra from the relevant Property Register Cards and
 by virtue of the Metro line/Mono Rail and station or by way of
 development/construction of additional building / structures becoming
 permissible in the Buffer Zone and otherwise as recited above), all the
 Individual Body/ies of Premises Acquirers shall form the Apex Body and
 ultimately, the balance area of Said Layout Property after deduction of the
 areas of the Said Reservations, together with each of such separate buildings
 standing thereon will be conveyed to the Apex Body. It is clarified that even
 after such conveyance in favour of the Apex Body, the responsibility of
 management and maintenance of each of the respective Proposed Buildings
 including the Said Building and amenities therein shall continue to be enjoined
 upon the respective Individual Body/ies of Premises Acquirers. In the
 alternative, if the Developer so desires, the Developer may not form the Apex
 Body but convey each of the respective Proposed Buildings together with
 undivided interest in the land comprised in the Said Layout Property (on a
 pro-rata proportionate basis viz. in proportion to the FSI consumed in the
 construction of each of the respective Proposed Buildings vis-à-vis the total
 available and consumed FSI for construction on the Said Layout Property)
 (hereinafter referred to as "The Said Conveyance"). Each individual
 body of society shall be liable to contribute proportionately in accordance with
 the above towards the expenses, management and administrations of all the

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common amenities and facilities in the layout property. It is hereby clarified that for the purpose of Section 11 of MOFA the period of execution of the said Conveyance is agreed upon to as aforesaid.

13. The Developer has further informed the Purchaser/s that the Developer retains the right to sell, transfer, assign in favour of any person/s and/or deal with (a) future rights in respect of the Said Layout Property, (b) the balance rights in respect of the Said Layout Property (i.e. after having utilized the FSI available for the construction of the Said Building and the other Proposed Buildings and as per the plans already submitted and/or to be submitted by the Developer from time to time and as per the proposed total scheme of development) and (c) various rights that may accrue to and over the Said Layout Property in the future including additional development potential as recited above; (d) the advertising, signage and hoarding rights for advertising in the compound, common areas and facade of the Said Building and/or any other Proposed Buildings; and (e) the Developer shall have right to display boards, signage etc. displaying the name of the Said Building as "Zeon" or such other name as the Developer may from time to time decide in its absolute discretion and of the other Proposed Buildings as may be decided by the Developer at its sole discretion at all times hereafter and further to indicate to the public at large that the Said Building and the other Proposed Buildings have been constructed by the Developer (the rights referred to in above are hereinafter collectively referred to as "the Incidental Rights"). The Incidental Rights include the right of use of the Said Layout Property as a receiving plot and/or to consume or fully exploit by utilising TDR/DRC which the Developer and/or its nominee/s may be entitled to, from time to time, at the Developer's sole and absolute discretion. The Developer is also entitled from time to time to deal with and/or dispose of all or any of the Incidental Rights, by way of sale, assignment, transfer, gift, mortgage and/or in any other manner whatsoever as it may in its absolute discretion think fit and proper from time to time and at its entire discretion and convenience exercise its rights to any

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person/s. The Purchaser/s expressly consent/s and agree/s that the Purchaser/s shall not claim any rebate or reduction in the purchase price in respect of the Said Flat and/or any other benefit/right from the Developer and/or such persons, now and/or in future as a result of any development that may be undertaken either by the Developer and/or its nominee/s and/or person/s. The Purchaser/s further agree/s and acknowledge/s that the Developer shall be solely and exclusively be entitled to use and exploit all common areas and the compounds of the Said Building or the other Proposed Buildings, the façade of the Said Building or the other Proposed Buildings and the terrace on the top of the Said Building or the other Proposed Buildings for the advertising purposes and shall be entitled to create such third party rights in respect of such advertising rights and shall be entitled to the entire consideration in that behalf and the Purchaser/s shall not object thereto either in his/her/their personal capacity/ies or in his/her/their capacity/ies as the member/s of the Individual Body of Premises Acquirers in respect of the Said Building or the Apex Body.



14. The Purchaser/s at his/her own costs along with the other premises holders in the Said Building, would co-operate with the Developer in formation of the Individual Body of Premises Acquirers in respect of the Said Building and shall join in as member/s thereof and for that purpose he/she/they shall from time to time, sign and execute the applications for registration and/or membership and other papers and documents necessary for the formation and the registration of the Individual Body of Premises Acquirers in respect of the Said Building and for becoming a member thereof, including the charter documents thereof; and duly fill in sign and return to the Developer within 7 (seven) days of the same being forwarded by the Developer to the Purchaser/s so as to enable Developer to Register the organization of the flat premises acquirers under Section 10 of MOFA within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation of the promotion of construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Purchaser/s if any changes or modifications are made in



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the draft Bye-Laws or the Memorandum and/or Article of Association as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other competent authority.

15. In the event of the Individual Body of Premises Acquirers in respect of the Said Building being formed and registered before the sale and disposal by the Developer of all the premises in the Said Building, the same shall not in any manner affect the rights of the Developer to sell/dispose off/transfer the unsold premises and the powers and the authority of the Individual Body of Premises Acquirers in respect of the Said Building shall be subject to the overall authority and control of the Developer, in respect of all the matters concerning the Said Building and in particular, the Developer shall have sole, exclusive and absolute authority and control as regards the unsold premises and the disposal thereof, PROVIDED ALWAYS that the Purchaser/s hereby agree/s and confirm/s that in the event of the Individual Body of Premises Acquirers in respect of the Said Building being formed earlier than the Developer dealing with or disposing of all the premises constructed in the Said Building, then and in such an event at the discretion of the Developer, the Developer itself or any allottee or transferee of the Developer in respect of any premises or nominee of the Developer shall be admitted to such Body, without payment of any premium or any additional charges save and except Rs.500/- (Rupees Five hundred Only) for the share money and Rs.100/- (Rupees One Hundred Only) entrance fee and such allottee/transferee shall not be discriminated or treated prejudicially by the Individual Body of Premises Acquirers in respect of the Said Building, as the case may be.

16. The Purchaser/s confirm/s that the Purchaser/s have no objection and shall not raise any objection to the Developer putting up additional construction on the Said Layout Property as recited above including inter alia by increasing the number of floors in the Said Building/additional building/wings/structures etc. in addition to the Proposed buildings.

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 the concerned authorities, to make additions to and/or construct additional
 buildings or structure/s or wing/s on the Said Layout Property and/or
 additional storey/s in the Said Building and such additional
 building/s/structure/s/wing/s/storey/s shall be the sole, exclusive and absolute
 property of the Developer. The Developer shall be entitled to dispose off such
 additional building/s/structure/s/wing/s/storey/s in such manner as the
 Developer may deem fit and proper in its sole and absolute discretion. The
 Developer shall be entitled to amend/alter/modify the layout plan of the Said
 Layout Property as also construct additional building/s/ structure/s/ wing/s/
 storey/s on the Said Layout Property or any portion or portions thereof and the
 Developer shall be entitled to dispose off the premises in such additional
 building/s/structure/s/wing/s/storey/s as the Developer may deem fit proper in
 its sole and absolute discretion. The Purchaser/s is/are not entitled to object
 thereto and shall not object thereto and this clause shall always operate as the
 Purchaser/s' irrevocable, absolute and unconditional no objection in that
 behalf. This clause shall operate as and shall be deemed to be the consent of the
 Purchaser/s in accordance with section 7A of MOFA.



18. The Purchaser/s is/are, at his/her/their sole risk, liability and responsibility,
 free to raise a housing loan from any financial institution or bank, for acquiring
 the Said Flat by offering the Said Flat as security. However, such loan should
 be strictly personal to the Purchaser/s and the right of the Developer to receive
 the balance consideration from the Purchaser/s shall override the rights of the
 financial institution/bank/organization/employer in respect of the loan so
 taken. The repayment of the loans, interest and other charges on such loan
 shall be the sole responsibility of the Purchaser/s. Once the Purchaser/s
 has/have paid the full consideration as payable under this Agreement and
 has/have taken possession of the Said Flat, thereafter due to non-payment of
 the loan by the Purchaser/s, the recourse available to the financial institution
 would be only against the Said Flat and against the Purchaser/s personally

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and not against the Said Layout Property, the Said Building or any one of them or any of the other premises in the Said Building, and not against any other assets/rights of the Developer.

19. It is expressly agreed that the Purchaser/s along with the other purchasers/occupants of premises in the Said Building/the Individual Body of Premises Acquirers in respect of the Said Building shall be proportionately entitled to use, occupy and enjoy the common areas and facilities in the Said Building and the nature, extent and description of such common areas and facilities which the Purchaser/s will proportionately enjoy in the common areas and facilities is set out in the **Third Schedule** hereunder written.

20. It is expressly agreed by and between the parties as follows:

(i) As aforesaid the Developer shall be constructing the Proposed Buildings including the Said Building on the Said Layout Property and the Purchaser/s is/are not entitled to and shall not object to such construction for any reasons whatsoever and howsoever arising, at any time hereafter.

(ii) It is further agreed that save and except the aforesaid terrace over the top floor in the Said Building, the Developer is entitled to sell the terrace/s which may be abutting the respective premises for the exclusive use of the purchaser/s of such premises. Further the Developer may at its sole and absolute discretion, grant license for exclusive use or maintenance in respect of the terraces to the purchaser/occupant of the premise, that is abutting the terrace. The terrace shall not be enclosed by such purchaser/occupant without the permission in writing obtained from MCGM and other concerned authorities and the Developer. The Purchaser/s hereby give his/her/their no-objection to such rights retained by the Developer for such terraces and the Purchaser/s shall not object thereto and/or claim any such terraces and/or any part thereof as common areas and/or have/make any other claim in respect of such terraces against

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the Developer and/or its nominee/s/ allottee/s /transferee/s/ licensee/s.

It is clarified that the right of the Purchaser/s is restricted to the Said Flat agreed to be sold to him/her/them by the Developer as per the typical floor plan annexed hereto as **Annexure 'K'** and use and enjoyment of common areas and utilities in common as aforesaid and the Purchaser/s shall not be entitled to claim any right to any open space or passage, staircase, open parking space, stilt parking spaces or any other area in to upon the Said Layout Property and/or the Said Building or any other space surrounding the Said Building or any of them in any manner whatsoever, as the same belongs to and are the sole, exclusive and absolute property of the Developer.



It is expressly agreed, by and between the Developer and the Purchaser/s that the Said Flat is sold to the Purchaser/s for residential purpose only and it shall be utilized for the purpose for which it is sold to the Purchaser/s and for no other purpose or purposes whatsoever. The Purchaser/s agree/s not to change the user of the Said Flat, without prior consent in writing of the Developer and the concerned authorities.

23. For the effective management of parking spaces and in order to avoid any later disputes, the Developer shall earmark parking spaces (open, in the podium or in the stilt) of the Said Building for exclusive use thereof by certain acquirers of flats/premises in the Said Building depending on availability. The Purchaser/s agree that the Developer shall be entitled to do such earmarking at its discretion and the Purchaser/s hereby accept/s the decisions taken by the Developer in relation to such earmarking of car parking spaces. The Purchaser/s further agree/s and undertake/s that pursuant to formation and registration of the Individual Body of Premises Acquirers in respect of the Said Building and admission of the Purchaser/s to the Individual Body of Premises Acquirers in respect of the Said Building as member/s thereof, the Purchaser/s shall cast his/her/their votes in the first general body meeting or shareholders' meeting, as the case may be, of the Individual Body of Premises Acquirers in



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respect of the Said Building in favour of approving such car parking earmarking as done by the Developer so that the respective person/s in whose favour the Developer has/have earmarked the car parking spaces, will be allotted such respective car parking space/s by the Individual Body of Premises Acquirers in respect of the Said Building for exclusive use along with rights of transferability in respect thereof. The Developer has accordingly presently prepared a tentative allotment plan of the car parking spaces to be enjoyed by the flat acquirers in the Said Building and which has been furnished to the Purchaser/s and the Purchaser/s hereby confirm/s that the Purchaser/s have accepted such tentative allotment plan has/have also signed a copy of the tentative allotment plan and handed over the same to the Developer, signifying the Purchaser/s acceptance and no objection thereto. The Purchaser/s further confirm/s that once he/she/they has/have given his/her/their approval by signing the allotment plan referred heretofore he/she/they are not entitled to and shall not retract such approval and/or the confirmation accorded by him/her/them. The Purchaser/s agree/s that the said allotment plan will be later handed over to the Individual Body of Premises Acquirers in respect of the Said Building at the time of the First Annual General Body meeting thereof and he/she/they shall have to abide by the same and shall not be entitled to raise any dispute/objection in respect thereof. As per the presently proposed parking spaces by the Developer, it is estimated that a holder of one flat in the said Building shall be entitled (Subject to availability) to park 2 (two) vehicles in the parking spaces provided in the said building. It is further agreed that subject to availability the Developer shall be entitled at its discretion to earmark and provide additional parking space's (Open, in the podium or in the still) over and above the 2 (two) parking spaces to such flat acquirers in the same manner envisaged above.

24.

The Developer agrees to offer to hand over possession of the Said Flat to the Purchaser/s in the Said Building on or before 5EPT-2017 subject to easy availability of Cement, steel and other building materials and also subject to

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any act of God such as earthquake, floods or any other natural calamity, act of enemy, riots, civil commotion, or war or any court order or Government Notification, Circular or order or subject to delay by the MCGM for approval of plans, grant of Occupation Certificate (O.C), Building Completion Certificate (B.C.C.) or subject to delay in the grant of water, sewerage, electric, cable connection or any other service or any other cause, beyond the control of the Developer, in which case the date of possession shall stand extended by a reasonable period which shall be mutually decided.



25. The date of delivery of possession of the Said Flat is subject to certain terms as more particularly specified in the preceding clause and even after extension of the date of possession as stated in the preceding clause, the Developer is unable to or fails to give possession of the Said Flat or license to enter the Said Flat to the Purchaser/s, then and in such an event, the Purchaser/s shall be entitled to give notice to the Developer terminating the Agreement, in which event, the Developer shall refund to the Purchaser/s the aforesaid amount of deposit and the further amounts, if any that may have been received by the Developer from the Purchaser/s hereunder as instalments in part-payments in respect of the Said Flat. The Developer shall not be liable to pay any amount to the Purchaser/s as liquidated damages or costs, charges, expenses in respect of the said termination, however, the Developer shall pay to the Purchaser/s simple interest @ 9% per annum on the amount to be refunded, payable from the extended date of possession till the amount is refunded to the Purchaser/s. Upon such payment to the Purchaser/s, neither party shall have any claim against the other in respect of the Said Premises or otherwise arising out of this Agreement and the Developer shall be at liberty to sell and dispose off the Said Premises and/or create third party rights therein in favour of any other person/s at such consideration and upon such terms and conditions as the Developer may deem fit and proper, in their sole and absolute discretion, without any reference and/or recourse to the Purchaser/s. If as a result of any legislative order or requisition or direction of the Government or public authorities, the



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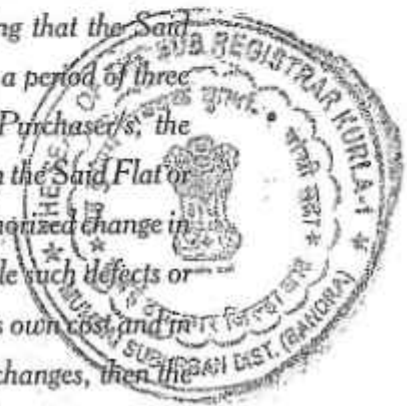
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Developer is unable to complete the aforesaid Building and/or to give possession of the Said Flat to the Purchaser/s, then and in such an event, the only responsibility and liability of the Developer will be to pay over to the Purchaser/s the total amounts attributable to the Said Flat as may have been received by the Developer as a consequence of such legislation, and save as aforesaid neither party shall have any right or claim against the other, under or in relation to this agreement, or otherwise howsoever.

26. The Purchaser/s shall take possession of the Said Flat within 7 days of the Developer giving written notice to the Purchaser/s intimating that the Said Flat is ready for use and occupation: Provided that if within a period of three years from the date of handing over the Said Flat to the Purchaser/s, the Purchaser/s bring/s to the notice of the Developer any defect in the Said Flat or in the said building on the material used therein or any unauthorized change in the construction of the Said Building, then, wherever possible such defects or unauthorized changes shall be rectified by the Developer at its own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchaser/s shall be entitled to receive from the Developer reasonable compensation for such defect or change.



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27. Before delivery of possession or grant of license to enter the Said Flat to the Purchaser/s, the Purchaser/s shall inspect the Said Flat and the Said Internal Amenities provided therein and thereafter the Purchaser/s will have no claim whatsoever and howsoever arising against the Developer in respect of the size thereof or the quality or quantum of the Said Internal Amenities, if the same are in accordance with this Agreement.

28. The Purchaser/s shall be entitled to the possession of the Said Flat only after the full aggregate consideration of Rs. 6,08,44,770/- /- (Rupees SIX CRORE EIGHT LAKH FORTY FOUR THOUSAND SEVEN HUNDRED SEVENTY — Only) and the other sums mentioned hereunder are paid by the Purchaser/s to the Developer.

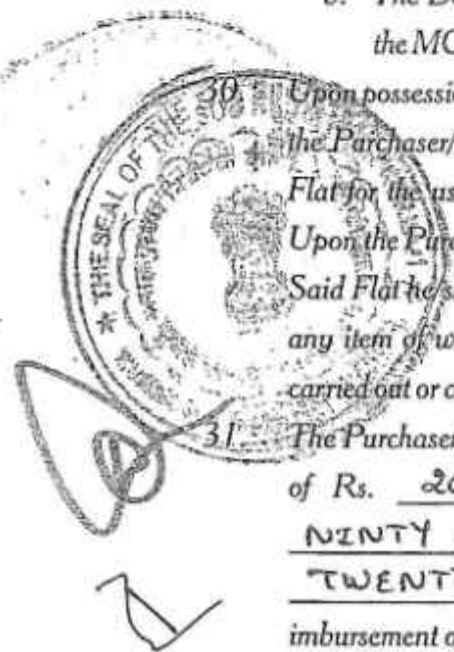
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29. The Developer shall not put the Purchaser/s in possession of the Said Flat unless and until:

- a. The Purchaser/s has/have paid the entire aggregate consideration as provided by Clause 3 hereof and all the other amounts payable by him/her/them hereunder and/or otherwise in respect of the Said Flat to the Developer as specified herein.
- b. The Developer has received the Occupation Certificate (O.C.) from the MCGM.



30. Upon possession of the Said Flat or license to enter the Said Flat being given to the Purchaser/s, he/she/they shall be entitled to the use and occupy the Said Flat for the user specified herein only and for no other purpose whatsoever. Upon the Purchaser/s taking possession of the Said Flat or license to enter the Said Flat he/she/they shall have no claim against the Developer in respect of any item of work in the Said Flat, which may be alleged not to have been carried out or completed.

31. The Purchaser/s hereby agree/s to pay to the Developer, a lump sum amount of Rs. 20,99,620/- /-(Rupees TWENTY LAKH NINETY NINE THOUSAND SIX HUNDRED TWENTY ONLY Only), by way of reimbursement of the expenses that have been incurred by the Developer and/or that have become payable and/or that shall become payable by the Developer as follows: to MCGM and to various authorities, whether by way of security deposit, development charges, betterment charges, in connection with the Revised Building Approvals, permissions, sanctions, completion certificates, N.O.C. remarks, in respect of and pertaining to the Said Flat and/or the Said Building and/or becomes payable to the State Government, and/or becomes payable to any authority and/or becomes payable to MCGM, Reliance Infrastructure Limited, Tata Power Limited or other electricity suppliers, Mahanagar Gas Limited, and/or any other concerned authorities for the purpose of getting water connection, drainage connection, gas connection,

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electric connection, cost of substation, cost of main electric cables, and/or any other tax or payment of a similar nature as also costs incurred by the Developer in respect of servants toilet, office of the Individual Body of Premises Acquirers in respect of the Said Building, bore wells, additional tank for storage of water, other facilities that would be provided, legal charges for making of this agreement etc., are also included in the above expenses. The charges referred to above are generally hereinafter referred to as "Charges for Development and Betterment Facilities". The said Charges for Development and Betterment Facilities are non-refundable. The said Charges for Development and Betterment Facilities are over and above and in addition to the purchase price referred to hereinabove. The Developer has explained to the Purchaser/s the amount spent/to be spent on the said Development and Betterment facilities and the Purchaser/s has/have accepted and satisfied himself/herself/themselves about the same and that the said charges for Development and Betterment facilities which are expended/to be expended. The Purchaser/s



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further confirm/s that he/she/they shall not raise any further queries on the Developer in respect of the said charges for Development and Betterment facilities and neither shall the Purchaser/s call upon the Developer to submit any account of the said Charges for Development and Betterment Facilities

32. The State and Central Government through their respective Finance Acts and various clarifications/notifications and regulations have made Value Added Tax and Service Tax (hereinafter referred to as 'the Said Taxes') applicable to transactions for the sale of the Said Premises. It is hereby agreed and clarified between the parties that at the time of execution of this Agreement for Sale, that there is a liability for payment of the Said Taxes on this Agreement for the sale of the Said Flat by the Developer to the Purchaser/s. The Purchaser/s agree/s and undertake/s that the same is payable by the Purchaser/s and that the Developer is not liable to bear and/or pay the same. Therefore, the Purchaser/s hereby agree/s to pay the amount of the Said Taxes as and when the same become payable to the concerned authorities. The Purchaser/s hereby agree/s

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to make payment of the same within a period of 7 (Seven) days from a written demand being sent by the Developer to the Purchaser/s in respect thereof.

33. It is hereby further agreed that in addition to the Said Taxes, in the event of any amount becoming payable now or in the future by way of levy or premium, taxes, cess, fees, charges, sales tax, value-added tax, service tax, goods and services tax or any other tax by whatever name called, at the time of execution of this Agreement and/or any time thereafter to any authority or to the State Government or to the Central Government or in the event of any other payment of a similar nature, save and except the tax on income of Developer, arising out of or in connection with transaction contemplated hereby, the Purchaser/s shall be solely liable to bear and pay the same and the Developer shall not be liable for the same.



34. Over and above the amounts payable hereinabove, the Purchaser/s shall before taking possession of the Said Flat also pay to the Developer the following amounts:

(i) [Handwritten signature]

A sum of Rs. 500/- towards acquiring of 5 shares of Rs.100/- each to be issued by the Individual Body of Premises Acquirers in relation to the Said Building and entrance fee of Rs.100/- within a period of seven days from the date of notice and in any event before possession of the Said Flat is handed over to the Purchaser;

(ii) [Handwritten checkmark]

Deposit a sum of Rs. 3,54,780/- /- (Rupees THREE LAKH FIFTY FOUR THOUSAND SEVEN HUNDRED EIGHTY Only)

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towards provisional maintenance charges for 12(twelve) months in advance, commencing a week after notice in writing is given by the Developer to the Purchaser/s that the Said Flat, is ready for being occupied, the Purchaser/s shall be liable to bear and pay the proportionate share of the maintenance charges and other monthly outgoings in respect of the Said Flat. After the completion of the initial twelve months as aforesaid, the Purchaser/s shall be liable to bear and



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pay the maintenance charges in respect of the Said Flat and the Purchaser/s further undertake/s to pay such provisional monthly contribution on or before the 5th day of each month in advance till formation of the Individual Body of Premises Acquirers in respect of the Said Building to the Developer and after formation of the Individual Body of Premises Acquirers in respect of the Said Building to the Individual Body of Premises Acquirers in respect of the Said Building and shall not withhold the same for any reason whatsoever. It is further agreed that the Purchaser/s will be liable to pay interest @ 24% p.a. or as otherwise demanded by the Developer/the Individual Body of Premises Acquirers in respect of the Said Building for any delay in payment of such outgoings. The maintenance charges would include inter-alia the following:-



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- (a) The expenses of maintenance, repairing, redecorating, etc., of the main structures and in particular the gutters and rain water pipes of the Said Building, water pipes and electric wires in under or upon the Said Building used by the premises/ premises holder/s in common with the other occupiers of premises and the main entrances, passages, landings, lift and staircase of the Said Building and other common areas and amenities as enjoyed by the premises acquirers in common as aforesaid and the boundary walls of the Said Building, compounds etc.
- (b) Common internal roads that may lead to the Said Layout Property and common amenities as may be provided or constructed by the Developer in the said Layout property and which the occupants of the Said Building in the Said Layout Property would be using in common with the occupants of the neighbouring building/s and any other similar common infrastructural amenities or conveniences. It is presently envisaged that once the construction of all the proposed buildings on the said layout property are completed, thereafter, the amenities like common internal access roads, street lights and other common

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amenities shall be managed by the Apex Body (if formed) or of the individual bodies. Each individual body shall be liable to contribute amounts the common layout amenities on a pro rata proportionate basis viz in proportion to the FSI consumed in the construction of each of the respective buildings vis a vis the total available and consumed FSI for construction in the said layout property.



- (c) The cost of cleaning and lightning the passage, water pump, lifts, landings, staircases, common lights and other parts of the Said Building used by the premises acquirers in common as aforesaid.
- (d) The cost of the salaries of certain workers like clerks, accountant, liftmen, chowkidar, pump man, sweepers, drivers, housekeeping charges, etc., and the proportionate salary of certain part time workers like Engineers, Supervisors etc. their travelling expenses, welfare expenses like tea, coffee etc, the bonus to be given to them etc.
- (e) The cost of working and maintenance of common lights, water pump, lifts, common sanitary units and other services charges.
- (f) Insurance of the Said Building (if and when taken).
- (g) The maintenance charges, cost, expenses and amounts required for maintenance of various common equipments that may be installed in the Said Building including interalia street lights, treatment plant/s, sewer line, storm water drain, water lines, internal roads, garden, Civil, Mechanical and Electrical system installed for reuse of the waste water, Civil, Mechanical and Electrical system for rain water harvesting, High speed lifts, Submersible Pumps installed in Tank for Municipal Water and Tank for storage of Tanker / Bore well water, Pumps installed for fire fighting, Tank for municipal water, Over head Tank and other water tanks by whatever name called, Fire fighting system, Common Electric system. (Installed for the lights, pumps, equipments, lifts, security system etc.), Common Plumbing system, Common Security System and such other expenses as are necessary or

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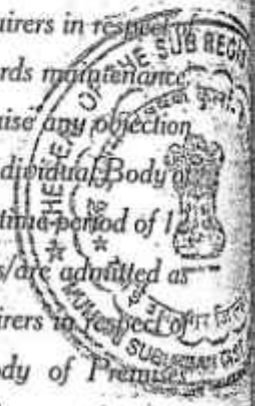
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incidental for the maintenance and upkeep of the building and the Said Layout Property.

(h) The Purchaser/s is/are aware that after the possession of the Said Flat is offered to the Purchaser/s and after he/she / they is/are admitted as member/s to the Individual Body of Premises Acquirers in respect of the Said Building, it may take at least 12-18 months for the Individual Body of Premises Acquirers in respect of the Said Building to work out and inform each of the members about the exact breakup of the maintenance charges payable by him / her / them. Therefore during such a period the Individual Body of Premises Acquirers in respect of the Said Building is likely draw up adhoc bills towards maintenance. The Purchaser/s agree/s that he/she/they shall not raise any objection for payment of such adhoc bills and would give the Individual Body of Premises Acquirers in respect of the Said Building a time period of 12 to 18 months or more from the date of he/she/they is/are admitted as member/s of the Individual Body of Premises Acquirers in respect of the Said Building, to enable the Individual Body of Premises Acquirers in respect of the Said Building to work out the exact details of the maintenance charges payable by him/her/them.



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(i) Any municipal taxes payable to MCGM, Which shall be over and above the Property Tax / Water Tax etc. payable by the purchaser Separately.

35. Over and above the consideration and other amounts payable by the Purchaser/s, the Purchaser/s hereby agree/s that in that event of any amount becoming payable by way of levy or premium, taxes, cess, fees, charges, etc., after the date of this agreement to MCGM, the concerned local authority or to the State Government or in the event of any other payment for a similar nature becoming payable in respect of the Said Layout Property and/or in respect of the various premises to be constructed thereon, the same shall be paid by the Developer, however, the same would be reimbursed by the Purchaser/s to the Developer in proportion of the area of the Said Flat to the total area of all the premises being constructed on the Said Layout Property.

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The Purchaser/s agree/s and undertake/s to and shall observe perform and comply with all the terms and conditions and covenants to be observed performed and complied with by the Purchaser/s as set out in this Agreement (save and except the obligation of the Purchaser/s to pay the balance consideration and other sums in which case the consequences as mentioned in Clause 4 shall apply) if the Purchaser/s neglect/s, omit/s, or fail/s to observe and/or perform the said terms and conditions and covenants for any reason whatsoever then in such an event, the Developer shall be entitled after giving one month's notice to remedy or rectify the default and in the event of the Purchaser/s failing to remedy or rectify the same within the said notice period, this Agreement shall be void able at the option of the Developer and in the event of the Developer so treating this Agreement void, the Developer shall be entitled to forfeit such amount/s as mentioned here in above till then paid by the Purchaser/s to the Developer and thereupon the Developer shall be free and entitled in its own right to deal with the Said Flat and their rights therein in any manner as the Developer in its sole and absolute discretion deems fit and proper without any reference and/or payment of any sums whatsoever to the Purchaser/s. In such an event, the Purchaser/s hereby agree/s and undertake/s that he/she/they are not entitled to and shall not claim anything against the Developer/their transferee/s/allottee/s/nominees.

37. The Purchaser/s shall not alter, amend, modify etc., the elevation of the Said Flat whether the side, front or rear and/or carry out any illegal and unauthorised alterations/extensions in the Said Flat nor shall the Purchaser/s alter, amend, modify the Entrance Lobby, Staircase, Lift, Passage, Terrace etc. of the Said Building and shall keep the above in the same form as the Developer construct the same and shall not at any time alter the said elevation in any manner whatsoever without the prior consent or alter the attachments to the elevation of the Said Building, including fixing or changing or altering Grills, Windows, air conditioners, Chajjas etc., The Purchaser/s further irrevocably agree/s to fix their air-conditioners, whether window or split only

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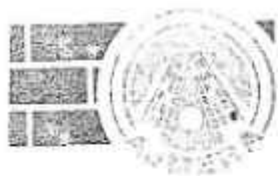
after the written permission of the Developer. The Developer's decision in this regard would be final and binding on the Purchaser/s.

38. The Purchaser/s with an intention to bring all persons into whose hands the Said Flat may come, doth/do hereby represent/s and assure/s to and undertake/s and covenant/s with the Developer as follows:

- (i) To maintain the Said Flat at the Purchaser's/Purchasers' own cost in good tenantable repair and condition from the date the possession of the Said Flat is offered and shall not do anything or suffer anything to be done in or to the Said Building and to the balconies, elevation-projections, staircase or any passage, which may be against the rules, regulations or bye-laws of the concerned local or any other authority nor to the Said Flat itself or any part thereof.
- (ii) Not to enclose the open balcony, flower bed, ducts or any other open area pertaining to the Said Flat, whereby any FSI whatsoever is deemed to be consumed and without prejudice thereto not to do any act, deed, matter or thing, whereby any rights of the Developer/the Individual Body of Premises Acquirers in respect of the Said Building are in any manner whatsoever prejudiced/ adversely affected.
- (iii) Not to carry out in or around the Said Flat any alteration/changes of structural nature without the prior written approval of the Developer and the Structural Engineers and the RCC Consultants of the Said Building.
- (iv) To ensure that no nuisance/annoyance/inconvenience is caused to the other occupants of the Said Building or other Proposed Buildings by any act of the Purchaser/s.
- (v) Not to store in the Said Flat any goods which are of hazardous, combustible or dangerous nature save and except domestic gas for cooking purposes or goods which are so heavy so as to damage the construction or structure of the Said Building or storing of which



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goods is objected to by the concerned local or other authority and shall not carry or cause to be carried any heavy packages, showcases, cupboards on the upper floors which may damage or is likely to damage the staircase, common passage or any other structure of the Said Building. On account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be personally liable for the consequence of the breach and shall be liable to bear and pay the damages as may be determined by the Developer and the same shall be final and binding upon the Purchaser/s and the Purchaser/s shall not be entitled to question the same.



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- (vi) To carry out at his/her/their own cost all the internal repairs to the Said Flat and maintain the Said Flat in the same condition, state and order in which it was delivered by the Developer to the Purchaser/s.
- (vii) Not to demolish the Said Flat or any part thereof including interalia the walls, windows, doors, etc., thereof, nor at any time make or cause to be made any addition or any alteration in the elevation and outside colour scheme of the Said Building and shall keep the portion, sewers, drains, pipes, in the Said Flat and appurtenance thereto in good, tenantable repair and condition and in particular so as to support, shelter and protect the other parts of the Said Building and shall not chisel or any other manner damage the columns, beams, walls, slabs or R.C.C. pordis or other structural members in the Said Flat without the prior written permission of the Developer and the Individual Body of Premises Acquirers in respect of the Said Building, when formed.
- (viii) Not to do or permit to be done any act, deed, matter or thing, which may render void or void able any insurance of the Said Layout Property and the Said Building or any part thereof or whereby any increase premium shall become payable in respect of the insurance.
- (ix) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Flat in the compound or on the

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terrace or on the other premises or any portion of the Said Layout Property and the Said Building.

(x) To bear and pay any increase in local taxes, water charges, insurances and such other levy/ if any which are imposed by the concerned local/public authority either on account of change of user or otherwise in respect of the Said Flat by the Purchaser/s.

(xi) The Purchaser/s shall not be entitled to transfer, assign or part with the interest or any benefit of this Agreement or charge or mortgage or encumber or create lien of the Said Flat, without the prior written permission of the Developer, until all the dues payable by the Purchaser/s to the Developer hereunder and/or otherwise are fully paid up.



(xii) The Purchaser/s shall abide by, observe and perform all the rules, regulations and bye-laws of the Individual Body of Premises Acquirers in respect of the Said Building and of the Apex Body as also the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Said Building and the premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and the Government and other public bodies and not commit breach thereof and in the event of the Purchaser/s committing breach thereof and/or any act in contravention of the above provision, the Purchaser/s shall be personally responsible and liable for the consequences thereof to the Individual Body of Premises Acquirers in respect of the Said Building and/or the concerned authority and/or other public authority.



(xiii) The Purchaser/s shall also observe, perform and comply with all the stipulations, terms and conditions laid down by the Individual Body of Premises Acquirers in respect of the Said Building regarding the

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occupation and use of the Said Flat and shall bear and pay and contribute regularly and punctually towards the taxes, expenses or other outgoings as may be required to be paid from time to time.

(xiv) The Purchaser/s shall permit the Developer and its surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the Said Layout Property/Said Building/Said Flat and/or any part thereof to view and examine the state and condition thereof, and to carry out the repair or replacements therein for a period of 5 years from the Purchaser/s being put in possession of the Said Flat.



(xv) The Purchaser/s undertake/s not to enclose any passage/s, lobby or other common areas in any manner whatsoever.

39. The Purchaser/s is/are aware that only on the basis of and relying on the representations, assurances, declarations, covenants and warranties made by him/her/them herein, the Developer has agreed to and is executing this Agreement and Purchaser/s hereby agree/s to indemnify and keep indemnified the Developer absolutely and forever from and against all and any damage or loss that may be caused to the Developer including interalia against and in respect of all actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses, that may be caused to or incurred, sustained or suffered by the Developer, by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Purchaser/s being untrue and/or as a result of the Developer entering in to this Agreement and/or any other present/future writings with the Purchaser/s and/or arising there from.

40. At the time of execution of this Agreement the Purchaser/s shall pay amount of stamp duty and registration charges etc., payable in respect of this Agreement and the Purchaser/s shall register this Agreement with the concerned Sub-Registrar of Assurances within four months of execution and inform the Developer of the serial number, under which the same is lodged for

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Registration with the date and time of Registration by forwarding the photocopies of the receipt issued by the Sub-Registrar to enable the Developer and/or its authorized representative/s to visit the office of the Sub-Registrar of Assurances and to admit execution thereof.

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41. If the Purchaser/s, before being put in possession of the Said Flat, desire/s to sell or transfer his/her/their interest in the Said Flat or wishes to transfer or give the benefit of this Agreement to person, the same shall be done only after the Purchaser/s obtain/s the prior written permission of the Developer in that behalf. In the event of the Developer granting such consent, the Purchaser/s shall be liable to and shall pay to the Developer such sums as the Developer may in its absolute discretion determine by way of the transfer charges and administrative and other costs, charges, expenses pertaining to the same PROVIDED HOWEVER that such transferee/s/assignee/s of the Purchaser/s shall always be bound and liable by the terms, conditions and covenants hereof and on the part of the Purchaser/s to be observed, performed and complied with. All the provisions of this Agreement shall ipso facto and automatically apply mutatis mutandis to such transferee/s/assignee/s also.



42. The Purchaser/s shall, from time to time, sign and execute all applications, papers and documents, and do all the acts, deeds, matters and things as the Developer may require, for safe guarding the interest of the Developer to the Said Building and/or the premises therein.



43. All letters, circulars, receipts and/or notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served, if posted or dispatched to the Purchaser/s Under Certificate of Posting (UCP) or Registered Post Acknowledgement Due (RPAD) or hand delivered at the address hereunder stated and shall effectually and completely discharge the Developer.



1) PANKAJ MANSINGKA 2) MRUDULA MANSINGKA
13, ASHWIN CO-OP. HOUSING SOCIETY,
JAI BHAVANI ROAD, UPNAGAR,
NASHIK ROAD, NASHIK-422101

Mrudula Mansingka



44. The parties are setting out hereunder their respective Income Tax Permanent Account Numbers:

Maudula Mansingke

(i) Developer : AAACS7866F

(ii) Purchaser/s : 1 ABWPM 9428M

2 AGSPM 5217B

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45. Notwithstanding anything contained herein, the Developer shall, in respect of any amount remaining unpaid by Purchaser/s under the terms and conditions of this Agreement, have a first lien and charge on the Said Flat agreed to be purchased by the Purchaser/s hereunder.

46. The Purchaser/s shall have no right, title, interest, share, claim demand of any nature whatsoever and howsoever arising in to upon the Said Layout Property and/or the Said Building and/or otherwise in to upon the Said Layout Property howsoever against the Developer and/or, save and except in respect of the Said Flat. Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Said Layout Property and/or the Said Building and/or any part thereof.



47. Any delay or indulgence shown by the Developer in enforcing the terms of agreement or any forbearance or giving of time to the Purchaser/s shall not be construed as a waiver on the part of the Developer of any breach or non compliance of any of the terms and conditions of this agreement by the Purchaser/s nor shall the same in any manner prejudice any rights of the Developer hereunder or in law.

48. This agreement shall always be subject to the provisions contained in the MOFA and the rules framed there under viz. Maharashtra Ownership Flats Rules, 1964 and the stamp duty and registration charges in respect of this agreement as well as other documents executed hereafter including inter alia the Said Conveyance as envisaged herein shall be borne and paid by the Purchaser/s only to the exclusion of the Developer and the Developer is not and shall not be liable to and/or be called upon to contribute anything in that behalf.

Maudula Mansingke

Handwritten signature or initials.

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49. The parties agree that any disputes or differences arising at any time between the parties hereto as to the construction, meaning or effect of this agreement or any clause or thing contained herein or the rights and obligations of any of the parties hereto, the same shall be referred to Arbitration under the Arbitration and Conciliation Act, 1996 as amended up to date. Each party shall appoint an Arbitrator who in turn shall appoint a third arbitrator whose decision will be final and binding. The parties further agree that the Arbitration proceedings shall be held at Mumbai and courts at Mumbai alone shall have jurisdiction to entertain the same.
50. The parties hereto acknowledge, declare and confirm that this Agreement represents the entire and only agreement between themselves regarding the subject matter hereof and no modifications hereto shall be valid and binding unless the same are reduced to writing and signed by both the parties.


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THE FIRST SCHEDULE ABOVE REFERRED TO

(Part A)

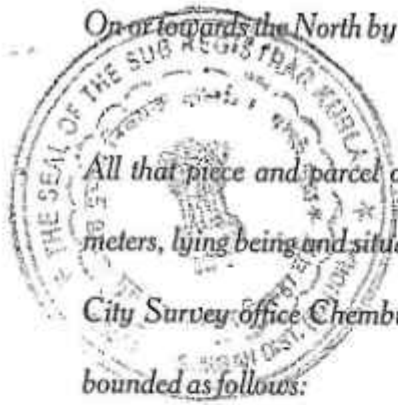
All that piece and parcel of land bearing CTS No. 1A/1 admeasuring 3022.20 square meters, lying being and situate at Village Anik, Taluka Kurla, within the jurisdiction of the City Survey office Chembur in the registration Sub-District of Mumbai Suburban and

bounded as follows:

On or towards the East by :
 On or towards the West by :
 On or towards the South by :
 On or towards the North by :



(Part B)



All that piece and parcel of land bearing CTS No. 1A/2 admeasuring 97434 square meters, lying being and situate at Village Anik, Taluka Kurla, within the jurisdiction of the City Survey office Chembur in the registration Sub-District of Mumbai Suburban and bounded as follows:

On or towards the East by : 20 Mtr. Wide Internal Road
 On or towards the West by : Nalla
 On or towards the South by : Ongoing 'Ajmera Aeon' Resi. Tower
 On or towards the North by : Proposed 'Ajmera Treon' Resi. Tower

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(Part C)

All that piece and parcel of land bearing CTS No. 1A/3 admeasuring 67533 square meters, lying being and situate at Village Anik, Taluka Kurla, within the jurisdiction of the City Survey office Chembur in the registration Sub-District of Mumbai Suburban and bounded as follows:

- On or towards the East by :
- On or towards the West by :
- On or towards the South by :
- On or towards the North by :

Meudula Mansingke



(Part D)

All that piece and parcel of land bearing CTS No. 1A/6 admeasuring 4522.70 square meters, lying being and situate at Village Anik, Taluka Kurla, within the jurisdiction of the City Survey office Chembur in the registration Sub-District of Mumbai Suburban and bounded as follows:

- On or towards the East by :
- On or towards the West by :
- On or towards the South by :
- On or towards the North by :

Meudula Mansingke

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THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. B-2003, on the 20th Floor, admeasuring 2238 square feet admeasuring approximately 2238 square feet carpet area i.e. approximately 207.99 square meters in the aggregate in the Said Building to be constructed on the Said Layout Property more particularly described in the First Schedule hereinabove written.

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THE THIRD SCHEDULE ABOVE REFERRED TO
Common Areas and Facilities

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1. Society office
2. Podium
3. Entrance foyer at ground and first floor level.
4. Security cabin
5. Terrace above top floor level
6. Lift lobbies
7. Lifts
8. Staircases
9. Meter Room
10. Recreation garden at podium level
11. Swimming Pool and Club house.
12. Servant's toilet.
13. Earthquake resistant RCC structure.
14. Power back-up for elevators and common area.



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

28/2
2019

SIGNED SEALED AND DELIVERED

By the within named "Developer"

Ajmera Realty And Infra India Limited

Through its Director, Mr. DHAVAL R AJMERA

in presence of

1. MINAR KADAM

2. SHAZLESH.K. THAKKAR



D.R.A.



SIGNED AND DELIVERED

By the within named "Purchaser/s"

1) PANKAJ MANSINGKA

2) MRUDULA MANSINGKA

Mansingka

Mrudula Mansingka

in the presence of

1. MINAR KADAM

2. SHAZLESH.K. THAKKAR



AGSPM 9428M



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AGSPM 52112



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RECEIPT

RECEIVED of and from the within named Purchaser/s an aggregate sum of
 Rs. 5,45,32,956/- (Rupees FIVE CRORE FORTY FIVE LAKH THIRTY
TWO THOUSAND NINE HUNDRED FIFTY SIX — Only)
 as within mentioned vide the following cheques:

Mushtak Mansingh

Sr. No.	Cheque No.	Name of Bank	Branch	Amount
/	/	/	/	/
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			TOTAL	



WE SAY RECEIVED
 For Ajmera Realty and Infra India Limited

()
 Director

Witness:

- MZUAR KADAM
- SHAZLESH.K.THAKKAR

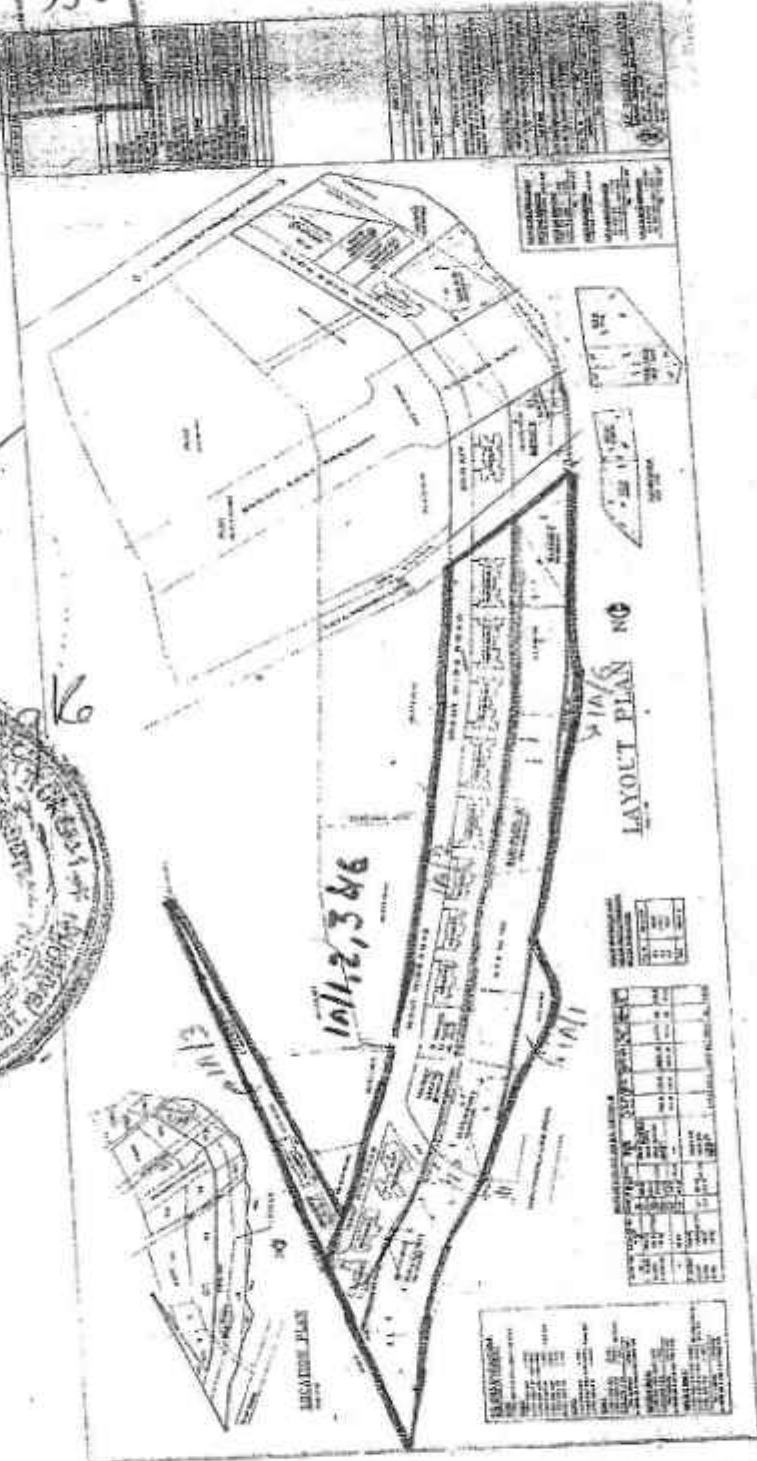
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ANNEXURE - A

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LAYOUT PLAN NO 10/6

10/12, 3 & 6



LAYOUT PLAN NO 10/6	
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ANNEXURE - B to E

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ANNEXURE B TO E मालमत्ता पत्रक

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 74. 1-1-2025



मालमत्ता पत्रक

आवेदनकर्ता: श्रीमान ए. ए. काशी विभाग: उत्तर-पूर्व विभाग दिनांक: 10/10/2019
 पता: ... जिला: ... अधीनस्थ: ...
 पद: ... उपाधी: ...

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1. आवेदनकर्ता का आवेदन संख्या 80/2019 के तहत है।
 2. आवेदनकर्ता का पता ... है।
 3. आवेदनकर्ता का पद ... है।
 4. आवेदनकर्ता का उपाधी ... है।

5. आवेदनकर्ता का आवेदन संख्या 80/2019 के तहत है।
 6. आवेदनकर्ता का पता ... है।
 7. आवेदनकर्ता का पद ... है।
 8. आवेदनकर्ता का उपाधी ... है।

9. आवेदनकर्ता का आवेदन संख्या 80/2019 के तहत है।
 10. आवेदनकर्ता का पता ... है।
 11. आवेदनकर्ता का पद ... है।
 12. आवेदनकर्ता का उपाधी ... है।

13. आवेदनकर्ता का आवेदन संख्या 80/2019 के तहत है।
 14. आवेदनकर्ता का पता ... है।
 15. आवेदनकर्ता का पद ... है।
 16. आवेदनकर्ता का उपाधी ... है।

अर्थ: ...
 दिनांक: 10/10/2019
 जिला: ...

(श्रीमान ए. ए. काशी)
 अधिकारी का नाम
 पद: ...
 जिला: ...

(भा. श्री. शर्मा)
 अधिकारी का नाम
 पद: ...
 जिला: ...

...
 अधिकारी का नाम
 पद: ...
 जिला: ...



मालमत्ता पत्रक

आवेदक -	आधिकार	आवेदन पत्र सं. -	व.सं.क. संख्या	दिनांक -
श्री. राजेश	श्री. राजेश	१२३४	५६७८	२०२२



आवेदन सं. - १२३४
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मालमत्ता पत्रक
 मालमत्ता पत्रक
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व.सं.क. संख्या
 मुंबई उपनगर जिल्हा
 सर्वेक्षण संख्या १२३४
 सर्वेक्षण दिनांक २०२२
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मालमत्ता पत्रक

पत्रक - ११२/२०१०
 दिनांक - १२/०८/२०१०
 जिला - अजमेर



पत्रक नं. ११२/२०१०
 दिनांक १२/०८/२०१०
 जिला अजमेर

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पत्रक नं. ११२/२०१०
 दिनांक १२/०८/२०१०
 जिला अजमेर

पत्रक नं. ११२/२०१०
 दिनांक १२/०८/२०१०
 जिला अजमेर

पत्रक नं. ११२/२०१०
 दिनांक १२/०८/२०१०
 जिला अजमेर

पत्रक नं. ११२/२०१०
 दिनांक १२/०८/२०१०
 जिला अजमेर



पत्रक नं. ११२/२०१०
 दिनांक १२/०८/२०१०
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 जिला अजमेर

पत्रक नं. ११२/२०१०
 दिनांक १२/०८/२०१०
 जिला अजमेर

पत्रक नं. ११२/२०१०
 दिनांक १२/०८/२०१०
 जिला अजमेर



ANNEXURE - F

340

1947 (1) as amended to, compliance of
the provisions of U.C. Act, 1978
in replying please quote No.

Form _____

and date of this letter

Valid upto **07 OCT 2010**



MUNICIPAL CORPORATION OF GREATER MUMBAI

08 OCT 2010

Intimation of Disapproval under Section 246 of the Mumbai Municipal Corporation Act, as amended up to date.

No. **CHE/ES/0510/M/337(NEW) CI**

MEMORANDUM

SECRETARY

Municipal Office,
Mumbai

M/s. ANIK DEVELOPMENT CORPORATION
CITY MALL, 2ND FL., LINK ROAD, ANDHERI (W), MUMBAI-400053

With reference to your Notice, letter No. 9698 dated 12/06/2010 and delivered in and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Residential Bldg. on property bearing No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 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A : CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTII C.C.

1. That the qualified registered site supervisor through architect/structural engineer will be appointed before applying for C.C. & his name and license No. duly revalidated shall not be submitted.

2. That adequate care in planning, designing and carrying out construction will not be taken to prevent the proposed building to provide for the consequence of settlement of floors and ground filling etc.

3. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.

4. That the notice under Sec. 247 (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.

5. That this office will not be intimated in prescribed proforma for checking the open spaces and building dimensions as soon as the work upto plinth is completed.

6. That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.

7. That the requirement of bye law 4(c) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project). Planning & completion certificate from him will not be submitted.

8. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.

9. That the N.A. permission from the Collector of Bombay shall not be submitted.



TRUE COPY

M/S. N. S. THAKKER & ASSOCIATES
LICENSED SURVEYOR
224/33a, New Market,
Vilepar East, Lane,
Mumbai-400 076

SEEMA M.D.P.E.S.M.
SIT

Secretary, Greater Mumbai Corporation
Eastern Building - E. Flr.






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- 10 That Joint Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
- 11 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 14 That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
- 15 That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts from the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
- 16 That separate P.T. Cards for each sub-divided plots, road etc. will not be submitted.
- 17 That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work to ensure faithful compliance thereof.
- 18 That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
- 19 That the proposal for amended layout / sub-station shall not be submitted and get approved before starting the work and terms and conditions thereof will not complied with.
- 20 That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
- 21 That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
- 22 That the capacity of overhead tank will not be provided as per 'F' form issued by department of Hydraulic Engineer and structural designs to that effect admitted before requesting to grant commencement certificate.
- 23 That the phase programme for infrastructure development will not be submitted and approved and will not be developed as per phase programme.
- 24 That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
- 25 That the copy U/T shall not be submitted by the Owner/Builder/Developer in sell the tenements on creep area basis only & to abide by the provisions of MOFA act and other upto date & the Indemnity Bond indemnifying MCGM & its Officers from any legal complications arising due to MOFA act shall not be submitted.
- 26 That the demarcation for CRZ-II will not be obtained from the concerned authority.
- 27 That the board mentioning the name of Architect/Owner shall not be displayed on site.
- 28 That the NOC from M.O.E.F. shall not be obtained.
- 29 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward either such provision shall not be made as and when required by Insecticide Officer for the installation of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
- 30 That the revised water remarks shall not be obtained from Dy.Ch.E. (S.W.D.) Central Cell.

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 S.E.G.P.M. M.E.P.E.S.M. Dy.Ch.E. (S.W.D.) Central Cell



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- 31 That the N.O.C from Insecticide Officer shall not be submitted.
- 32 That the remarks from influence line of tunnel shall not be obtained from MMRDA.
- 33 That the remarks for East Island Freeway shall not be obtained from MMRDA.
- 34 That the design and reservations shall not be handed over to MCGM.
- 35 That the commencement certificate under Sec 45/59(1)(a) of the M.R. & T.E. Act shall not be obtained before starting the proposed work.
- 36 That the compound wall shall not be constructed on all sides of the plot clear of road including line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
- 37 That the low lying plot shall not be filled up to reduced level of at least 92 T.H.D. or 5' above adjoining road level whichever is higher with murrum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
- 38 That the specification for layout/D.P./or access roads/development of setback land shall not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land shall not be developed accordingly including providing street lights and S.W.D., the completion certificate shall not be obtained from Executive Engineer (R.C./Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
- 39 That the no dues pending certificate will not be submitted from A.E. W.W. M Ward.
- 40 That the requirement of N.O.C. of Chief fire Officer / Release energy will not be complied with before occupation certificate / B.C.C.
- 41 That the geological soil investigation report shall not be submitted.
- 42 That the N.A. permission & P.R. cards in the name of owner shall not be obtained & submitted.
- 43 That the debris generated / building material is dumped within a periphery of 50.00 m from manholes.
- 44 That the Licenase Structural Engineer will not be appointed, supervisory memos as per Appendix XI Regulation 5(3)(ix) will not be submitted by him.
- 45 That the Indemnity bond indemnifying the Corporation for any action pending on existing structure, any legal dispute of plot, ownership, accident, damage risk, no insurance to neighbors and occupants etc will not be submitted.
- 46 That the structural design and calculations for the proposed work considering seismic loads as per I.S. Code Nos. 456-2000, 13920-1993, 4326 and 11083-2002 as per Circular No. CE/PO/11945/1 dated 22.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.
- 47 That the regular/sanctioned/ proposed lines and reservations will not be got demarcated at site through A.E. (Survey)/E.E.(T&C)/E.E.(D.P.)/D.L.R. before applying for C.C.
- 48 That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
- 49 That the basement will not comply with the Government Rules and regulations regarding height, ventilation users, etc and registered undertaking for not missing the basement will not be submitted before C.C.
- 50 That the true copy of sanctioned layout sub-division / amalgamation approved under No. CE/S&B/DPES/LOM dtd 26/05/2009 alongwith the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
- 51 That the E.E.(T & C) N.O.C for maneuvering of vehicles in basement & parking floor shall not be obtained.

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[Handwritten signatures and stamps]
 E.E. (T & C)
 E.E. (D.P.)



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B : CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1 That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

C : GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

- 1 That the surrounding open spaces, parking spaces and terrace will not be kept open and rebuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
- 2 That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
- 3 That 10 ft. wide paved pathway upto staircase will not be provided.
- 4 That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
- 5 That the parking spaces shall not be provided as per D.C. Regulation No.36.
- 5 That the adequate provision for post mail boxes shall not be made at suitable location on ground floor, still.
- 7 That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 8 That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
- 9 That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
- 10 That the final NOC from S.G. shall not be submitted.
- 11 That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, mirrors, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
- 12 That one set of plans mounted on canvas will not be submitted.
- 13 That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
- 14 That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner made to the satisfaction of Municipal Commissioner.
- 15 That the requisitions of clause No. 45 & 46 of D.C.R. 91 shall not be complied with.
- 16 That the infrastructural works such as construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
- 17 That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, overhead tank, etc. for maternity home/nursing home user will not be provided and the drainage systems or the residential part of the building will not be affected.
- 18 That the Vermiculture bins for disposal of wet waste as per the design and specifications of Organisations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.
- 19 That some of the drains will not be laid internally with C.I. pipes.
- 20 That the dust bin will not be provided as per C.E.'s circular No. CE/9296/11 dt. 26.6.1978.

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S.I.B.P.M. M.E.B.P.E.S.M.

Executive Engineer S.W.D. District Engineer



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CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from the E's department regarding adequacy of water supply.

M. B. P. E. S. M.
 S.E.B.P.M. / M.E.B.P.E.S.M.
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M. B. P. E. S. M.
 Executive Engineer Building Projects
 (Eastern Suburbs) D.P.L.





20001 (111)

- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the building or on to a public street.
- () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objection and so that you will be at liberty to proceed with the said building or work at anytime before the day of [] but not so to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

[Signature]
Executive Engineer, Building Proposals,
K Zone, ES Wards D/C

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SPECIAL INSTRUCTIONS

- THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
- Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions vested and imposed upon and vested in the Commissioner by Section 346 of the said Act.
- Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-
 "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the building be-
 a) Not less than 2 feet (60 cms.) above the center of the adjoining street at the nearest part; at which the sewer from such building can be connected with the sewer then existing or hereafter to be laid in such street.
 b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (150 cms.) of the center of the street.
 c) Not less than 52 ft. (28.05 m) above Town Hall Datum.
- Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay the rates required to give notice of erection of a new building or occupation of building which has been vacant, for a period of more than fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with the provisions of Section 152 is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be for a lot or lots under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
- Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permit before occupation and to levy penalty for non-compliance under Section 471 if necessary.
- Proposed date of commencement of work should be communicated as per requirements of Section 347 of the Bombay Municipal Corporation Act.
- One more copy of the block plan should be submitted to the Collector, Mumbai Suburban District.
- Necessary permission for non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes accompanying this Intimation of Disapproval.



[Signature]
3 EBP/1111 M.E.D.P.E.S.V.

[Signature]
Municipal Commissioner



NOTES



- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement till the end of the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and conditions specified by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the boarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.

The boarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The bricks, metal, sand, peeps, debris, etc. should not be deposited over footpath or public street by the owner, Architect, their contractors, etc without obtaining prior permission from the Ward Officer of the area.

The work should not be started unless the manner in obviating all the objection is approved by this department.

No work should be started unless the structural design is approved.

- 7) The work should not be started before the same is shown to this office Sub-Engineer concerned and obtain consent obtained from him regarding correctness of the open spaces & dimension.

The application for sewer street connections, if necessary, should be made simultaneously with the commencement of the work as the Municipal Corporation will require time to consider alternative sites for the excavation of the road and footpath.

- 8) All the terms and condition of the approved layout/sub-division under No. of should be adhered to and complied with.
- 9) No Building /Drainage Completion Certificate will be accepted man water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 10) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 11) The access road to the full width shall be constructed in water bound macadam before commencing work, and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 12) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.



KEEP IN A.E.D.P.E.S.M.

Handwritten signature and stamp.



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- 17) The surrounding open spaces around the building should be consolidated in Concrete paving blocks pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining building before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 15 (h) (ii) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (a) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which the Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (17 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures in regulations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehoming the existing tenants on their Making their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structures.
- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will cause water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 100 mm.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the zabaris and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully top and open channel drains shall be provided with right fitting mosquito proof in the form of corrugated iron plates or slings. The mouths of all drains shall be covered with a properly fitting mosquito proof hinged cover or cap over in one piece, with locking arrangement provided with a bolt and hinge reserved for highly scoring the purpose of lock and the warning pipes of the rabbit pretreated with screen or dense wire mesh pieces (1/2" x 1/2" garden mesh size) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper end of the ladder should be enmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.



S. S. P. M. M. E. B. P. E. S. E.

Handwritten signature and notes



28 OCT 2010

2825 102-100
2009

36) All windows should be provided as required by Byelaw No. 5 (b)
 b. All windows should be provided over Door and Windows opening.
 c. The windows should be laid as require under Section 234-1(a)
 d. The lap joint and ribber should be plastered inside and outside.

37) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

OCT 2010

2825 102-100
2009

Executive Engineer, Building Proposals
 Zones E.S. wards, 2 etc.

Copy to be made as per the
 and necessary etc.

SEBPM, A.C.B.P.E.S.M.

TRUE COPY



M/S. H. S. THAKKAR & ASSOCIATES
 ARCHITECT SURVEYOR
 334/236, Kailas Plaza,
 Vallabh Baug Lane,
 Gharkoper (E), Mumbai-400 078

~~M/S. H. S. THAKKAR & ASSOCIATES
 ARCHITECT SURVEYOR
 334/236, Kailas Plaza,
 Vallabh Baug Lane,
 Gharkoper, Mumbai-400 078~~



ANNEXURE - G

BRIHANMUMBAI MAHANAGARPALIKA
No. CE/6504/BPES/AM 05

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To,
Shri Hiran S. Thakre of
M/s H S Thakre & Associates,
334, 336, Kallan Plaza, Vallabh Baug Lane,
Ghatkopar (E) Mumbai - 400 075.

Sub - Amended plan for proposed residential bldg on sub-divided plots Nos. 1A/1, 1A/2, 1A/3 & 1A/5 on subdivided plot 'A' of Village Anik at Bhakti Park, Wadala, Chembur, Mumbai.

Ref - Your letter dated 3.10.2012.

Sir,
I have to inform you that the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this Intimation Of Disapproval under even No. dated 8.10.2010 and following additional conditions to be complied before C.C.:-

1. That the R.C.C. design and calculations as per the amended plans for the proposed work considering seismic forces as per relevant I.S. Codes should be submitted through the registered Structural Engineer before starting the work.
2. That No Dues Pending Certificate from A.E.(W.W.)M Ward shall be submitted.
3. That the C.C. shall be got endorsed as per approved amended plans.
4. That all the requisite fees, deposits, premium, penalty etc. shall be paid before endorsement of C.C.
5. That the revised drainage approval shall be submitted and got approved.
6. That the quarterly progress report shall be submitted by the Architect.
7. That the N.O.C. from M.O.E.F. shall be submitted and compliance of various requirements mentioned in the N.O.C. to be complied with.
8. That the registered undertaking for sale of flats on carpet area basis as per M.C.A. shall be submitted.
9. That the N.O.C. from S.P.(P & D) shall be submitted.
10. That the compliance of various conditions of E.E.(T & C)'s N.O.C. shall be complied and registered undertaking for various conditions mentioned in the same shall be submitted.
11. That the revised CFO N.O.C. shall be submitted with the concurrence for proposed substation in still.
12. That the N.O.C. from MCZMA shall be submitted.
13. That the N.O.C. from NAD shall be submitted.
14. That the N.O.C. from High Rise Committee shall be submitted.
15. That the demarcation of various reservations in the layout to be obtained from D.P. Development.
16. That the registered supplementary development agreement / registered power of attorney for utilization of fungible compensatory F.S.I. shall be submitted.
17. That the latest title clearance certificate from solicitor shall be submitted.
18. That the P.R. Cards of all C.T.S.No. Nos. in the name of owner shall be submitted.



One set of amended plans duly signed and stamped is hereby returned in token of the Municipal approval.

Yours faithfully,
M. Kulkarni
25.01.2013
Executive Engineer
(Building Proposals) E.S.-I

Acc : one set of plan

TRUE COPY
[Signature]
H. S. THAKRE & ASSOCIATES
MUMBAI



ANNEXURE - H

6000 - 9 Gen-22-5700 (2)
 MUNICIPAL CORPORATION OF GREATER MUMBAI
 FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
 No. CE/ 6504- BPEWAM
 COMMENCEMENT CERTIFICATE
 ANIK DEVELOPMENT CORPORATION

Sr.

With reference to your application No. 3478 dt. 12/02/2010
 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the
 Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission
 under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No.
 on plot No. 'A' C.T.S.No. 1A/1, 1A/2, 1A/3/1A/4 Damn Village / Town
 Scheme No. Anik situated at Road / Street Ward

the Commencement Certificate / Building permit is granted on the following conditions :-

The land vacated on consequence of the endorsement of the set back line / road widening line
 shall form part of the public street.

That no new building or part thereof shall be occupied or allowed to be occupied or used or
 permitted to be used by any person until occupation permission has been granted.

The commencement certificate/ development permission shall remain valid for one year
 commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you.

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 application
 for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.

This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :

- The Development work in respect of which permission is granted under this certificate is
 not carried out or the use thereof is not in accordance with the sanctioned plans.
- Any of the conditions subject to which the same is granted or any of the restrictions
 imposed by the Municipal Commissioner for Greater Mumbai is contravened or not
 complied with.
- The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by
 the applicant through fraud or misrepresentation and the applicant and every person
 deriving title through or under him in such an even shall be deemed to have carried out the
 development work in contravention of Section 43 or 45 of the Maharashtra Regional and



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7) The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title therefrom under him.

The Municipal Commissioner has appointed Shri S. P. Ghisla Executive Engineer to exercise his powers and functions of the planning Authority under section 43 of the said Act.

The C.C. is valid upto -7-

C.C. 4P to Plinth 4P to Basement -top level.

COPY TO OWNER
MS. Anik Development
Corporation

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

Executive Engineer (Building Proposal)
Eastern Suburbs
SOP

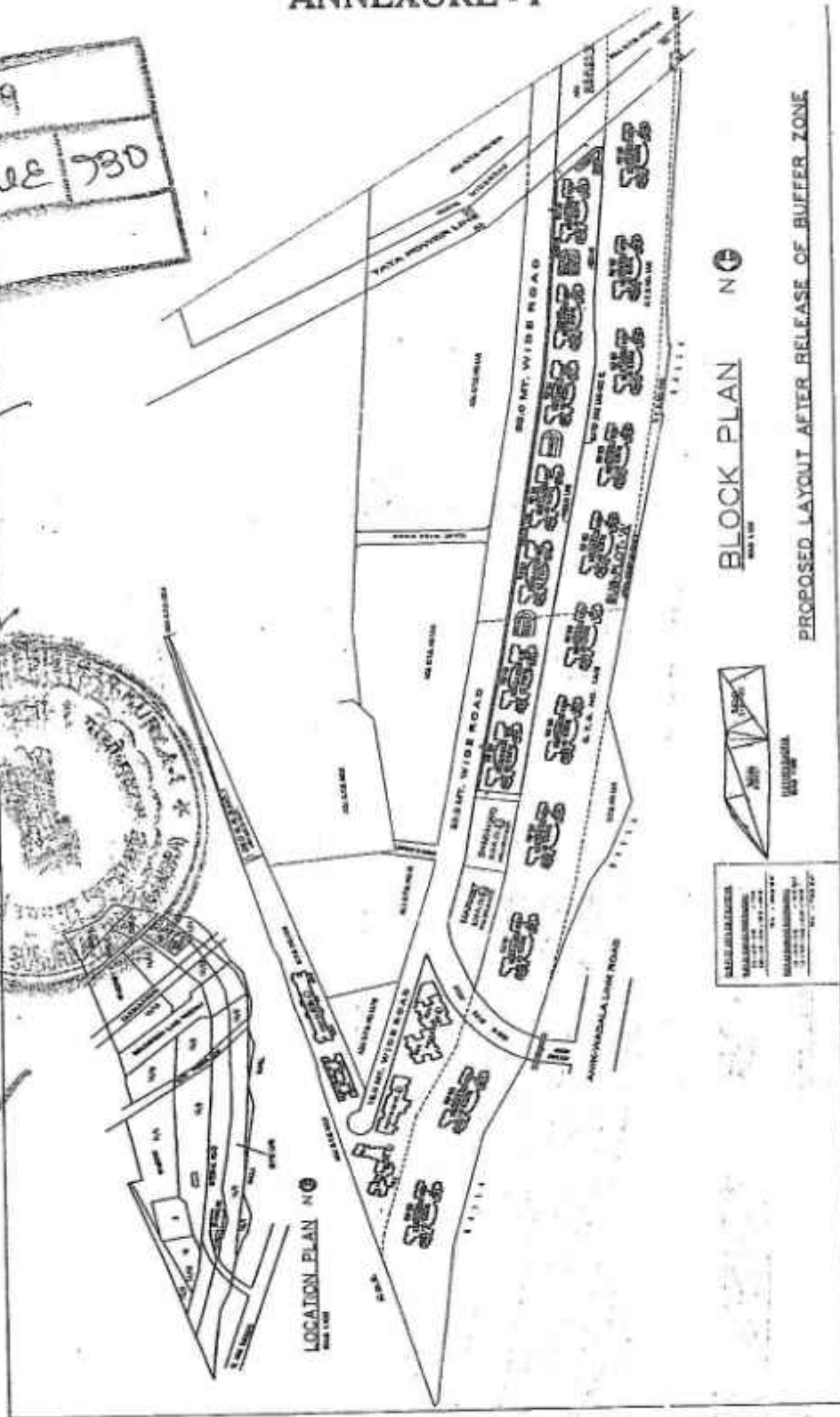
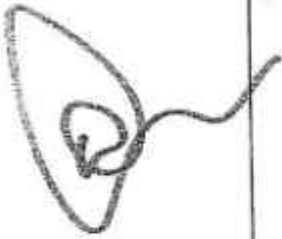




ANNEXURE - I

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Mandula
Narsingi





ANNEXURE - J

LAW SCRIBES

Lawyers & Solicitors

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2225	66	730
Date 20/9/2013 23rd March, 2013		

Reference Number: LSNM/ARAB/L/149

TO WHOMSOEVER IT MAY CONCERN

Our clients, Ajmera Realty And Infra India Limited, a company incorporated under the provisions of the Companies Act, 1956 and having their office at 2nd Floor, Citi Mall, Link Road, Andheri West, Mumbai 400 053, (hereinafter referred to as "our Clients") have handed over to us, copies of certain documents/title deeds with instructions to investigate their right and entitlement to the property more particularly described in the Schedule hereunder written (hereinafter referred to as the "Said Property"). In the course of investigation of title, we have caused searches to be taken with the offices of the concerned Sub-Registrar of Assurances at Mumbai, Bandra and Chembur and Nahur, and have also published a public notice in the Free Press Journal and Navshakti both dated 2nd June, 2012 for inviting claims to the title of the Said Property. We have perused copies of the various documents/title deeds referred to in this Report. The following emanates there from:

1. One Ardheshir Shapurji Narielwala was during his lifetime the owner of and/or otherwise well and sufficiently entitled to and in possession of several pieces and parcels of land, hereditaments and premises in Village Anik, Taluka Kurla in Greater Bombay measuring in the aggregate 90 Acres and 18 Gunthas (hereinafter referred to as "Said Larger Property").
2. The said Ardheshir Shapurji Narielwala by his will dated 18th March, 1933 appointed his wife Mrs. Behrozbai Narielwala, his two sons Mr. Navroji Ardheshir Narielwala and Phirojshah Ardheshir Narielwala and his son-in-law Mr. Navroji Rustomji Adenwala as the Executrix, Executors and Trustee respectively of the said will dated 18th March, 1933. The said Ardheshir Shapurji Narielwala died at Bombay on or about 5th day of November, 1937. The said will dated 18th March, 1933 was duly proved by the said executors. The said Behrozbai and Navroji Rustomji Adenwala died at Bombay on or about 21st day of July, 1947 and 23rd day of November, 1960 respectively.
3. By a Deed of Transfer dated 27th November, 1972, (1) Navroji Ardheshir Narielwala and (2) Phirojshah Ardheshir Narielwala, (being the surviving executors of the will dated 18th March, 1933 of the said Ardheshir Shapurji Narielwala) transferred the Said Larger Property to and in favour of (1) Navroji Ardheshir Narielwala (2) Phirojshah Ardheshir Narielwala (3) Rustomji Ardheshir Narielwala and (4) Shahpurji Ardheshir Narielwala, (hereinafter referred to as "Said Narielwalas").
4. Accordingly, by virtue of the aforesaid deed of transfer dated 27th November, 1972, the Said Narielwalas became the owners of the Said Larger Property.
5. By and under an Agreement dated 11th June, 1981 made by and between the Said Narielwalas and one M/s. Vijay Nagar Apartments, a partnership firm, the Said Narielwalas have agreed to assign and transfer all their right, title and interest in respect of the Said Larger Property. Thus, by virtue of the said agreement dated 11th June, 1981 the said M/s. Vijay Nagar Apartments have obtained the rights to develop the Said Larger Property.



Said Narielwalas

303, Lotus Pride, St. Francis Road, Vile Parel (West), Mumbai 400 056
 T: +91 (22) 26127321 / 2 F: +91 (22) 26127323 E: info@lawscribes.in W: www.lawscribes.in



6. The Said Larger Property admeasuring 90 Acres and 18 Gunthas was naturally sub-divided into various smaller plots of land and such sub-divided plots were assigned separate CTS Numbers.

7. Out of the total holding of the Said Narielwals in relation to the Said Larger Property, a total area of 71 Acres and 26 Gunthas was declared as non surplus and was held as retainable land under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (since repealed) (hereinafter referred to as "the Retained Property").

8. By and under a Deed of Conveyance dated 29th August, 2000, made and executed by the Said Narielwals to and in favour of the said M/s. Vijay Nagar Apartments, the Said Narielwals sold, transferred and conveyed to and in favour of the said M/s. Vijay Nagar Apartments, the Retained Property at and for the consideration and on the other terms and conditions more particularly mentioned therein. The said Deed of Conveyance dated 29th August, 2000 is duly registered with the Sub-Registrar of Assurances at Mumbai under number BBJ-6892 of 2000. As per the said Deed of Conveyance dated 29th August, 2000, the CTS numbers of the retained property are mentioned as 1 (pt), 3B (pt), 229B (pt) and 233B (pt).

9. It appears that pursuant to the execution of the said Deed of Conveyance dated 29th August, 2000, the Retained Property was sub-divided by and under an order dated 12th October, 2000 issued by the Collector, Mumbai Suburban District, in to various smaller plots of land in view of certain reservations on some portions of the Retained Property and on the basis of earmarked land use thereof. As per condition no. 3 of the said order dated 12th October, 2000, it was directed that the final areas of the sub-division would be arrived at by actual measurement. The various sub-plots forming part of CTS Nos. 1, 3B, 229B and 233B were numbered alphabetically as A to S subject to final measurement as aforesaid on the basis of the earmarking for land use of each plot.

10. In view of the sub-division order dated 12th October, 2000, as aforesaid, by and under a Deed of Rectification 18th October, 2000, the said Deed of Conveyance dated 29th August, 2000 was rectified wherein certain survey numbers, CTS numbers and areas of each sub-divided plot comprising the Retained Property were rectified and clarified in greater detail and it was clarified that the subject matter of the Deed of Conveyance dated 29th August, 2000 were the lands bearing CTS Nos. 1 (pt) admeasuring 78,787.12 square meters, 3B (pt) admeasuring 73,661.58 square meters, 229B (pt) admeasuring 1,10,843.31 square meters and 233B (pt) admeasuring 26,772.48 square meters aggregating to an area 2,90,064.49 square meters. The said Deed of Rectification appears to have been duly registered with the Sub-Registrar of Assurances at Mumbai under number HBJ-7773 of 2000.

11. As such the partnership firm of M/s. Vijay Nagar Apartments became entitled to the Retained Property as the sole and absolute owner thereof.

12. As directed in the afore mentioned Clause no. 3 of the sub-division order dated 12th October, 2000, the concerned City Survey Officer, Chembur conducted measurements of the Retained Property and by and under an order dated 31st May, 2001, it was recorded by the concerned City Survey Officer pursuant to such measurement, on the basis of designated land use, the land bearing CTS Nos. 1, 3B and 229B (all 3 collectively

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referred to as CTS No. 1/A under the order dated 31st May, 2001) and land bearing CTS No. 233B was sub-divided and it was directed that separate property register cards be issued in respect of each such distinct portion of the sub-divided plots and as a result of such sub-division, separate property register cards was directed to be issued *inter alia* in respect of lands bearing CTS Nos. 1A/1, 1A/2, 1A/3, 1A/4, 1A/5, 1A/6, 1A/7, 1A/8, 1A/9, 1A/10, 1A/11, 1A/12, 1A/13, 1A/14, 1A/15, 233B/1, 233B/2 and 233B/3.

13. The Plot bearing C.T.S. No. 1A/2 admeasuring (as per the Property Register Card) admeasuring 97,434 square meters of Village Anik, Taluka Kurla in the registration district of Mumbai Suburban accordingly, forms a part of the Retained Property.
14. We have reviewed copies of the karni jastak patra in relation to the land bearing Survey No. 173, wherein it is shown that the land bearing Survey No. 173 is designated as CTS No. 1 (and which came to be further sub-divided as mentioned above).
15. The said M/s. Vijay Nagar Apartments, one Ajmera Housing Corporation and one Ajmera Water "N" Amusement Park Private Limited had formed a partnership in the name and style of M/s. Anik Development Corporation for the purpose of development of the Retained Property and accordingly development of the Retained Property was commenced by the said firm of M/s. Anik Development Corporation.
16. The said M/s. Anik Development Corporation was converted into a Private Limited Company (incorporated under the provisions of the Companies Act, 1956) known as Anik Development Corporation Private Limited. Subsequently, the said company Anik Development Corporation Private Limited was amalgamated with Shree Precoated Steels Limited by virtue of an order dated 10th August, 2007 passed by the Hon'ble High Court of Judicature at Bombay in Company Petition Nos. 464 of 2007 and 465 of 2007.
17. Thereafter, the name of Shree Precoated Steels Limited was changed to Ajmera Realty and Infra India Limited (being our clients) and a fresh certificate of incorporation dated 5th May, 2008 was issued by the Registrar of Companies, Maharashtra stating therein that the name of our clients stands duly changed to Ajmera Realty and Infra India Limited.
18. Our clients has pursuant to acquisition of the Retained Property as aforesaid, commenced and completed development of certain portions of the Retained Property and presently residential complex popularly known as "Bhakti Park" stands constructed on such portion.
19. By and under an order dated 30th April, 2012 passed by the Collector, Mumbai Suburban District, tenure of part of Said Property bearing CTS No. 1A/2 is changed from Agricultural to Non-Agricultural (for Residential Purposes) subject to the terms and conditions mentioned therein.
20. As per the Development Plan Remarks issued by the MCGM dated 6th February, 2009, the Said Property falls in the No Development Zone and is affected by the Coastal Regulation Zone. Initially, the Said Property was affected by a 100 meter wide Green Strip for Channelisation and the State Government vide its directives under Section 37 (2) of the Maharashtra Regional and Town Planning Act, 1966, bearing number TPR-4507/2647/CR-62/2008/UD-11 dated 15th July, 2008, has deleted the said 100 meter wide Green Strip for Channelisation and included in the R Zone with various reservations as mentioned therein. It may be mentioned herein that as per the notification

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dated 29th March, 2005, issued by the Urban Development Department of the Government of Maharashtra, under the provisions of the Maharashtra Regional and Town Planning Act, 1966, a portion of the land bearing CTS No. 1A/2, comprising the Said Property, being a 50 meters wide strip, is designated as a buffer zone adjoining the ~~Said Mangroves.~~

21. As per the Property Register Card, out of the area admeasuring 97,434 square meters in the aggregate of Said Property, an area admeasuring 24,655.10 square meters is shown as a protected forest (Mangroves) and the name of the Government of Maharashtra appears thereon as the holder thereof to such extent. However, we have not come across any official or government records, wherein the said area of 24655.10 square meters, which is shown as a protected forest (Mangroves), is earmarked separately out of the Said Property. However, in the 7/12 extracts issued in relation to the land bearing Survey No. 173 Hissa No.1 (pt) (which includes the Said Property as aforesaid), the names of the partners of M/s Vijay Nagar Apartments appears in the khatedar column.
22. However, as only a part of the Said Property admeasuring 24,655.10 square meters is earmarked/reserved as protected forest (Mangroves) as aforesaid, the remainder of the Said Property appears to be unaffected by the said earmarking/reservation.
23. In pursuance of the Public Notices, published by us in two newspapers viz. the Free Press Journal and Navshakti both dated 2nd June, 2012 for inviting claims to our Client's entitlement *inter alia* to the Said Property, till date we have not received any claims in response thereto.
24. We have perused photocopies of the documents referred to in this report and have not verified the originals thereof.
25. In view of the aforesaid, we are of the considered opinion that subject to what is stated hereinabove and subject to what is stated in the documents referred to in this Report, our Clients are entitled to the Said Property (subject to the earmarking of the protected forest (Mangroves) therein to the extent of 24,655.10 square meters as stated above) as the sole and absolute owners thereof. Accordingly, subject to the aforesaid, the entitlement of our Clients viz. Ajmera Realty And Infra India Limited to the Said Property is clear and free from doubts and encumbrances.

THE SCHEDULE ABOVE REFERRED TO

All these pieces and parcels of land bearing C.T.S. Nos.1A/2 admeasuring 97,434 square meters lying being and situate at village Anik, Taluka Kurla, within the jurisdiction of the Survey office, Chembur in the registration Sub-District of Mumbai Suburban.

Dated this 23rd day of March, 2013.

For Law Scribes:

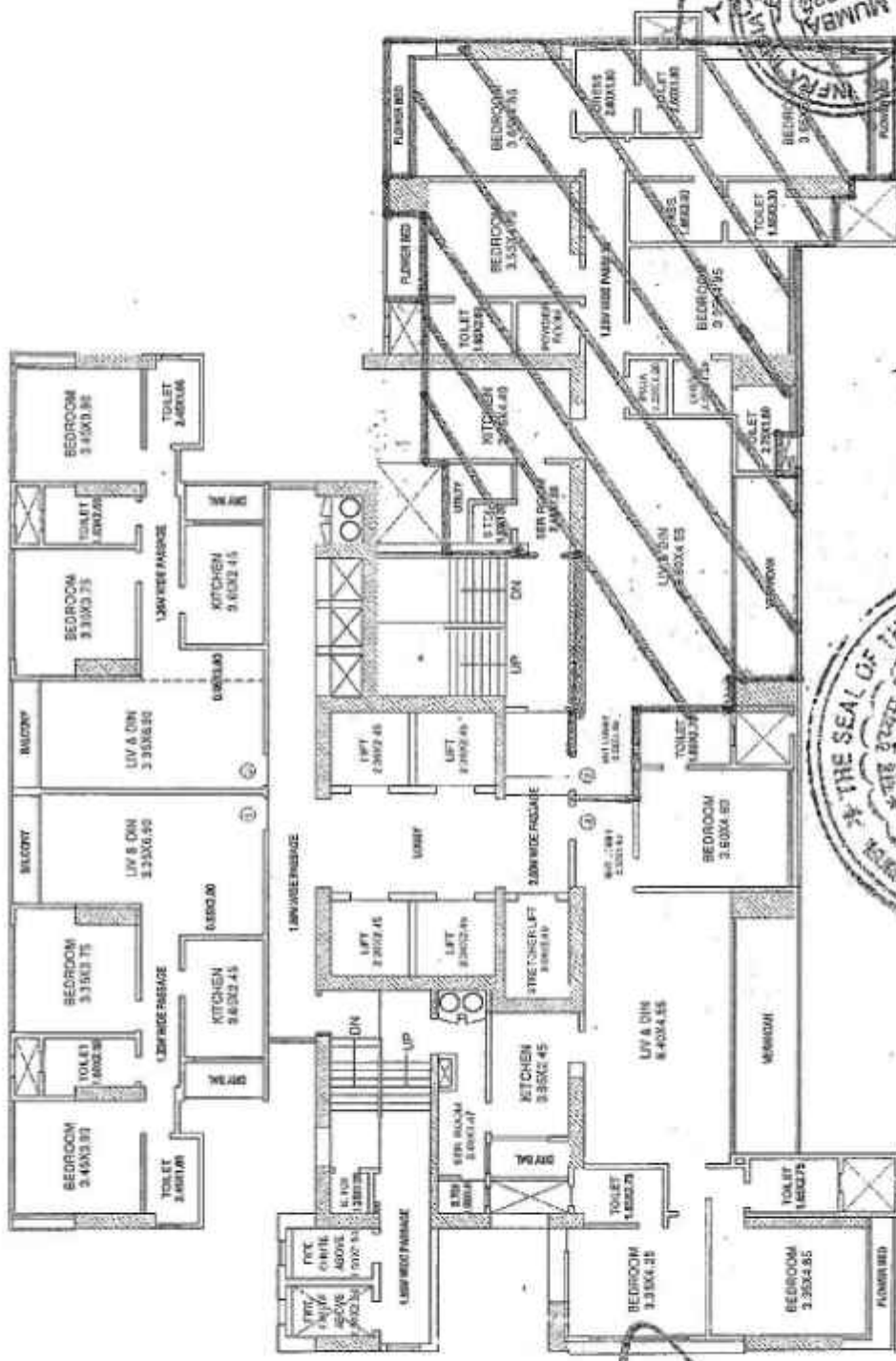

(Neil Mandevia)

ANNEXURE - K



करल - ५

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AJMERA REALTY
MUMBAI
400 038

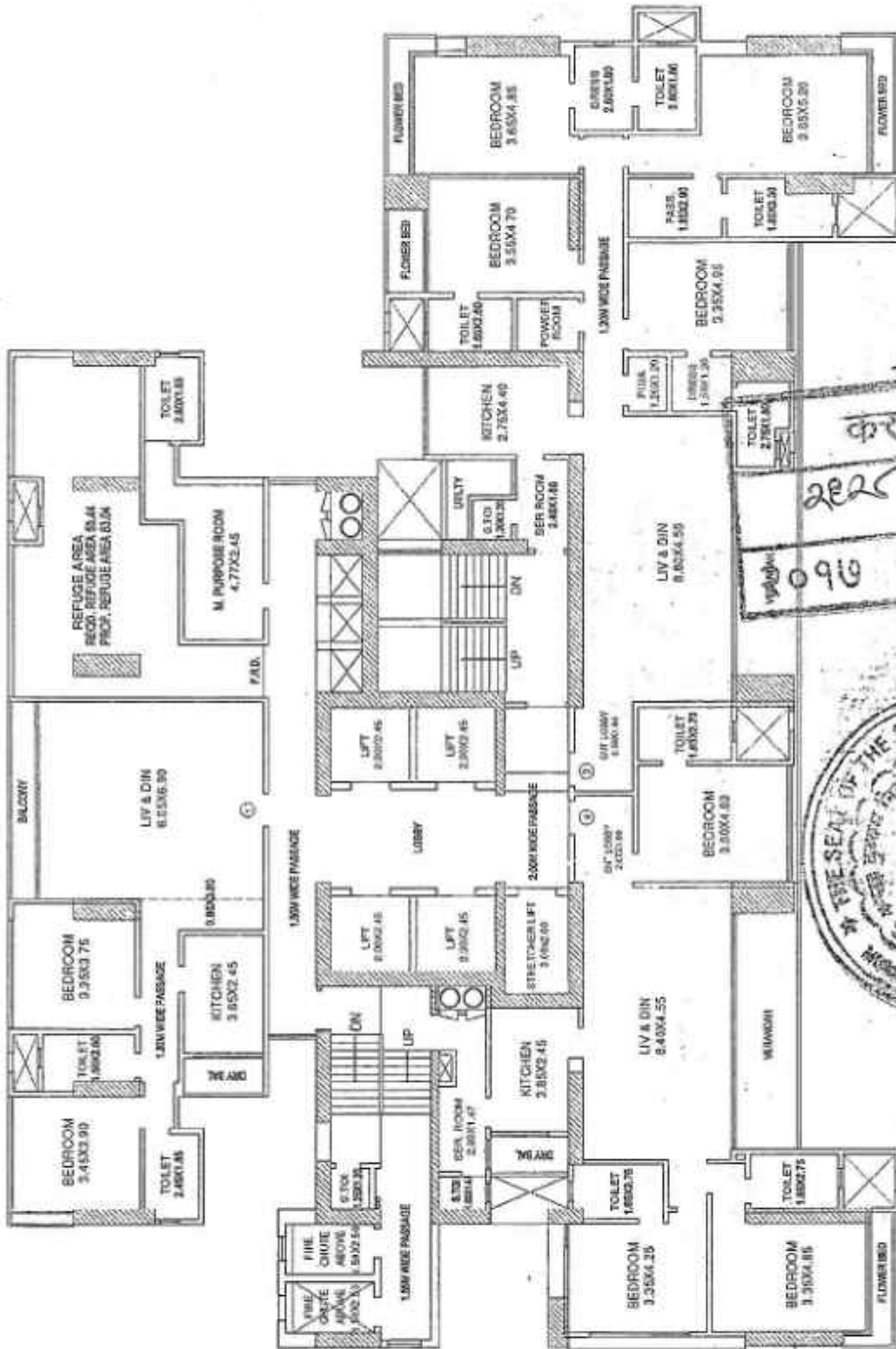


BLDG. NAME: AJMERA ZEON
WING: 1

Udaydatta Mansingko



BLDG NAME: AJMERA ZEON FLAT NO: 203 3rd FLOOR
WING: 'B' AREA OF THE FLAT 203B SAFETY AREA.



BLDG. NAME : AJMERA ZEON

WING : I

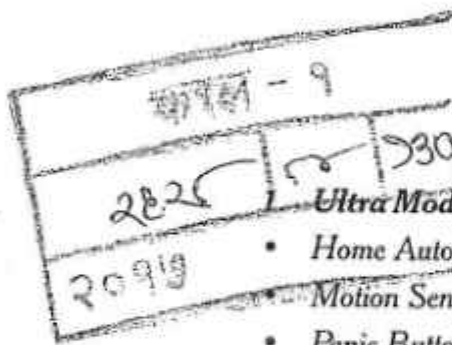
Handwritten notes in Hindi: 'कॉरिडोर' (Corridor), '2825', 'B 730', and '090'.





ANNEXURE - L

List of Amenities



1. Ultra Modern Feature.

- Home Automation System (mood lightings) for living, dining and bedrooms
- Motion Sensor Electrical system
- Panic Buttons
- Provision for 3rd party compatibility for electronics & curtains
- Touch screen panel for controlling home automation

2. Security System

- CCTV Security System for common area
- Access control by Smart Card
- Public address system in Parking area
- Video Door Phone with Connectivity to reception
- Intercom connected to reception

3. Flooring

- Italian Marble or equivalent brand flooring in living / Dining
- Wooden flooring all bedrooms

4. Tiles

- Vertified tiles in the Kitchen
- Designer tiles in the Bathroom

5. Windows

- Anodized aluminum windows for all the rooms
- Glass railings for decks & balconies





6. Kitchen

- *Modular kitchen*
- *Piped Gas Connection*

7. Electricals

- *Fitted A/C in all Rooms, except Kitchen*
- *Provision for internet connectivity*

8. Bathroom Fittings

- *Bathroom and Sanitary-were Fitting by international brand*
- *Glass Partition in bathroom between wet and dry area*

9. Other Facilities

- *Plug-and-play Internet Connectivity*
- *Wi-Fi Zone*
- *Advance Fire Alarm systems*
- *Elevators of superior make with Destination Control*
- *Intelligent Building Management Systems*
- *Environment & Energy Efficient HVAC system*
- *Water Recycling Systems*
- *Rainwater Harvesting Systems*
- *Garbage Chute at every landing*

करल - १		
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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABWPM9428M



नाम /NAME

PANKAJ MANSINGKA

पिता का नाम /FATHER'S NAME

KRISHNA KUMAR MANSINGKA

जन्म तिथि /DATE OF BIRTH

0-10-1961

Pankaj

हस्ताक्षर /SIGNATURE

Pankaj

आयकर अधिकारी, जोधपुर

COMMISSIONER OF INCOME-TAX, JODHPUR

कार्ड नं 9
2825 1E 530
2099

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGSPM5217B



नाम /NAME

MRUDULA MANSINGHKA

पिता का नाम /FATHER'S NAME

SURAJ BHAN AGARWAL

Mrudula Mansinghka

जन्म तिथि /DATE OF BIRTH

17-03-1971

Mrudula

हस्ताक्षर /SIGNATURE

Mrudula Mansinghka

आयकर अधिकारी, जोधपुर

COMMISSIONER OF INCOME TAX-II, JODHPUR



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJMERA REALTY & INFRA INDIA
LIMITED

18/03/1985
Permanent Account Number

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आम्ही,

लिहून देणार :- अजमेरा रियल्टी अँड इन्फ्रा इंडिया लिमिटेड तर्फे संचालक
धवल आर अजमेरा तर्फे कु मु म्हणून दिपेन आर कामदार

लिहून घेणार :- १) पंकज मानसिंगका.

२) मृदुला मानसिंगका.

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या हमीपत्राद्वारे सह दुय्यम निबंधक कुर्ला-१ यांना हमी देतो
की सदर दस्तामध्ये नमूद मिळकतिसोबत कोणतेही वाहनतक
(कार पार्किंग) यांची विक्री हस्तांतरण होत नाही.

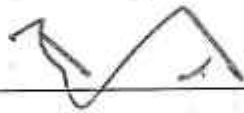
दिनांक :- 23 / 03 / 2017

ठीकाण :- मुंबई

लिहून देणार सही :-

लिहून घेणार सही :- १)

~~रिक्विरा~~



२) Mrudula Mansingka



কক্সলা - ৭		
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करल - १		
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२०१५		



करल-१		
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२०१४		

SPECIFIC POWER OF ATTORNEY

I, Mr. Dhaval Rajnikant Ajmera, Constituted Attorney of Anik Development Corporation, a Division of Ajmera Realty & Infra India Limited, having its office at "Bhakti Park", Anik-Wadala Link Road, Next to IMAX, Mumbai - 400037, SEND GREETINGS:-

करल - १		
२६२	९	१३०
२०१७		

Anik Development Corporation is a division of Ajmera Realty & Infra India Limited, are the developers of the residential buildings at Village Anik, Wadala, in the CTS Nos. 1B, 1A/1 to 15, 229B, 233B. (Hereinafter called the Company).



There are buildings built at the above said property and there are flats for residential use, shops etc constructed therein and various Agreements for Sale have been entered into with different Purchasers by Ajmera Realty & Infra India Limited for sale of flats/shops.



By Virtue of Power of Attorney dated 30th November, 2007, Registered vide Regn. No: 8659/2007 dated 01st December, 2007 I Dhaval Rajnikant Ajmera, Constitutional Attorney of Ajmera Realty & Infra India Ltd. is authorized to Sub-Deiegate the Power granted to me.

B-1

करल-१		
४८६	४	३५
२०१४		

करल - १		
२६२८	६२	१३०
२०११		



करल-१		
४८६	५	३५
२०१४		

For admitting execution of the agreements of flats/shops executed between Ajmera Realty & Infra India Limited as Developers therein and various Purchasers of Flats/Shops as Purchasers therein, I desire to appoint SHRI. DIPEN RAJENDRA KAMDAR as our Constituted Attorney to attend office of the Sub-Registrar of Assurances to admit execution of the said Agreements for Sale of flats/shops which has been executed by Ajmera Realty & Infra India Limited.

करल - १		
२२२	६३	१३०
२०१४		



NOW KNOW YE ALL THESE PRESENTS WITNESSETH that we do hereby nominate, constitute and appoint MR. DIPEN RAJENDRA KAMDAR to be our true and lawful attorney on my behalf and or on behalf of Ajmera Realty & Infra India Limited to present and lodge in the office of the Sub-Registrar of Assurances at Mumbai/ Chembur/ Bandra and to admit execution of the Agreement for Sale of flats/shops executed by me in favour of the Purchasers and to do all acts and things necessary for effectively registering the said Agreement for Sale of flats/shops.



(Handwritten signature)

Dipen

कारल-१		
४८६	६	३५
२०१४		

कारल - १		
२८२८	८४	३३०
२०१४		



करल-१		
स्टोरे	४	३५
२०१४		

IN WITNESS WHEREOF, we Anik Development Corporation, a Division of Ajmera Realty & Infra India Limited, hereby set out hands to this writing on this 20th day of June, 2014 at Mumbai.

करल - १		
२६२५	६५	३३०
२०१४		

SIGNED, SEALED & DELIVERED)
by the withinnamed)

MR. DHAVAL RAJNIKANT AJMERA)
Constituted Attorney of Ajmera Realty
& Infra India Limited,



AJMERA REALTY & INFRA INDIA LTD.

D. R. A.
Director

I ACCEPT THIS POWER

Dipen Rajendra Kamdar

(MR. DIPEN RAJENDRA KAMDAR)



17 *Anik*
27 *Dhaival*

करल-१		
४८७६	५	३५
२०१४		

करल - १		
२६२५	६६	५३०
२०१७		



आवश्यकता
होने पर ही यह नया स्टिकर जोड़ना चाहिए।
यदि नया स्टिकर नहीं जोड़ा जाय तो यह पत्रिका अमानत में
रखी जायेगी।

यदि पत्रिका में कोई भी त्रुटि पायी जाय तो इसे तुरंत
संशोधित करवायें।
यदि पत्रिका में कोई भी त्रुटि पायी जाय तो इसे तुरंत
संशोधित करवायें।

यदि पत्रिका में कोई भी त्रुटि पायी जाय तो इसे तुरंत
संशोधित करवायें।

REGISTRATION
INDIAN CITIZENS RESIDING ABROAD ARE ADVISED TO REGISTER
THEIR NAMES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

यदि पत्रिका में कोई भी त्रुटि पायी जाय तो इसे तुरंत
संशोधित करवायें।

यदि पत्रिका में कोई भी त्रुटि पायी जाय तो इसे तुरंत
संशोधित करवायें।



Name / नाम / Name of Father / Legal Guardian

RAJNIKANT BHARJI AJMERA

Name of Mother

BHARTI RAJNIKANT AJMERA

Name of Spouse

PRACHI DHAVAL AJMERA

Address

B6, PRAMUKH PALACE, V L MEHTA ROAD,

JVPD, VILE PARLE (W),

MUMBAI 400 049.

Vehicle Number / Old Transport No. with Date and Place of Issue

G3329949

24/05/2007

MUMBAI

BOML02228209

OLD PPT. OLD & RETURNED

करल -
२६२५
२०१७



भारत सरकार
 GOVT. OF INDIA
 धन्य राजस्व विभाग
 RAJSHAWI BHAVAN, JAIPUR
 22/06/1980
 Telephone Number
 ADLPA4775E

करल-१		
४८७६	७१	३५
२०१४		



करल - १		
२६२	९९	७३०
२०१७		



करल - १		
२०१८	२२	३१
२०१४		

भारत निर्वाचन आयोग
Election Commission of India
पञ्जीकरण
IDENTITY CARD
JEM013321

करल - १	
२०१८	३० ३३०
२०१४	

चरलरररररररररररर
Elector's Name : Dipen Rajendra Kamdar
ररररररररररररर
Father's Name : Rajendra Kamdar
Sex : M
२८



रररर १-५, रररर - र, रररर नं ३५३-२४ आर, री रररर ररर
रररररर (ररर)
ररर मुंबई उपनगर - ४०००७७

Address Pa-5, Jayesh - B, Plot No. 353-24, R.B. Mehta Road, Ghatkopar (East)

Metro Mumbai Suburban - 400077



५०-रररररर रररररर
Electoral Registration Officer
For 50-Ghatkopar Assembly Constituency

Place : Mumbai Suburban

Date : 16/07/2007

३ रर रररररर रररर रररररर रर रररररर रररर ररर.
This card may be used as an identity card under
different Government Schemes 30/03

करल - १
 २६२ ७०७ ७३०
 २०१७

करल-१
 २०१७

TATA POWER YOUR POWER BILL

The Tata Power Company Limited
 Distribution Customer Service - Domestic Metering Station
 Near Shalimar Industrial Estate, Near Andheri West, Mumbai 400037

Lighting उपकरण

Name: Anik Development Corporation
 Address: Mount Everest 1st Floor, Administration
 Department, Bhakti Park
 Anik Wadala Link Road,
 Near Inxar Theatre
 Wadala (E) Mumbai 400037

Consumer No.: 709187
 Bill No: 7109181633
 Bill Date: 19.05.2014
 Bill Period: 15.04.2014 To 15.05.2014
 Bill Month: MAY 2014
 Meter No.: 9205268
 Metered Units: 15,902

Tariff Category: LTW (B) - Temporary Supply Category (T20)
 Next Meter Reading Date: 15.06.2014
 MRU: MD2LIE215
 Supply Division: CHEM BUR
 Type of Supply: 3PHASE
 Zone: EZ

Current Bill Amount	Other Dues	Bill Amount Payable
302,088.00	0.00	302,088.00

Bill Amount On or Before Discount Date - 26.05.2014
 Rs. 299,537.00

Bill Amount On or Before Due Date - 02.06.2014
 Rs. 302,088.00

Discount availed last month Rs. 0.00
 CALL 1-800-209-5161
 (24 x 7 Toll Free No.)

FIRE / ACCIDENT
 25774399

For bill & payment facilities, please visit our website at www.ep.tatapower.com
 For further communication please call 1-800-209-5161

CUSTOMER RELATIONS AND BILL PAYMENT OPTIONS

- Tata Power Customer Relations Centre - MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 15:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 17:00 HRS
- Tata Power Chained Receiving Station, Near Shalimar Industrial Estate, Malange, Mumbai District Mumbai 400019.
- Electronic Drop Box
- BHAKTI PARK NEAR LAXMABAI BALI (E) Mumbai 400037.
- Tata Power Drop Box
- Any Tower Co-Op Housing Societies, Near Heights Avenue, Bhakti Park, Wadala (East), Near Inxar Theatre Vardol, Mumbai 400037.
- Branches (over the counter cheque payments) at SHYAM CHAWK Drop Box
- Branches (over the counter cheque payments) at SHYAM CHAWK Drop Box

H. O. Idwood No. 98514
 D.A.C. Mumbai 400037.

Date: 21/5/2014
 281251
 302088

Entry No. 01...
 DL. 21/5/14



Electronic Clearing Service (ECS) - For hassle free bill payment. Please register one time to avail this facility.
 For complete list of Customer Relations Centre / Online Payment and other Cash and cheque collection centres, please log on to www.ep.tatapower.com
 For schedule of planned outage, please visit "Power Interruptions" on www.ep.tatapower.com or check with your respective Area / Facility Manager or NO-Load Board.

Exchange & Save!

Energy Efficient Refrigerator Exchange Programme
 (For Tata Power Residential Consumers Only)

Exchange your old and inefficient refrigerator with a new and energy efficient refrigerator at a discounted price ranging from 30% to 40% on MRP. All refrigerators purchased under this programme will have 2 years compressor warranty and 5 years compressor warranty.

Limited period offer!

Log on to www.ep.tatapower.com
 Contact Tata Power Call Centre: 1800-209-5161

As per MERC's order dated 28/06/2013 vide Case No.179 of 2011, the revised tariff w.e.f. 1st April 2014 will be: Energy Charge: Rs.13.85/kWh & Wheeling Charges: Rs.2.08/kWh

Tips to Save Electricity

- Switch off the lights and fans when not in use.
- Switch off the television...

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHATIA MAHESH M
MANOHAR TOLARAM BHATIA

03/01/1973

Permanent Account Number
A JXPB2925K

Signature



1122005

किराना - १		
२६२५	१०९	१३०
२०१४		

किराना - १		
२६२५	१०९	१३०
२०१४		

PERMANENT ACCOUNT NUMBER	AEIPM2383Q
NAME	TEJASH AMULAKH MEHTA
FATHER'S NAME	AMULAKH TULSIDAS MEHTA
DATE OF BIRTH	03-12-1972
DIRECTOR OF INCOME TAX (SYSTEMS)	<i>[Signature]</i>



करल - १		
२६२५	१०३	७३०
२०१७		

भारतीय रिपब्लिक
 एक सौ रुपये
 ₹. 100
 Rs. 100
 ONE HUNDRED RUPEES
 भारत INDIA
 INDIA NON JUDICIAL

करल-१		
७४६६	२५	०५

Gender Stamp
 L.S.V. No. 207

महाराष्ट्र MAHARASHTRA

22 NOV 2007

Proper Officer
 Smt. R.S. Bhatnagar



श्री प्रीकोटेड स्टील्स लिमिटेड, कार्यालय नं. १५५
 २२-२१, फोन: २२७७ ७७५५
 बंधनवती घाटवठ मुंबईक विद्योला
 ७९५२

SHREE PRECOATED STEELS LIMITED



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, SHREE PRECOATED STEELS LTD, a company registered under the Company Act, 1956 having its office at 'Bhakti Park', Anik-Wadala Mumbai - 400 037, SEND GREETINGS:

बंदर-३ IV
२६५९
२००७

WHEREAS ANIK DEVELOPMENT CORPORATION (hereinafter referred to as the said 'Anik') is the division of Shree Precoated Steels Ltd and carry on business in Real Estate Development through the said Anik Development Corporation. We are developing a residential town as 'Bhakti Park' situated at



भारतीय न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES



भारत INDIA
INDIA NON JUDICIAL

क्या - 9
2025/900
2004

100
2004/2/31

L.S.V. No. 297

महाराष्ट्र MAHARASHTRA
22 NOV 2007

पंजीकरण संख्या: 2207 0755
पंजीकरण विभाग
व्यवहार संख्या: 2007

बदर - 3
26 NOV 2007
2007
SHREE PRECOATED STEELS LIMITED

Proper Officer
Smt. R.S. Bhuse



SHREE PRECOATED STEELS LIMITED

बदर - 2
2007



AND REASON on account of other commitments we are desirous of appointing
Mr. Manoj R. Ajmera (1) Shri. Dhaval R. Ajmera and (2) Shri. Nimish S.
Ajmera to be our true and lawful Attorney on our behalf and on behalf of
Anik Development Corporation to sign and execute Agreements of Sale of flats and
other premises in the said "Anik Park" Property at Anik, Wadgaon, Mumbai and
to do all necessary acts and things for registration of Agreements of Sale with the
Sub-Registrar of Assurances.



NOW KNOW YE THESE PRESENTS WITNESSETH THAT
division Anik Development Corporation do hereby nominate



करल - १		
२६२५	७०५	७३०
२०१७		



MAHARASHTRA
21 NOV 2017

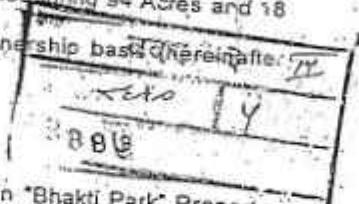
पत्रांक क्र. ७२६७ ७२६५
पत्रांक क्र. ७२६७ ७२६५
२६/११/२०१७



Proprietor
Smt. R.S. Bhuse



Village Anik, Taluka Kurta, Mumbai bearing S. Nos. 168(p), 169(p), 171(P) and 173(p) and CTS Nos. 1B, 1A'1 to 15, 229B, 233B admeasuring 94 Acres and 18 Gunthas and selling flats and other premises on ownership basis (hereinafter referred to as 'Bhakti Park Property').



AND WHEREAS for sale of flats and other premises in "Bhakti Park" Property, our Company through Anik Development Corporation has to enter into Agreements for sale for each flat premises and to get the said Agreements for sale registered with the Sub-Registrar of Assurances



बदर - २३
 २६५
 २००७

करल - ९
 २६२ ३०६ ३३०
 २०१४

appoint - (1) Shri. Manoj I. Ajmera (2) Shri. Dhaval R. Ajmera and (3) Shri. Nimish S. Ajmera to be our true and lawful attorney on behalf of our Company through Anik Development Corporation to do the following acts, deeds and things, viz.

करल - ९
 ३०६ २६
 २०१४



1) To sign and execute on behalf of our said Company and Anik Development Corporation, Agreement for sale with standing orders of flats and other premises in 'Bhakti Park' property, Anik Wadala and any other documents or papers to complete sale of flats and other premises as stated above.

2) To lodge for registration such Agreements for sale with the Registrar of Assurances and to admit execution and do all acts necessary for Registration of Agreements for sale of flats and other premises in 'Bhakti Park' property, Anik Wadala, Mumbai.

To appoint a substitute or substitutes and to delegate to him or her of the powers herein contained, as our said attorney may think fit. The above power of Attorney shall be exercised by anyone in the



WE HEREBY for ourselves and on behalf of our Company agree to ratify and confirm all and whatever our said Attorney shall do or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF we have herewith set our hands at Mumbai this 27th Day of November, 2007.



The common seal of the said Shree Precoated Steels Ltd is hereto Affixed pursuant to the resolution Of the Board of Directors dated In the presence of Mr. Ishwarlal S. Ajmera a Director duly authorized in that behalf, in the presence of

[Handwritten signature]

करल - १		
२३२८	१०७	१३०
२०१७		

२००७

Succiner Signature of
Constituted Attorney

M. Manoj I.

1. Shri. Manoj I. Ajmera

D. R. A.

2. Shri. Dhaval R. Ajmera

Nimish S.

3. Shri. Nimish S. Ajmera



वदर - ३	१५
८५	८
२००७	



करल	१८	३४
२०१८		





करल - 4
२६२५ ३०६३३०
२०११

General
L.S.V. No. 2007

महाराष्ट्र MAHARASHTRA
२६ NOV 2007

पुणे-११, फोन - २२६७ ५७५५
परवानाकारक मुद्रांक विक्रीत
परवानाक्रमांक नं. २०७

AU 9 10
26 NOV 2007

2957
Vis/Mrs/Ms. Manoj I. Ajmera
काय मान्यता प्राप्त होत आहे

Proper Officer
Smt. R.S. Bhusa



वदर-३
२००७

POWER OF ATTORNEY

We, (1) Mr. Manoj Ishwari Lal Ajmera (2) Mr. Dhaval Rajnikant Ajmera and
Mr. Nimisha Shashnikant Ajmera, Constituted Attorney of Shree Precoated
Steels Ltd, a division of Anik Development Corporation, having its office
addressed at "Anik Park", Anik-Wadala Link Road, Next to IMAX, Mumbai - 400

037, SEND GREETINGS:

WHEREAS:-

- a) Anik Development Corporation division of Shree Precoated Steels Ltd are the developers of a residential buildings at Village Anik, Wadala in the property bearing CTS No. 1B, 1A/1 to 15, 229B, 233B.

करल - १		
२६२	१०६	१३०
२०१७		

२००३	२
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करल-१		
२१०६	२१	३४

- b) There are buildings built at the above mentioned property for residential use and various Agreement of Sale have been entered into with different purchasers by Shree Precoated Steels Ltd division of Anik Development Corporation for sale of flats/shops.
- c) For admitting execution of the agreements for sale of flats/shops executed between Shree Precoated Steels Ltd division of Anik Development Corporation as developers therein and various purchasers of flats/shops purchasers therein, we are desirous to appoint MR. SHANTILAL AJMERA as our Constituted Attorney to appear before the Sub-Registrar to admit execution of the said agreements for sale of flats/shops which has been executed by Shree Precoated Steels Ltd division of Anik Development Corporation.



NOW KNOW YE ALL THESE PRESENTS WITNESSETH that we do hereby nominate, constitute and appoint MR. HARSHAD SHANTILAL AJMERA to be our true and lawful attorney on our behalf and own behalf of Shree Precoated Steels Ltd division of Anik Development Corporation to present and lodge in the office of the Sub-Registrar of Assurances at Bombay/Chembur/Bandra and to admit execution of the agreement for sale of flats/shops executed by us in favour of the purchasers and to do all acts and things necessary for effect of registering the said agreements for sale of flats/shops.

20

2009

IN WITNESS WHEREOF, we Shree Precoated Steels Ltd division of Anik Development Corporation hereby set out hands to this writing on this day of November, 2007.

कार्या - ९
२४२ ११० १३०
०१९

SIGNED SEALED AND DELIVERED

by the within named

(1) Mr. Manoj L. Ajmera
(2) Mr. Dhaval R. Ajmera
(3) Mr. Nimish S. Ajmera

209 Constituted Attorney of Shree Precoated Steels Ltd division of Anik Devp. Corp.

) for Shree Precoated Steels Ltd
) division of Anik Development Corpn.

(Signature)
(Signature)

(CONSTITUTED ATTORNEY)

In the presence of



I ACCEPT THE POWER.



MR. HARSHAD S. AJMERA

करल - १		
२८२५	१११	७३०
२०१७		

वदर-३	१८
← ४०० १९	
२००७	

POSTAGE AND TELEGRAPH OFFICE
NEW DELHI-110002 (INDIA)
OLD 30-10-0207
POST OFFICE FOR FOREIGN COUNTRIES
NEW DELHI
GOV. DOV
MO-5
DATE: 10-10-02 80
FROM: SRI SOLEA
SOWSANGLE POLARA
AD-318, BOYASARJAN AND VERA NAGAR,
CHANDNAR (N) MUMBAI.
PAY TO THE ORDER OF: THE REGISTRAR, MUMBAI
REPLY ADDRESS: MUMBAI 400001

करल-१		
१७८८	२३	३५
१४		

21/5, Sagarwadi nagar
Chhatrapati (N)
M-86

२१-३	१८
← २५९ ८	
२००७	



बदर-3
१०
०७
Election Commission of India
National Identity Card

करल - ३
२६२५ ११२ १३०
२०१३

MR. ANAND KUMAR
Elector's Name: ANAND KUMAR
Father's Name: SHAMTHI, U.
Sex: M
Age as on 1.1.2011: 1.1.2011
MR. ANAND KUMAR

करल: १
२०१३
२०१३



२०१३
२०१३



Address / वे
11 NO. G-5,
GHANSHYAM GARDEN - 2
FIROZ KHAN CHAKKOPAR, W3
५६-०५
०११००१ - २
P.O. Sector 17, Gurgaon
Haryana
Election Registration Officer
२०१३
२०१३
650 Chakrapur
Gurgaon
Placed via Chakrapur
Date: 21/11/2011
This card may be used as an identity card
under different Government Schemes
2-17 Sector 17, Gurgaon
Haryana

करल - १		
२६२६	७७३	७३०
२०१७		

दस्तावेज क्रमांक : ८६५९/२००७
दस्तावेज प्रकार : पुंजकारनामा
पुंजकारनामा
दस्तावेज क्रमांक : ८६५९/२००७

उनु क्र. पंजकारनाम नांव व पत्ता पंजकारनामा प्रकार

क्र.	नाम व पत्ता	विद्युत पेंनाम	वय	पत्नी	तस्वीर	आंगुलीचा मुद्रा
1	श्री. विष्णूदत्त विठ्ठलराव, पुंज कारनाम इकावळी पु. नं. ५४/५५/६६ पत्नी/पत्नीत नं. - पत्नी/पत्नीत नं. ५४/५५/६६, आंगिता वडवळी सिक रीड, भय वीरवठ विट्टल, वडवळी पु. नं. ३७ इकरातीचे नाव - इकरात	विद्युत पेंनाम	६३			४/३५

2	श्री. सुनील सुधाशेठ पत्नी/पत्नीत नं. - पत्नी/पत्नीत नं. ५४/५५/६६, आंगिता वडवळी सिक रीड, भय वीरवठ विट्टल, वडवळी पु. नं. ३७ पत्नी/पत्नीत नं. - इकरात नं. - वडवळी/पत्नीत नं. - इकरात	विद्युत पेंनाम	४५			
---	--	----------------	----	--	--	--

3	श्री. धवल आर. अजयंत पत्नी/पत्नीत नं. - पत्नी/पत्नीत नं. ५४/५५/६६ इकरातीचे नाव - इकरात नं. - वडवळी/पत्नीत नं. - इकरात	विद्युत पेंनाम	२७			
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4	श्री. विवेक एस. अजयंत पत्नी/पत्नीत नं. - पत्नी/पत्नीत नं. ५४/५५/६६ इकरातीचे नाव - इकरात नं. - वडवळी/पत्नीत नं. - इकरात	विद्युत पेंनाम	३०			
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वदर-३ १९	
६६०	११
२००७	



दस्तावेज क्र. [बदर 2-6550-2007] या गोपनीयता
संख्या क्र. 1 : गोपनीयता : बदरनेने पुस्तक क्र. 100

माली क्र. 0810 दिनांक 01/12/2007
मालीचे पत्ता
मालीची पत्ता: दिल्ली, जिल्हा कार्यालय, दिल्ली
दस्तावेज क्र. 100

दस्तावेज केल्याचा दिनांक : 01/12/2007 12:02 PM
दस्तावेजाचा दिनांक : 30/11/2007

100 : मालीची पत्ता
100 : मालीचे पत्ता (अ. 11(1) मुद्रांक
(अ. 11(2)).

बदर क्र 930

दस्तावेज क्र. 1 : गोपनीयता : बदरनेने पुस्तक क्र. 100
माली क्र. 1 : गोपनीयता : बदरनेने पुस्तक क्र. 100
माली क्र. 2 : गोपनीयता : बदरनेने पुस्तक क्र. 100
माली क्र. 3 : गोपनीयता : बदरनेने पुस्तक क्र. 100

बदर - 3
2006

दस्तावेज केल्याचा दिनांक : 01/12/2007 12:08 PM

दस्तावेजाची माली क्र. 100

टीपणी :
दस्तावेज हा असा निवृत्तीचा दस्तावेज आहे, जो बदरनेने केल्या गेला आहे. या दस्तावेजाचा माली क्र. 100 आहे.

1) हार्द अजयकर - पदावधि :
माली/रस्ता : 2/5, अजयकर बाग, माली रोड, घाटकोपर
दस्तावेजाचे नाव :
दस्तावेज क्र. :
पदावधि/माली :
माली क्र. :
दिनांक :



प्रमाणित करण्यात येते की हा दस्तावेज
दस्तावेज क्र. 100, (अ. 11(1) मुद्रांक
बदर-1/ 100 / 2007
दस्तावेज क्र. 100, (अ. 11(1) मुद्रांक
माली क्र. 100
दिनांक

2) किती पदावधि : पदावधि :
माली/रस्ता : 2/5, अजयकर बाग, घाटकोपर
दस्तावेजाचे नाव :
दस्तावेज क्र. :
पदावधि/माली :
माली क्र. :
दिनांक :

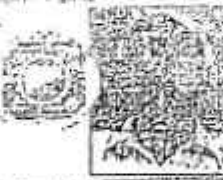


दस्तावेज क्र. 100, (अ. 11(1) मुद्रांक



करल - १		
२६२६	७७	७३०
२०१७		

31.07.2007



मतदारचे नाव : मेजर इंदिरा वसंत
 Elector's Name : Major Indira Vasa
 पिता/मातेचे नाव : इंदिरा वसंत
 Father's Name : Indira Vasa
 वय : १९
 Sex : M
 ११/१२००५ मधील वय : ४७
 Age as on 1/1/2005 : 47

करल-१		
७६७६	२७	३१
२०१७		

३	१४
२६००	१४
२०१७	

१४	१४
२६००	१४

नाव : मे. इ. व. वसंत
 पत्ता : १६, सी. जे. कापल रोड, मुंबई उपनगर - ४०००१४
 Address : 16, C. J. Kapal Road, Mumbai Suburban - 400014
 Area : Mumbai Suburban - 400014



राज्य वाहतूक अधिकाऱ्यांचे
 ३०-महाराष्ट्र विभागाचे कार्यालय - मुंबई
 District Registrar's Office
 For Maharashtra Automobile Consistency

मालिका : १४
 Class : Mumbai Suburban
 Expire/Date : 02/10/2007

This card may be used as an Identity Card, subject
 different Government Scheme.



MAHARASHTRA STATE MOTOR VEHICLE LICENCE
 Valid till: 17/02/12 (M)
 ALL INDIA ROAD TEST RESULT POLICY NO. 2442
 F.D.V. COV
 8 0000 1600140
 DOB : 18-10-1967 PG :
 NAME : MAJOR POLINA
 SON OF MAJOR P. V. VASA,
 16, C. J. KAPAL ROAD, JADODIYA WADI,
 MUMBAI - 400014
 PIN : 400014
 Issuing Authority: 16001400014

करल - 9

दस्त क्रमांक : 8660/2007

दस्तावा प्रकार : मुख्यधारवावा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

सहा

२९२८ ३०६

२०१७

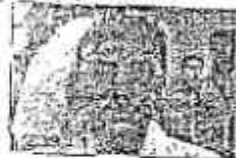
नाम व निवाडा- विदर्भा वि.डी.एन.एन. अथवा
डि.एन.एन.डी. अथवा अन्य नाव, अथवा
पत्ता: पत्ता/पोस्ट नं. शहरी/ग्रामीण-व्यवस्था वि.डी.
पोस्ट, आर.एस. वि.डी.एन. ५०३, अकोला जिल्हा, गु. ३

विदर्भ देणार

वय ५६

सही

[Signature]



नाम व निवाडा- विदर्भा वि.डी.एन.एन. अथवा
डि.एन.एन.डी. अथवा अन्य नाव, अथवा
पत्ता: पत्ता/पोस्ट नं. शहरी/ग्रामीण-व्यवस्था वि.डी.
पोस्ट, आर.एस. वि.डी.एन. ५०३, अकोला जिल्हा, गु. ३

विदर्भ देणार

वय २७

सही

[Signature]



नाम व निवाडा- विदर्भा वि.डी.एन.एन. अथवा
डि.एन.एन.डी. अथवा अन्य नाव, अथवा
पत्ता: पत्ता/पोस्ट नं. शहरी/ग्रामीण-व्यवस्था वि.डी.
पोस्ट, आर.एस. वि.डी.एन. ५०३, अकोला जिल्हा, गु. ३

विदर्भ देणार

वय ३०

सही

[Signature]



नाम व निवाडा- विदर्भा वि.डी.एन.एन. अथवा
डि.एन.एन.डी. अथवा अन्य नाव, अथवा
पत्ता: पत्ता/पोस्ट नं. शहरी/ग्रामीण-व्यवस्था वि.डी.
पोस्ट, आर.एस. वि.डी.एन. ५०३, अकोला जिल्हा, गु. ३

विदर्भ देणार

वय ५२

सही

[Signature]



करल - 9

282 70 730

2090

दस्तावेज भाग - 2

वर्ग

दस्तावेज क्रमांक (8560/2007)

दस्तावेज क्र. [क्रमांक-8560-2007] का मोहवा
संख्या मुख्य : 1 मोहवा 3 भारतीय मुद्रांक शुल्क : 100

दस्तावेज कल्पना दिनांक : 01/12/2007 12:12 PM
निष्पादनाद्य दिनांक : 30/11/2007
दस्तावेज करणा-वाची सही :

भारती क्र.: 8811 दिनांक: 01/12/2007
राजकीय चर्चा
नाम: श्री प्रिन्सिपल डिप्लोमा वि. कॉलेज 2
विशेष अधिकारी के कार्यालय तर्फे पत्रांक

करल-9 आय.अजमेरा

100	3	की
240	282	नकल (अ. 11)
(अ. 11)		
		रजवात (अ. 12)
		एकत्रित-की
		340- एकूण

दस्तावेज प्रकार : 181 मुद्रावाचक
निका क्र. 1 ची वेळ : (नादीकरण) 01/12/2007 12:12 PM
निका क्र. 2 ची वेळ : (90) 01/12/2007 12:17 PM
निका क्र. 3 ची वेळ : (कमुली) 01/12/2007 12:18 PM
निका क्र. 4 ची वेळ : (ओळख) 01/12/2007 12:18 PM

दस्तावेज केव्हा दिनांक : 01/12/2007 12:19 PM

ओळख :

खालील इतर असे निर्दिष्ट करता येईल, ते वस्तुस्थितीत करून देणा-या व्यक्तीचा ओळखतात.

1) पत्तु वंश - घर/प्लॉट नं.

भाली/रस्ता: बोर प्लॉट, पाटणकर पु.

भारतीय नाव -

भारत नं. -

पेठ/वसाहत -

शहर/गाव -

तालुका -

पिन -

2) किली पोसदीया - घर/प्लॉट नं.

भाली/रस्ता: 2/5, पणवण बाय, कागा लेन, पाटणकर

भारतीय नाव -

भारत नं. -

पेठ/वसाहत -

शहर/गाव -

तालुका -

पिन -

Mingur



पणवण



प्रमाणित करण्यात येते कि या दस्तावेजचे
एकूण 340 (340) पाने आहेत.
बदल-1/ 282 / 2007
पुस्तक क्रमांक : 8560/2007
नोंदवः 9-11-07
दिनांक

हा दस्तावेज निवृत्त हुजुरी-1
मुंबई उपनगर जिल्हा.

उ. निबंधकाची सही
कल 1 (96)



करल-१		
नॉम्बर	३०	३५
२०१७		

घोषणापत्र

करल - १
 २८२५ ११८१३०
 २०१७

मी, DIPAKAL R ASHRA याद्वारे घोषित करतो की, दुय्या निबंधक KRL-2 यांचे कार्यालयात POA याशिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री DIPEN A KANOAK त इ. यांनी दि. 14.1.2014 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सादर दस्त नोंदणिस सादर केला आहे. निष्पादीत करून कदुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कलम १३ च्या अन्वये राह केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीची कोणतीही मर्यादा झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल झालेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून अंशरुक्ता कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळल्यास नोंदणी अधिनियम १९०८ चे नियम ८२ अन्वये शिक्षेस मी पात्र राहोन याची मला जाणीव आहे.



कुलमुखत्यारपत्र धारकाचे
 x D.R.A
 गांव व सही

दिनांक ११/०६/२०१५

करल - १		
२६२५	७७६	७३०
२०१७		

भारत सरकार (भारत) का अधिकार क्षेत्र
 कर्नाटक राज्य, बंगलूरु, कर्नाटक

प्राथमिक पंजीकरण के पश्चात् का निष्पत्तय प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या: 2710441119374251000

श्री. शिवप्रसाद गणेश शिवराव शिंदे (शिवराव शिंदे)

श्री. शिवप्रसाद गणेश शिवराव शिंदे (शिवराव शिंदे)

श्री. शिवप्रसाद गणेश शिवराव शिंदे (शिवराव शिंदे)

श्री. शिवप्रसाद गणेश शिवराव शिंदे (शिवराव शिंदे)

श्री. शिवप्रसाद गणेश शिवराव शिंदे (शिवराव शिंदे)

श्री. शिवप्रसाद गणेश शिवराव शिंदे (शिवराव शिंदे)

श्री. शिवप्रसाद गणेश शिवराव शिंदे (शिवराव शिंदे)

श्री. शिवप्रसाद गणेश शिवराव शिंदे (शिवराव शिंदे)

करल-१		
४८७६	३	३४
५		



GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS
 Registrar of Companies, Maharashtra, Mumbai

Fresh Certificate of Incorporation Consequent upon Change of Name

Corporate Identity Number: U27104MH1119374251000
 In the name of M/s. SHREE PRECOATED STEEL'S PVT. LTD.

I hereby certify that SHREE PRECOATED STEEL'S PVT. LTD. which was originally incorporated on Eighteenth day of March Nineteen Hundred Eighty Five under the Companies Act, 1956 (No. 1 of 1956) as SHREE PRECOATED STEEL'S, TO having duly passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and the approval of the Central Government signified in writing having been received the said company in pursuance of the Companies Act, 1956 with Government of India, Department of Company Affairs. This Certificate is issued in pursuance of the Companies Act, 1956 vide S.O. No. A32548992 dated 05/05/2016. The name of the said company on this day changed to SHREE PRECOATED STEEL'S PVT. LTD. as per the provisions of Section 23(1) of the said Act.

Given at Mumbai, this 14th day of May Two Thousand Eighteen.



(Signature)
 SHREE RAMJIJI RAMJI SAINI
 Director, Registrar of Companies
 Maharashtra, Mumbai


Address as per record available in Registrar's office:
 SHREE PRECOATED STEEL'S PVT. LTD.
 CHIMLALIM ROAD, ANAND WADI,
 MUMBAI - 400053,
 Maharashtra, INDIA

ATTESTED



(Signature)
 CHETAN N. ZATANIA
 Special Executive Officer
 220, Chanshyambaug, Kame Road,
 Grant Road (W), Mumbai - 400 054

करल - १
 २६२८ २० १३०
 २०१४


 भारत निर्वाचन आयोग
 Election Commission of India
 ओटोमेटिक
 IDENTITY CARD
 JLN10233221

मताधारके नांव : दिपेन राजेंद्र कामदार
 Elector's Name : Dipen Rajendra Kamdar
 पालकांचे नांव : राजेंद्र कामदार
 Father's Name : Rajendra Kamdar
 लिंग : पुरु Sex : M
 17/1/2008 रोजी वय : 28
 Age as on 17/1/2008 : 28

करल-१
 ४८७६ ३२ ३५
 २०१४



आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVERNMENT OF INDIA
 DIREN RAJENDRA KAMDAR
 RAJENDRA DHARAMCHAND KAMDAR
 77051976
 PAN: AAKPK7768K




पत्ता : प-५, जयेश - ब, प्लॉट नं ३३३-२४ आर.बी.मेहता
 वाटकोपर (पूर्व)
 मेट्रो : मुंबई उपनगर - ४०००७१
 Address : Pa-5, Jayesh - B, Plot No. 333-24, R.B.Mehta
 Road, Ghatkopar (East)
 Metro : Mumbai Suburban-400071

 Y. B. Gangurde
 E.O.
 ५०-वाटकोपर विभाग, मुंबई उपनगर
 Electoral Registration Officer
 For 50-Ghatkopar Assembly Constituency
 ठिकाण : मुंबई उपनगर
 Place : Mumbai Suburban
 दिनांक / Date : 16/07/2007
 * या कार्डचा वापर वेगवेगळ्या शासकीय योजनेतून जाणवणाऱ्या अशा अशा
 This card may be used as an Identity Card under
 different Government Schemes 38/629

करल - १		
2825	729	730
२०१७		

Summary 1 (GoshwaraBhag-1)

दस्तावेजांक: 4876/2014
दुधघाट, 11 जून 2014 12:28 म.नं.

दस्त कोषघाट भाग-1

करल 1
दस्त क्रमांक: 4876/2014

दस्त क्रमांक: करल 1 /4876/2014

बाजार मूल्य: ₹. 01/-

नोंदणी: ₹. 00/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

करल-१		
२८२५	७२९	७३०
२०१७		

ड. नि. सह. ड. नि. करल 1 यांचे कार्यालयात
अ. क्र. 4876 मर दि. 11-06-2014
रोजी 12:25 म.नं. वा. हजर केला.

पावती: 6258

पावती दिनांक: 11/06/2014

भादरकारपाराने मार, वनिक ईमर्जीपमेंट कॉरपोरेशन ए
डिविजन ऑफ अजमेरा रिपब्लिकी अँड इन्फ्रा इन्डिया लिमिटेड
उर्फे संचालक ईश्वरलाल अजमेरा उर्फे मुखत्यार श्वरल
रजगीकांत अजमेरा



D.R.A.

दस्त हजर करणाऱ्याची सही:

नोंदणी फी ₹ 100.00
दस्त हाताळणी फी ₹ 700.00
पृष्ठांची संख्या: 35

एकुल: 800.00

Mark
सह दुय्यम निबंधक
दस्तावेजांक (वर्ग-२)
करल-१, (वर्ग-२)

Mark
सह दुय्यम निबंधक
दस्तावेजांक (वर्ग-२)

दस्तावा प्रसार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: ० नोंदणी प्रतिक्रिया देण्यात आलेला असून त्यामुळे कोणतीही रक्कम वास्तवता विकण्याचा प्राधिकार
मिळत असेल तेव्हा

दिनांक: 1 11 / 06 / 2014 12 : 25 : 16 PM ची वेळ: (सादरीकरण)

दिनांक: 2 11 / 06 / 2014 12 : 25 : 18 PM ची वेळ: (फी)

प्रतिज्ञापत्र

'सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या
तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर,
निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि
"दस्ताची सत्यता, वैधता कायदेशीर यांचीसाठी खालील दस्त निष्पादक
व साक्षीकारक हे संपूर्णपणे जबाबदार राहतील.

लिहून घेणारे :

१) *D.R.A.*

२)

लिहून घेणारे :

१) *[Signature]*

२)



करल - १
 २६२८ ३२२ ३३०
 २०१७

Summary-2(दस्त गोपवारा भाग - २)



11/06/2014 12:30:21 PM

दस्त क्रमांक : करल/4876/2014

दस्तावा प्रकार :- कुलमुद्रापारपत्र

दस्त गोपवारा भाग-2

करल

दस्त क्रमांक: 4876/2014

करल-१
 २६२८ ३२२ ३३०
 २०१७



अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	अंगठ्याचा छटा
1	नाम: दिनेश राजेंद्र कामदार पत्ता: प्लॉट नं: ५, माळा नं: ... इमारतीचे नाव: जयेश विलडींग, ब्लॉक नं: चाटकोपर पूर्व मुंबई, रोड नं: आर बी मेहता मार्ग, महाराष्ट्र, पिन नंबर: AJKPK5273A	पॉवर ऑफ अटॉर्नी होल्डर वय : 35 स्वाक्षरी:		
2	नाम: अनिक देवतोपमेंट कॉर्पोरेशन ग् इन्विल्व्हमेंट सीए अजमेरा रिपब्लिकी अँड इन्फ्रा इन्विल्व्हमेंट लॉफे संचालक इन्विल्व्हमेंट अजमेरा लॉफे मुद्रापार पत्रकार रजनीकांत अजमेरा पत्ता: ... मक्ति पार्क, टु एचेंसलप्या पुडपा, अनिक बडाळा लिंक रोड, मुंबई, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर: AAACS7866F	कुलमुद्रापार देणार वय : 33 स्वाक्षरी:		

दस्तावात दस्तऐवज करून देणार नसाकरीत कुलमुद्रापारपत्र या दस्त ऐवज करून दिण्याचे कडून करतात.
 शिक्का क्र.3 ची वेळ: 11 / 06 / 2014 12 : 27 : 10 PM

नोंद:-

छात्रील दस्तम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना आक्षेप: नोंदवतात, व त्यांची नोंद पटवितात

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	अंगठ्याचा छटा
1	नाम: महेश एम भाटिया वय: 41 पत्ता: मक्ति पार्क बडाळा पूर्व मुंबई पिन कोड: 400037	स्वाक्षरी		
2	नाम: लेखन अमूल्य मेहता वय: 41 पत्ता: मक्ति पार्क बडाळा पूर्व मुंबई पिन कोड: 400037	स्वाक्षरी		

शिक्का क्र.4 ची वेळ: 11 / 06 / 2014 12 : 27 : 10 PM

शिक्का क्र.5 ची वेळ: 11 / 06 / 2014 12 : 27 : 10 PM

कुल-१ (भाग-२)

EPayment Details.

करल - १		
२६२८	७२३	७३०
२०१४/७७६/२०१४		

sr. Epayment Number
1 MH001140597201415E

Defacement Number
0000711962201415

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a slide) printout after scanning.
 2. Get print and mini-CD of scanned document along with original document, immediately after registration.
- For feedback, please write to us at feedback.isarita@gmail.com



प्रमाणित करण्यात येते कि या दस्तानध्ये
एकूण (३३) पाने आहेत.
करल-८/ २७६ /२०१४
पुस्तक क्रमांक १ क्रमांकावर
नॅदला ११/६/१४
दिनांक

[Signature]
सह. मुख्य निबंधक कुर्ला-१
मुंबई उपनगर जिल्हा

करल-१		
२७६	३५	३५
२०१४		



करल - १	
२०२८	१२४ १३०
२०१३	

घोषणापत्र

मी. DIPEN R KAMDAR याद्वारे घोषित करतो की, दुय्यम निबंधक KRL-1 यांचे कार्यालयात AGREEMENT याशिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री DHAVAL R AJMERA व इ. यांनी दि. 11/06/2014 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सादर दस्त नोंदणिस सादर केला आहे. निवृत्तीस सादर कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार पत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्ययवहिलेला गयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द झालेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध ठरलेले आहे. सादरचे कथन चुकीने कृतो करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीने आडिलून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ अन्वये शिक्षेस मी पात्र राहिलेन याची मला जाणीव आहे.



कुलमुखत्यारपत्र धारकाचे
Dr. Kamdar
 नांव व सही

दिनांक: 23/03/2014

Gen-229-5000 (2)

ZEON

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 6504 /BPES/AM 25 MAR 2013

COMMENCEMENT CERTIFICATE

Anik Development Corporation

करल - 9		
2825	727	736
7090		

With reference to your application No. 3478 dt. 12/02/2010
 development Permission and grant of Commencement Certificate under Section 45 and 69 of the
 Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission
 Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No.
 _____ on plot No. 'A' C.T.S. No. 1A/1, 1A/2, 1A/3/1, 1A/3/2 Divn. Village / Town
 Scheme No. Anik situated at Road / Street _____ Ward _____

the Commencement Certificate / Building permit is granted on the following conditions :-
 The land vacated on consequence of the endorsement of the set back line / road widening line
 shall form part of the public street.
 That no new building or part thereof shall be occupied or allowed to be occupied or used or
 permitted to be used by any person until occupation permission has been granted.
 The commencement certificate/ development permission shall remain valid for one year
 commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you.
 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 application
 for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.

- This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
- 1) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - 2) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - 3) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.



ZEON

7) The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri S-B-Shivjunde Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 7 OCT. 2013

C.C. UP to Plinth up to Basement (top level)

करल - 9

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

COPY TO OWNER
MB-Ank Development Corporation

[Signature]
Executive Engineer (Building Proposal)
Eastern Suburbs - I

2825	728	P30
20910		

CEI 6507 IBPESIA/11 16 NOV 2013

C.C. upto 70 mt ht. i.e. upto 10th floor as per amended plans dt. 05/11/2013.

[Signature]
Executive Engineer Building Proposal
(Eastern Suburbs.) - I

CEI 6507 IBPESIA/11 13 JUL 2015

C.C. for additional 10 floors upper i.e. C.C. UP to 20th upper floors as per approved amended plans dt. 05/11/2013.

[Signature]
Executive Engineer Building Proposal
(Eastern Suburbs.) - I



[Signature]
M/S. H. S. THAKKER & ASSOCIATES
LICENSED SURVEYOR
834/338, Kalyan Plaza,
Vellachi Bldg Lane,
Ghatkopar (E), Mumbai-400 078

CEI 6507 IBPESIA/11 24 AUG 2015

Full C.C. as per the approved amended plans dt. 05/11/2013

[Signature]
Executive Engineer Building Proposal
(Eastern Suburbs.) - I

[Signature]
M/S. H. S. THAKKER & ASSOCIATES
LICENSED SURVEYOR
834/338, Kalyan Plaza,
Vellachi Bldg Lane,
Ghatkopar (E), Mumbai-400 078



भारत सरकार

Government of India

नियोजन क्रम / Enrollment No 1218/17821/80752

To,
शरद रामवती शाह
Sharad Ramawati Shah
C/44 New Chandan CHS
Naghar Road
Opp Shri Rain Jewellers
Bhayander East
Bhayander East Thane
Maharashtra 401105

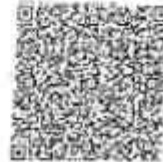
00/03/2012

५		
२६२५	१२७	७३७
२०१७		

Ref: 5330 / 060 / 539405 / 539483 / P



UE277846357IN



आपका शिफ्ट क्रमांक / Your Admission No. :

6264 1512 8851

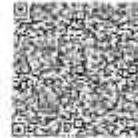
आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



शरद रामवती शाह
Sharad Ramawati Shah
जन्य वर्ष / Year of Birth : 1961
लिंग / Male



6264 1512 8851

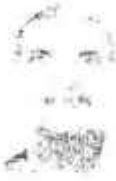
आधार - आम आदमी का अधिकार

भारतीय जिनसिफिकेशन प्रमाणन प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

प्रकाश शिवराम वाळिंबे
Prakash Shivram Walimbe

जन्म तारीख/DOB: 21/04/1963

पुल्य / MALE



8247 4094 8651

MEERA AADHAAR, MERI PEHACHAN

कार्ड नं - 9

२८२८ १२८ १३०

२०१७



भारत सरकार
GOVERNMENT OF INDIA

पता: Address:

चिन्नम पार्क, बी-२/००१, ग्राउंड Floor: Dsfw Wada, Near DNS
प्लॉट, दक्षिणी वाडी, Bank, Timwala East, Kalyan,
डी।एम।एम. ईस्ट, कल्याण, Thane,
दिव्यावाडी पूर्व, कल्याण, ठाणे, Maharashtra - 421605
महाराष्ट्र - 421605

8247 4094 8651

माझे आधार, माझी ओळख



गुरुवार, 23 मार्च 2017 6:58 म.नं.

दस्त गोधवारा भाग-1

करल1

दस्त क्रमांक: 2628/2017

दस्त क्रमांक: करल1 /2628/2017

बाजार मूल्य: रु. 5,49,37,500/- मोबदला: रु. 6,08,44,770/-

भरलेले मुद्रांक शुल्क: रु.30,42,400/-

करल - 9

2628 722 330

२०१७

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात

पावती:3445

पावती दिनांक: 23/03/2017

अ. क्र. 2628 वर दि.23-03-2017

सादरकरणाराचे नाव: पंकज मानसिंगका

रोजी 6:54 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2600.00

पुटांची संख्या: 130

दस्त हजर करणाऱ्याची सही:

एकूण: 32600.00

दु. निबंधक कुर्ला 1

दु. निबंधक कुर्ला 1

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 23 / 03 / 2017 06 : 51 : 05 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 23 / 03 / 2017 06 : 55 : 33 PM ची वेळ: (फी)





23/03/2017 7 00:50 PM

दस्त गोषवारा भाग-2

करल 1

दस्त क्रमांक:2628/2017

दस्त क्रमांक :करल1/2628/2017

दस्ताचा प्रकार :-करारनामा

करल - १

२६२८ ७३० ७३०

२०१७

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अजमेरा रियल्टी अॅन्ड इनफ्रा इंडिया लिमिटेड तर्फे संचालक धवल आर अजमेरा तर्फे कु मु म्हणून दिपेन आर कामदार पत्ता:प्लॉट नं. , माळा नं: 2रा मजला, इमारतीचे नाव: मिटी मॉल, ब्लॉक नं: , रोड नं: अंधेरी लिंक रोड अंधेरी - पश्चिम, मुंबई, महाराष्ट्र. पॅन नंबर:AAACS7866F	लिहून देणार वय :-38 स्वाक्षरी:-		
2	नाव:पंकज मानसिंगका पत्ता:13. , अश्विन को ओप हाउसिंग सोसायटी , उप नगर नाशिक रोड , जय भवानी रोड , MAHARASHTRA NASHIK, Non-Government. पॅन नंबर:ABWPM9428M	लिहून देणार वय :-49 स्वाक्षरी:-		
3	नाव:मुदुला मानसिंगका पत्ता:प्लॉट नं: 13, माळा नं: , इमारतीचे नाव: अश्विन को ओप हाउसिंग सोसायटी , ब्लॉक नं: उप नगर नाशिक रोड , रोड नं: जय भवानी रोड, नाशिक, महाराष्ट्र. पॅन नंबर:AGSPM5217B	लिहून देणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार त्याकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिद्धा क्र.3 ची वेळ:23 / 03 / 2017 06 : 56 : 48 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-वानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रकाश शिवराम वाळिवे वय:54 पत्ता:वीनस पार्क फ्लॅट नं वी2 1 तक मजला दळवीवाडा डीएनएस वॅक जवळ टीटवाला पूर्व पिन कोड:421605	स्वाक्षरी		
2	नाव:शरद आर शाह वय:56 पत्ता:फ्लॅट नं 44/सी न्यू चंदन सीएचएस लीमिटेड ५वा साउथ क्रॉस लेन नवघर रोड भार्यदर पूर्व पिन कोड:401105	स्वाक्षरी		

शिकका क्र.4 ची वेळ:23 / 03 / 2017 06 : 57 : 3 / PM

शिद्धा क्र.5 ची वेळ:23 / 03 / 2017 06 : 58 : 10 PM नोंदणी पुस्तक 1 मध्ये

दु. निबंधक कुर्ला 1

EPayment Details



प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण (१) क्रमांक (१३०) पाने आहेत.
करल - १ / २६२८ / २०१७

पुस्तक क्रमांक १ क्रमांकावर.
नोंदला २३/३/१७
दिनांक :

सह. दुय्यम निदेशक