

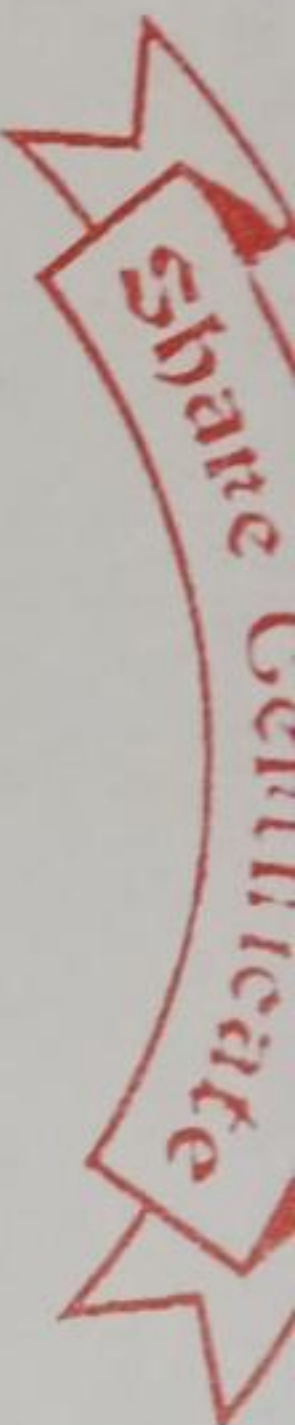
HIRANANDANI PROPERTIES PVT LTD

March 27th, 2002.

This is to certify that **Mr.R KRISHNAN** owner of the flat no. 202 "**OYSTER**" located at Hiranandani Estate, Thane (w). has taken a flat, and has paid total amount for the same. And we have given them a possession of the said flat on 20th January, 2002.

For **HIRANANDANI PROPERTIES PVT.LTD.**

HIMANSHU SHAH



BYSTER

Co-operative Housing Society Ltd.

Hiranandani Estate, Thane.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Regn. No. 11

Date 22/2/03

This is to certify that Shri/Smt./M/s. R. KRISHNAN

is the Registered Holder of FIVE fully paid up share

of Rs. **FIFTY** each numbered from 51 to 55 both inclusive, in

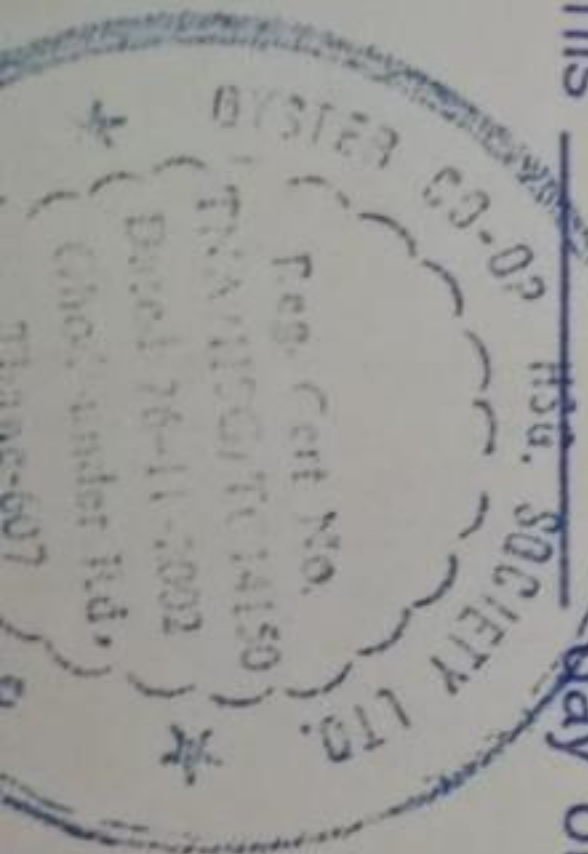
BYSTER

Co-operative Housing Society Ltd., THANE

subject to the Bye-laws of the Said Society.

Given under the Common Seal of the Said Society on SATURDAY

this 22nd day of Feb. 20 03



Authorised

Secretary

Chairman

60534
2000

(H)



Number of Pages 102
Number of Pages in Volume 102
Area Built up 595.4
No. of Floors of Bldg 7
Construction 965 715 L
Market Value 24,250 L
Total Price 24,250 L
18191 De

8660

15

OYSTER

202

WHEREAS

a) Ramkrishna Damu Gharat and others (hereinafter refer to the said Owners) at all material times were seized and/or possessed of or otherwise well and sufficiently entitled as the Owners to pieces or parcels of land or ground situate, lying and being at Mouje Kolshet, Taluka and Registration District and Sub-District Thane within the limit of Thane Municipal Corporation and more particularly described in the first schedule hereunder written (hereinafter referred as "the said larger property").

b) By the registered Development Agreement dated 13th February, 1998 with to one M/s. Roma Builders Pvt. Ltd., having its Office at - 514, Dalamal Towers, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "the said Company") the said Owners agreed to interalia, to grant development rights to the said Company in respect of the said larger property for the consideration and on the terms and conditions as contained therein.

c) The Additional Collector and Competent Authority Thane Urban Agglomeration and 8 kms. peripheral area to Greater Bombay Agglomeration by his order under section 8 (4) of the Urban Land (Ceiling & Regulation) Act 1976 (hereinafter referred to as the said Act) bearing No. ULC/TA/T-7/ KOLSHET SR.3 dated 15-09-1999, declared that the said Owners are not possessed any surplus land under the provisions of the said act.

d) The said Company submitted the plans to the Thane Municipal Corporation, Thane for the construction of Multi-Storied building/s on a portion of the said larger property as more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the "said Property"), and the same are sanctioned

And Mr./Mrs./Miss./M/s MR. R. KRISHNAN
CAFHPL 2695FD

of Mumbai / Thane. Indian inhabitant/s hereinafter called the
"PURCHASER/S" (which expression shall unless it be repugnant to
the context or meaning thereof mean and include his/her/their
respective heirs, executors and administrators and permitted assigns)
of the OTHER PART;

chowkidars, pump-men, sweepers etc.

4. The cost of working and maintenance of common light, water pump, lift and other service charges.
5. Deposits for building, Water-meters, electric meter, sewer line, etc
6. Municipal and other taxes such as water charges, bill, electricity charges, bills, cesses, levy and revenue N.A. taxes etc.
7. Insurance of the building.
8. Such other expenses as are necessary or incidental for the maintenance and upkeep of building.

SIGNED SEALED AND DELIVERED } For HIRANANDANI PROPERTIES

by the withinnamed PROMOTERS } *K N K L*

M/S. HIRANANDANI PROPERTIES } *(Karnel N. Hiranandani)*

PVT. LTD., through }

Authorised signatory in the }

presence of }

Sudhin. Kulkarni... B.K. G. (Mtd), } *SK*

SIGNED SEALED AND DELIVERED }

by the said PURCHASER/S }

..... *R. KRISHNAN* }

R. Krishnan

in the presence of }

..... } *Amul*

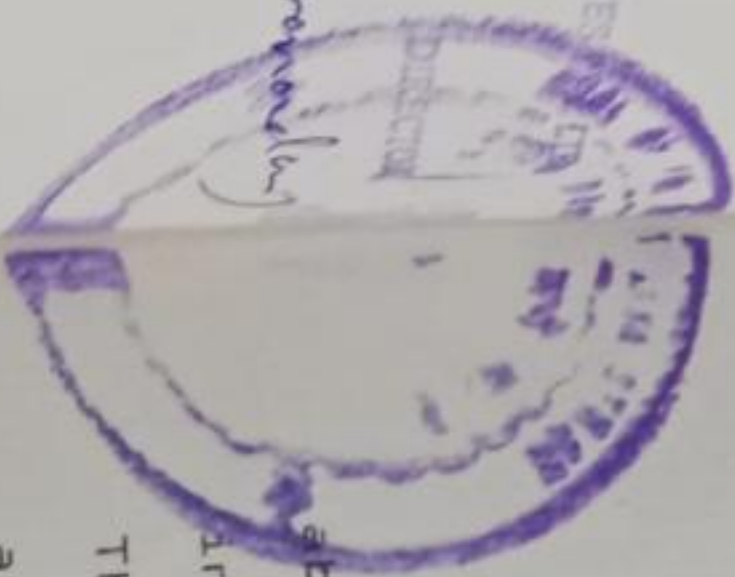
M. KARNIK
B.A., LL.B.
Advocate
SARDESAI
A. (Hons), LL.B.
Advocate

No. _____

Re. : **A**

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office
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Registr
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Report



Correspondence At : *RSC*

