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प्रावती

Friday, June 05, 2015

8:29 PM

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

प्रावती क्र.: 3510 दिनांक: 05/06/2015

याचाचे नाव: लीअर परेल

दस्तऐवजाचा अनुक्रमांक: बबई3-3007-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: कनका एल पोद्दार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2640.00

पृष्ठांची संख्या: 132

एकूण:

रु. 32640.00

सापणास मूळ दस्त, धंवनेल प्रिंट, सूची-२ व सीडी अंदाजे
8:40 PM ह्या वेळेस मिलेल.

सह दुय्यम निबंधक, बबई-३

वाजार मुल्य: रु. 65198863 /-

भोवदला: रु. 80000000/-

परमेलो मुद्रांक शुल्क : रु. 4000000/-

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001183926201516M दिनांक: 27/05/2015

देयके नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु. 2640/-

33983090527



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल रजि. 2015

1. दस्ताचा प्रकार :- कुरारनामा अखंड क्रमांक 056b+0d)
2. सादरकर्त्याचे नाव :- कनका पोद्दार
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- कोर जरेल
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 1629 फाट
6. मूल्य दरविभाग (झोन) :- 12 उपविभाग 88
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ मी. दर :- 423100/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 146.76 क्वसेट / विल्ट अप चौ.मीटर / कूट-
9. कारपार्किंग :- — यच्ची :- — पोटमाळा :- —
10. मजला क्रमांक :- 10 वा उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- — घसारा :- —
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. :- — ज्याच्या दिलेली घट / वाढ
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-
2. नवीन इमारतीत दिलेले क्षेत्र :-
3. भाड्याची रक्कम :-
15. निळ अंश जायत्याचा दस्त :- 1. पवित्र भाडे रक्कम
निवासी/अनिवासी 2. अनामत रक्कम / भाडपू भाडे :-
3. कालावधी :-
16. निर्धारित केलेले बाजारमूल्य :- 146.76 x 423100 x 1.05 = 6,51,98,863/-
17. दस्ताच्या दर्शकितली मोकदमा :- 8,00,00,000/-
18. देय मुद्रांक मूल्य :- 40,00,000/- मसलने मुद्रांक शुल्क 40,00,000/-
19. देय नोंदणी फी :- 30,000/-

निधीक



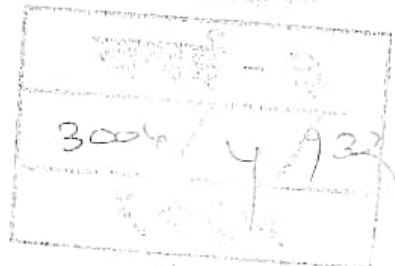
साह दुय्यम निबंधक




CHALLAN
MTR Form Number-6

DEFACED FOR RS: 30000.00

GRN MH001182888201506		BARCODE		USER	
Department		Inspection		Date: 27/05/2015-17:17:44 Form ID: 503007	
Deface Number: 0000905288201516		AMOUNT: 30000.00		IGR184(RBE3)	
Sr. No. 1		Type of Payment: Ordinary Collections IGR		Payer Details	
Office Name: BOM2_JT SUB REGISTRA MUMBAI CITY 2		TAX ID (If Any)		Full Name: KANAKA I PODDAAR	
Location: MUMBAI		PAN No. (If Applicable)		Flat/Block No.: FLAT NO 1001 10TH FLOOR	
Year: 2015-2016 One Time		Premises/Building		Road/Street: RNA MIRAGE SUDAM KALU ANHUR	
Account Head Details		Amount In Rs.		Area/Locality: WORLI MUMBAI	
0030063301 Amount of Tax		30000.00		Town/City/District	
				PIN: 4 0 0 0 2 5	
				Remarks (If Any)	
				PAN2--PN#MS CHAMBER CONSTRUCTION PVT LTD-Cas	
Total		30000.00		Amount In Words: Thirty Thousand Rupees Only	
Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	REF No	00040572015052814122 CP20e08100	
Cheque/DD No		Date		27/05/2015-17:17:44	
Name of Bank: Validity unknown		Branch		STATE BANK OF INDIA	
Name of Branch: Did not signed by VIRTUAL TRADING		Serial No. / Date		350 / 25/05/2015	
Mobile No. : Not Available		Date: 2015-06-05 20:29:27:51 Reason: Secure Document Location: India			



ARTICLES OF AGREEMENT made at Mumbai this 29th day of may 2015, between CHAMBER CONSTRUCTIONS PRIVATE LIMITED a company incorporated under the Companies Act, 1956 having its registered office at 50, Veer Nariman Road, Mumbai 400023 hereinafter referred to as "DEVELOPERS" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its administrators and assigns) of the FIRST PART And **MRS. KANAKA L. PODDAAR**, residing at **Samroudhil General Trading FZE, P.O. Box - 54503, Hamariya Free Zone, Sharjah, U.A.E.** hereinafter referred to as "THE FLAT PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors and administrators) of the SECOND PART


Kanaka L. Poddaar
Self

WHEREAS:

- 1) MUNICIPAL CORPORATION OF GREATER MUMBAI hereinafter referred to as the 'said MCGM' is the owner of a plot of land bearing Cadastral Survey No. 1629(part) in the Lower Parel Division on Sudam Kalu Ahire Marg, Worli, Mumbai 400 025 in the G(South) Ward admeasuring about 3600 sq. mts. (hereinafter referred to as the said plot of land) hereto together with the structures standing thereon, more particularly described in the Schedule I hereunder written (hereinafter referred to as "the said plot of land with buildings"). The said plot of land and the buildings are hereinafter collectively defined as the 'said property'. The said plot of land as mentioned in schedule I after demolition of the existing structures has been than demarcated into two plots i.e. plot A for the construction of rehab and BMC buildings and plot B for the construction of free sell building. The said plan showing the plots A & B are annexed hereto **Annexure "A"**
- 2) The said MCGM had given the said structures therein to various tenants who are in occupation of the said units and are occupying the said units on payment of monthly rent to the said MCGM (hereinafter referred to as the 'said tenants').
- 3) The said tenants have formed and registered a society under the Maharashtra Co-operative Housing Society Act under registration No. MUM/WGS/HSG/TC/8321 named and styled as GURUKRUPA CO-OPERATIVE HOUSING SOCIETY LTD. having its registered office at Municipal Asphalt Chawl, of Lower Parel Division, Sudam Kalu Ahire Marg, Worli, Mumbai - 400 025. (hereinafter also referred to as the 'said society').
- 4) The guidelines for the Reconstructions/Redevelopment of Old Municipal Properties by Municipal Tenants Co-operative Housing Societies, is under Regulation 33(7), Appendix-III, under Development Control Regulation for Greater Mumbai, 1991. These guidelines are approved by Maharashtra Government through its Urban Development Department under No.TPS-4394/2535/CR-427/UD-1 dated 14.11.1994.
- 5) The said property referred to herein in schedule is one such

property which qualified for redevelopment under the said rules.

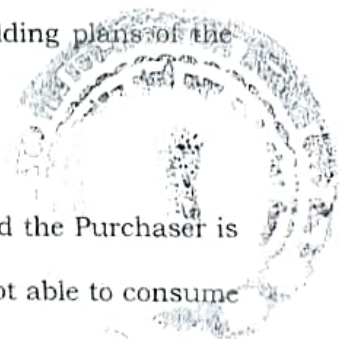
- 6) The said tenants of the said property decided to implement the Reconstruction/Redevelopment Scheme vide Regulation 33(7), Appendix-III, under D.C.R. 1991, by availing F.S.I. of up to 2.5 after getting N.O.C/Clearance from Ward Officer (Estates), by demolishing the existing structures, and constructing in R.C.C. framed structure, as per plans to be approved from the Municipal Corporation of Greater Mumbai..
- 7) The said Society by itself or its members, did not possess enormous finance, and technical and administrative competence to prepare the scheme, get it approved, monitor follow-up actions, commence construction, and complete the project. As such after several deliberations amongst themselves, and discussions with different developers, decided to entrust this Reconstruction/Redevelopment Project to "M/s. CHAMBER CONSTRUCTIONS Pvt. Ltd.", the Developers herein.
- 8) In pursuance of power and authority granted in the General Meeting the said society entered in to a Development Agreement dated 13th February 2001 as amended with the said Developers
- 9) The said tenants in their individual capacities and in their capacities as representatives and members of the said society have agreed to with the Developers to confer assign and grant the rights of development of the said property and also various other rights as contained in the said agreements on the terms and conditions and for a price as contained in the said agreement.
- 10) The tenants and the said society through its office bearers have granted an Irrevocable power of attorney (hereinafter referred to as "said Power of Attorney") appointing the Developers as their Constituted Attorneys authorizing them to carry out such acts as are listed in the said power of attorney.
- 11) The Developers in pursuance of the said agreement and the said Power of Attorney prepared the development plans of the said property and put up an application under the said scheme for approval by the said MCGM

Structural Engineers.

- 18) The Developers propose to construct two buildings comprising of Ground plus Seven upper floors in one building for rehabilitation and Basement plus Ground plus Thirty nine upper floors in the second building as free sale building, respectively.
- 19) The Developers had submitted the building plans for the re-development of the said property for construction of two buildings after demolishing the existing structures which has been duly sanctioned by the M.C.G.M and had issued IOD bearing no. EB/9611/GS/A Dt. 13th May 2005 and Commencement Certificate has been issued is annexed hereto as **Annexure "B"**.
- 20) While sanctioning the building plans, concerned local authority and/or the Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said property and upon due observance of which only the occupation certificates in respect of the proposed buildings shall be granted by the concerned local authority.
- 21) A copy of the certificate of title of the Developers in respect of the said property issued by Mr. Nikesh Kabani, Advocates is annexed hereto as **Annexure "C"**.
- 22) The Developers have accordingly commenced the construction of the new buildings to be known as "R.N.A. MIRAGE" on the said property in accordance with the sanctioned building plans.
- 23) The Flat Purchasers have demanded from the Developers and the Developers have given inspection to the Flat Purchasers of all the documents of title relating to the said property including the said Development Agreement dated 13th February 2001, plans, designs and specifications prepared by the Developers Architect and approved by the corporation and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of permission of construction, sell, management and transfer) Act, and rules made there under.

2. The construction of the said new building to be known as "RNA MIRAGE" shall be carried out by the Developers in accordance with the Building Plans prepared by the Architects and sanctioned by the said MCGM with such modifications and/ or amendments thereto as the Developers may incorporate therein. The Developers will be entitled to vary amend and/ or alter the said building plans of the said construction from time to time.

3. a) The Developers have informed the Purchaser and the Purchaser is fully aware that in the event, the Developers are not able to consume the full FSI available for construction on the said property in the said new building having Basement plus Ground plus Thirty nine upper floors or otherwise, the Developer may put up additional floors above the _____ floor in the said new building and the Purchaser hereby grants his/ her irrevocable consent for the same, and undertakes not to raise any objection and/ or challenge the same before any court and/ or any authority including MCGM to the construction of such additional floors and also not to claim any rebate and/ or deduction in the consideration payable by him/ her under this Agreement. The consent hereby given is as per the MOFA, 1963.



3204/2/532

b) It is hereby expressly agreed and provided that so long as it does not in any way affect or prejudice the rights hereunder granted in favour of the Purchaser in respect of the said premises, the Developers shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, title or interest in respect of the said new building. The Developers shall also be free to construct additional structures like sub-station for electricity, office of society, club house, swimming pool, covered and enclosed garages in open compound, underground and overhead tanks, watchman's cabin toilet

[Handwritten signatures and initials]

units for domestic servants, septic tanks and soak pits the location of which are not particularly marked on the ground floor plans of the said property. The Purchaser shall not interfere with the rights of the Developers by raising any disputes or Court injunctions under the Maharashtra Ownership Flats Act 1963 and/ or under any other provisions of any other applicable law. The Developers shall always be entitled to sign undertakings and indemnities on behalf of the Purchaser as required by any Authority of the estate or Central Government or Competent Authorities under any law concerning the construction of the said new building for implementation of the scheme for development of the said property.

4. The flats and other premises to be constructed in the new building will be having the amenities and specifications as per the particulars given in the **Annexure "E"** hereto.

5. The Building plans in respect of the said new building as approved by MCGM as aforesaid will remain open for inspection on all working days during office hours at the Building site and also at the Developers office at 50, Veer Nariman Road, Fort, Mumbai 400 023.

6. The Purchaser has, prior to the execution of this Agreement satisfied himself about the title of the said society and the Developers herein to the larger property and the property respectively and the purchaser shall not be entitled to further investigate the title of the owner and the Developer and no requisitions or objections shall be raised on any matter relating thereto in the future.

7. The Purchaser hereby to purchase from the Developers and the Developers hereby agree to sell to the Purchaser the said unit/ premises/ garage/ Flat no. **1001**, admeasuring about **1316** sq. ft

(Carpet area) in the building known as "RNA MIRAGE" on **10th** floor shown in red colour on the floor plan marked **Annexure "D"** (hereinafter referred to as the 'said unit') together with the amenities and specifications as per the list hereto annexed and marked **Annexure "E"** at or for the price of **Rs. 8,00,00,000/- (Rupees Eight Crore only)** including, proportionate part of common areas pertaining to the said unit. The nature extent and description of common and/ or limited common areas are mentioned in the Second Schedule hereunder written.

8. The Purchaser hereby agrees, consents and undertakes to pay to the Developers the purchase price of **Rs. 8,00,00,000/- (Rupees Eight Crore only)** in the following manner:-

a) **Rs. 49,08,437/- [Rupees Forty Nine Lac Eight Thousand Four Hundred Thirty Seven only]** vide cheque bearing no. _____ dated **25/03/2015** drawn on _____ being the earnest money on the execution hereof (payment and receipt whereof the Developers admit and acknowledge).

b) **Rs. 7,50,91,563/- (Rupees Seven Crore Fifty Lac Ninety One Thousand Five Hundred Sixty Three only)** on or before **20/05/2015** which shall amount to **100 %** of the purchase price.

being the balance amount of the purchase price to be paid by the purchaser to the Developers on or before the Developers offering possession to the purchaser of the premises hereby agreed to be allotted to the Purchaser. Each of the aforesaid installments of the Purchase price shall be paid duly and punctually without any claim or deduction, time being essence of the contract in respect of each such installment of payments. The purchaser confirms that no interest in the said premises is intended to pass or shall be deemed to have passed in favour of the purchasers, until the full payment of the full

Developers shall also pay to the Purchaser Rs. 10,000/- (Rupees Ten thousand only) as the quantified amount by way of liquidated damages such amounts shall be accepted and appropriated by the Purchaser in full satisfaction of all his claims under this Agreement and also against the said Premises and against the Developers.

11. Nothing contained in this Agreement shall be construed so as to confer upon the Purchaser any right whatsoever into or over the said property or the said new building or any part thereof including the said premises on execution of this agreement. It is agreed by and between the parties that conferment of title in respect of the said premises shall take place in favour of the Purchasers only on the Purchaser's making full payment of consideration to the Developers and complying with the terms and conditions of this Agreement and on the Purchaser being admitted as a member of the said society as herein provided.

12. The Purchaser shall have no claim save and except in respect of the said premises agreed to be sold to him. All open spaces, lobbies, terrace and other premises will remain the property of the said society and the Developers and the purchaser will be entitled to use the common areas along with other members of the Society. The Purchaser shall on his/ her admission as a member of the said society hold the said premises as an allottee thereof from the said society in accordance with the Bye-laws and rules and regulations of the said society as shall be in force from time to time.

13. IT IS HEREBY EXPRESSLY AGREED by the Purchaser that the Developers alone shall be entitled to sell/ allot the car parking spaces in the podium and receive and appropriate the sale consideration to

other outgoings and maintenance charges and amounts to be paid by the Purchaser to the Developers, under this Agreement. However if the Developers in their absolute discretion, so desire, shall be entitled to entrust the management of the said property or any part thereof to a committee of persons of his choice from amongst the Purchasers for maintenance and day to day management of the said buildings and all responsibilities in that behalf, shall be that of the said committee of the purchasers. The formation of such committee shall not however, affect, the rights of the Developers retained provided under this agreement, nor shall such act, on part of the Developers, be deemed or construed to be a waiver of rights, reserved into or in favour of the Developers, under this agreement.

c) That no interest will be payable on the amounts specified herein.

The Developers shall utilize the sum specified herein paid by the purchaser for meeting all expenses and charges for which they are collected herein.

d) The Purchaser hereby agrees that in the event of an amount by way of premium or security deposit is payable to the said MCGM or to the State Government or Development/ betterment charges^{AND} or development Tax or Security Deposit for the purpose of giving water connection, drainage connection and electricity connection or any other Tax or payment of a similar nature becoming payable by the Developers, the same shall be paid by the purchaser to the Developers in proportion to the area of the said premises and to determine such amount, the decision of the Developers shall be conclusive and binding upon the purchaser. It is agreed that the development/ betterment charges referred hereinabove shall mean and include charges which the purchasers may be called upon to

by the Purchaser and in determining such amount the decision of the Developers shall be conclusive and binding upon the Purchaser.

- f) No forbearance or delay in collection of the aforesaid payment shall be construed as acquiescence on part of the Developers. It is further clarified that the maintenance and other charges as aforesaid shall become effective immediately upon the said premises, becoming habitable whether or not the necessary Occupancy Certificate or Building Completion Certificate may have been obtained.
- g) If the Purchaser makes delay or default in making payment of installments or any other amount, mentioned herein the Developers shall be entitled to charge interest at the rate of 24% per annum, amount and installments from the date of default till payment.
- h) If the Purchaser neglects, omits, or fails for any reason whatsoever to pay the Developers any of the amounts due and payable by the Purchaser under the terms and conditions of this Agreement (whether before or after the delivery of possession) within the time herein specified or if the Purchaser shall in any other way fail to perform or observe any of the covenants and stipulations on his part herein contained or referred to then without prejudice to the right to receive interest as specified hereinabove this agreement shall cease and stand terminated and the earnest and/ or deposit money and all other amounts already paid by the Purchaser to the Developers shall absolutely stand forfeited. The Purchaser hereby agrees to the forfeiture of all his right, title and interest in the said premises to the Developers and it shall be without prejudice to any

c) The Developers shall be entitled to consume such FSI as may be available in respect of the said property or any part thereof at present and for all times, in future including TDR generated from outside and also including on account of change in the status, D. P. Plan, Rules, Regulations and bye-laws governing the FSI as also the FSI on any account or due to any reason whatsoever, including on account of handing over to the Government or the Municipality any set back area, and/ or due to any change in law, rules or regulations, shall absolutely and exclusively belong to and be available to the Developers, free of all costs, charges and payments and the Developers shall always be entitled to utilize construct and dispose of in their own right, any balance FSI or any additional or increased FSI and the rights of the Purchaser shall always be subject to the paramount rights, of the Developers mentioned herein.

d) The Developers shall be entitled to consume additional and/ or balance FSI now available or which may hereafter become available, at any point of time under D. C. rules or by reasons of any special concession being granted by the said Municipal Corporation or any other authorities including and FSI or TDR available in lieu of any acquisition or requisition or reservation or D. P. Road setback, Reservations Slum, Heritage, etc. and shall also be entitled to receive any benefit including monetary benefit or compensation as may be payable by the authorities or any other person in such respects.

e) In the event that any additional FSI or TDR or floating FSI or similar right (whatever be its nomenclature) shall become available in respect of the said property at any point of time in the future, the same shall continue to belong absolutely to the Developers,

FSI
of
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constructing additional floors, and/ or additional structure as the Developers may think fit and proper and to do all such things, as may be necessary for this purpose.

k) The Purchasers shall not take any objection, on the ground of nuisance, annoyance, and/ or claiming any rights, or easement, and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for an injunction, and/ or prohibitory order and/ or calling the Municipal or any other Authorities, to issue Stop Work Notice, so as to prevent the Developers, or any of their nominees or transferees, from developing and/ or to carry out construction, on the said property and/ or adjoining properties.

l) Upon the developers, having consumed and/ or utilized the entire FSI or otherwise, of the said property, including full potential of the TDR of any other properties and of the said property, as permitted and available presently under the D. C. Regulation in force for the time being in force and upon the receipt of the entire purchase price towards sale of premises to be constructed on the said property from the various purchasers of such premises and on receipt of the other amounts, mentioned herein, the Developers, shall handover to the society to be constructed on the said property SO HOWEVER any such handover shall always be subject to the rights of the Developers to use and/ or consume additional FSI and/ or TDR available at any time thereafter and shall be further subjected to exclusive ownership and possession rights of the Developers to the ground area.

b) The Purchaser confirms that no interest in the said premises is intended to pass or shall be deemed to have passed in favour of the Purchaser, until the full payment of the purchase price and all other amounts due under this agreement shall have been fully paid up by the Purchaser.

c) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or of the said property or of the said plot of land or any part thereof and the said building/s or any part thereof. The Purchaser shall have no claim save and except in respect of the said premises hereby agreed to be sold to him.

d) All open spaces, parking spaces, lobbies, staircases, stores, the basement/ atrium will remain the property of the Developers till such time the Developers think fit and in any case shall always be subject to the paramount rights of the Developers to the use and enjoyment of such spaces without any fees or cost or charges.

e) Nothing contained in the presents shall be construed to confer upon the Purchaser right, title or interest or any kind whatsoever in to or over the said property or in the said plot of land or the buildings constructed thereon or any part thereof.

f) The Purchaser agrees not to sell, assign, let sub-let or create any lien, charges, transfer etc. without the specific consent in writing from the Developers. It is strictly understood and agreed by the Purchaser that in the event any such transfer takes place without consent then the transferee will not be entitled to become member of the said society as the case may be.

b) The Purchaser undertakes not to cause any impediment/obstruction to the Developer to commercially exploit either by itself or through any third party, any of such common areas and facilities, fixtures, fittings and amenities, which are not specified in the second scheduled and the amenities provided in **Annexure "E"** respectively.

c) It is expressly agreed that the Purchaser shall be entitled to the common areas and facilities appurtenant with the said premises and the nature, extent and description of such common areas and facilities and percentage of undivided interest which the Purchaser shall enjoy in the common areas and facilities appurtenant to the said premises agreed to be sold is set out in the **Second Schedule** hereunder written.

d) Notwithstanding what is contained herein to the contrary, it is expressly agreed between the Developers and the Purchaser that the Developers shall be entitled to utilize and enjoy either personally or through any nominee/s all area of areas forming part of the said plot of land as may be available from time to time including areas reserved for public utility including recreation etc. by utilizing the same as the Developers may deem fit and the Developers inter-alia will be entitled to construct recreation center, health club, terraces, compound walls, display or advertisements or hoarding etc., or carry on such other activity or activities as the Developers may desire on professional and/ or commercial basis and the ownership of such spaces, services, display places, construction and structures including right to own, manage run and conduct such area or areas or structure or structures with right to transfer or assign benefit thereof, and to recover and

MRS. KANAKA L. PODDAAR

Samroudhil General Trading FZE,

P.O. Box - 54503, Hamariya Free Zone,

Sharjah, U.A.E.

42. Jurisdiction

Courts of Mumbai alone shall have jurisdiction in the matter.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT municipal leasehold plot bearing C.S. No. 1629(part) of Lower Parel Division admeasuring 3600 square meters or thereabouts situate in the Registration Sub-District and District of Mumbai City together with the buildings standing thereon situate at Sudam Kalu Ahire Marg, Worli, Mumbai 400 025 , bounded as follows, that are to say:

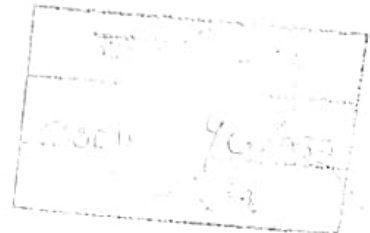
THE SECOND SCHEDULE REFEREED TO ABOVE

Common Areas and services : Proportionate equal to the immediate area abutting the main entrance door after the landing on the said floor of the said premises. With property right along with all purchasers of premises in the said property (Applicable in case of Flats only).

Prorata right along with all Purchasers of Premises in the said property in limited common area and facilities i.e. to say :

- 1) Staircase
- 2) Entrance Hall (Lobby)

(The Aforesaid provision is not applicable in case of CAR PARKING SPACE Area covered under / Garages & Other similar Areas). and appurtant land in the compound adjacent to Building/s, Common Terrace/s Appurtant Terraces to Flats/ Shops etc.)



IN WITNESS WHEREOF the Developers and the Purchaser have hereunto set and subscribed their hands and seal the day and the year first herein above written.

SIGNED SEALED AND DELIVERED by) **For Chamber Construction Pvt. Ltd.**

The within named Developer)

M/s. Chamber Construction Pvt. Ltd.)

In the presence of



[Handwritten Signature]

(Director)



SIGNED, SEALED AND DELIVERED by)

The within named "PURCHASERS")

MRS. KANAKA L. PODDAAR)

In the presence of)

1) Shashikant Mishra *[Handwritten Signature]*
2) Ajay Mahamunkar
[Handwritten Signature]

[Handwritten Signature: K. Poddaar]



3006 / 46 / 932

RECEIPT

RECEIVED on the day and year first herein above)

Written of and from the within named "Purchaser")

The sum of **Rs 49,07,712/- (Rupees Forty Nine Lac)**

Seven Thousand Seven Hundred Twelve only)

being the amount)

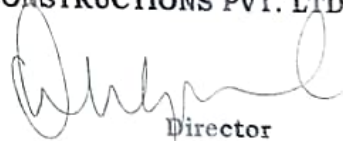
Paid towards the earnest money to be paid by him/)

Her to us on the execution hereof)

This Agreement is valid & issued, subject to realization of cheque.

We Say Received

For CHAMBER CONSTRUCTIONS PVT. LTD.


Director



बजट - ४
२०१४ - १५
२०२५

346
88

in replying please quote No. and date of this letter.

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. E.B./CE/ EB/9611/GS/A BS/A of 2004 - 2005

Municipal Office,
Mumbai: 13/5/2004

MEMORANDUM

Shri. Anil Agrawal,
Director of Chamber Construction,
C.A. to Gurukrishna Co-Op. Hsg. Soc.

With reference to your Notice, letter No. 4745 dated 30.1.2003 and delivered on 30.1.2003 and the plans, Sections Specifications and Description and further particulars and detail of your building at C.S.No.1629(pt) of Lower Parel Divn. Worli furnished to me under your letter, dated 30.1.2003 I have to inform you that I cannot approve of the building work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended upto-date; my disapproval by thereof reasons :-

A) THAT THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL.

1. That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of 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).
3. That the low lying plot will not be filled up to a reduced level at least 92 T.H.D. or 6" 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.
4. That the specifications for layout/D.O.for access roads/ development of setback land will not be obtained from E.E. Road (Construction) (City) before starting the construction work and the access and set back land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E. (R.C.)/E.E. (S.W.D.) of City before submitting Building Completion Certificate.
5. That the structural engineer will not be appointed. Supervision memo as per Appendix-XI (Regulation 5(3) (ix)) will not be submitted by him.

ntd... 2(a)

d. Balcony enclosure fees.
e. Insecticide charges.

MUNICIPAL CORPORATION OF GREATER MUMBAI

Serial No. 10

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1986

NO. EEBPC/ 9611 / Gs 1A of 25/5/2004

COMMENCEMENT CERTIFICATE

To.

Shri. Anil Agaswal

Director of Chamber Construction

C.A TO Gurudwara Co-op. Hsg. Soc.

MUMBAI -

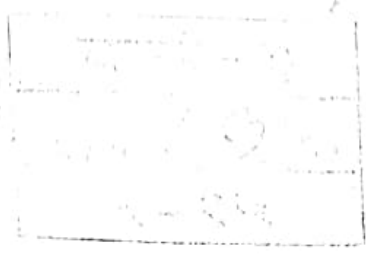
Ex. Eng. Bldg. Proposal (City)
E-Ward Municipal Office, 3rd Floor,
10 S.K. Hattizuddin Marg, Byculla,
Mumbai - 400 008.

Sr.

With reference to your application No. 4745 dated 30/1/2003 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town Planning Act, 1986, to carry out development for Proposed scale Bldg on Dub. Acquired Property C.S.No. 1629 (P) of Lower Panel Div. 18105 and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. - on Plot No./C.S.No./C.F.No. 1629 (P) Division/
Village/Town Planning Scheme No. Lower Panel Division Situated at Road / Street Gs Ward 95 the Commencement Certificate/ Building permit is granted on the following conditions:-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) 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 occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) 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 bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1986.
- 6) This certificate is liable to be revoked by the Municipal commissioner for Greater Mumbai, if :-
 - a) 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 sanction plans.
 - b) 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.
 - c) The Municipal commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting 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 Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1986.

P.T.O.

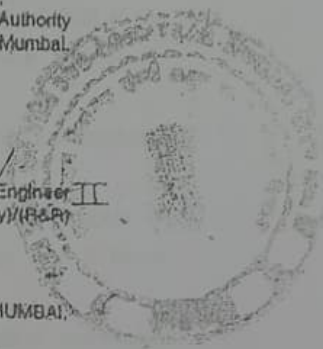


7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successor and every person deriving title through or under him.

8) The Municipal Commissioner has appointed Shri. N.R. KHANOLKAR Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

9) This c.c. is issued up to Top of Podium slab.
This Commencement Certificate is valid upto 24/5/2005

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



Sd/
Assistant Engineer II
Building Proposals (City)/(P&P)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/9611/95/A 25/5/2004

C. TO 1) ARCHITECT
ASAP 25/5/04
AEBPCO II

EB/9611/95/A 18/1/2005
This c.c. is issued up to 10th floors
of the same building

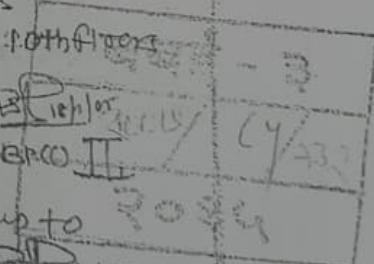
EB/9611/95/A

This c.c. is further extended up to
25th floors

EB/9611/95/A dt. 25/7/06

ASAP 18/1/05
AEBPCO II

ASAP 25/7/06
AEBPCO II



This c.c. is further issued up to 31st floors
(final) c.c.

ASAP 13/2/07
AEBPCO II

EB/9611/95/A dt. 13/2/07

This C.C. is further issued up to 36th (P6) floors as per amended approval
letter dated 28/7/06
ASAP 13/2/07
AEBPCO II

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/651/OS/A 17/2/2011

To

Shri Anil Agarwal
C.A. to Gurukripa C.H.S. Ltd.
3rd Floor, R.N.A. House
50, Veer Nariman Road
Fort, Mumbai 400 023

By Eng. Sd/- (Civil) I
E. Wadgaonkar
10, S. K. Mahadadhi Marg, Byculla
Mumbai - 400 008

Sub.: Full Occupation for Building No.1 of redevelopment of Municipal Acquired property known as Asphalt chawl, on plot bearing C.S.No. 1629 (part) of Lower Parel Divn. of Sudam Kulu Ahire Marg, Worli, Mumbai.

Ref : Your Architect's letter dated 02.07.2010.

WITHOUT PREJUDICE

Sir,


With reference to above letter, this is to inform you that there is no objection to occupy the Bldg. under reference for Basement + Ground + 2 Podium + 36 upper floors, which is constructed under supervision of Architect Shri H. S. Thakker (Regn. No.T/107/LS) and Regd. Structural Engineer Shri H. R. Mahimtura (Regn.No.STRM/63) subject to following conditions :-

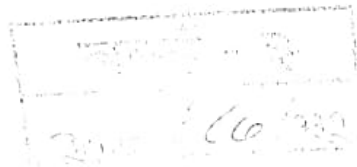
1. That the Certificate under section 270-A of M.M.C.Act will be obtained from H.E. Department regarding adequacy of water supply.

This occupation permission is granted without prejudice to rights of M.C.G.M. to take action under Section 353-A of M.M.C.Act Act, if found necessary.

A set of plans duly stamped/signed showing occupation permission granted to portion marked red is returned herewith as token of approval.

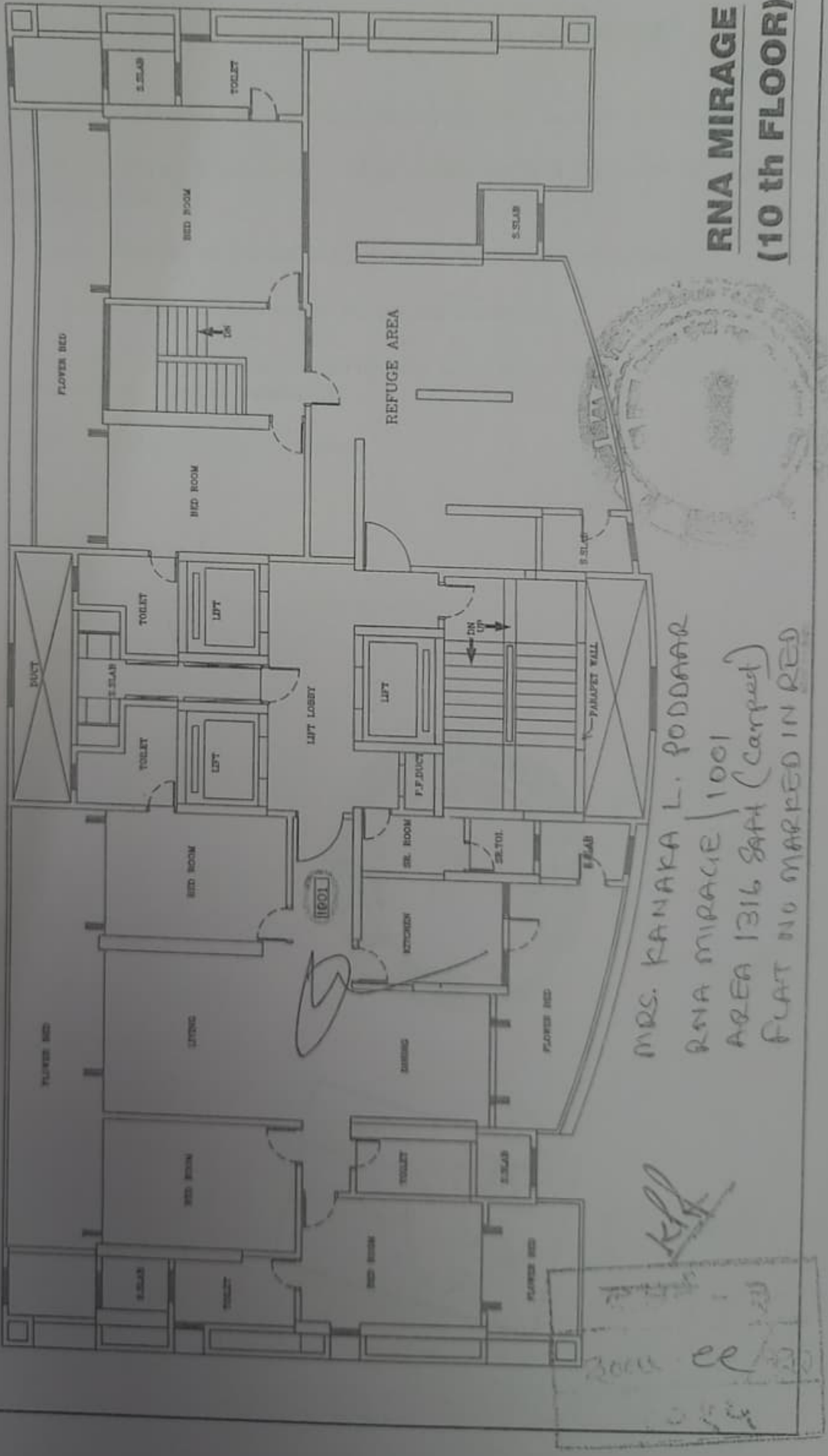
Yours faithfully,


Dy. Chief Engineer
Building Proposals (Civil)





**RNA MIRAGE
(10 th FLOOR)**



MRS. KANAKA L. PODDAR
 RNA MIRAGE | 1001
 AREA 1316 Sqft (Carpet)
 FLAT NO. MARKED IN RED

KLP
 2000 ee 130
 0 24



05/06/2015

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर
3

दस्त क्रमांक : 3007/2015

नोदंगी :

Regn:63m

गावाचे नाव : 1) लोअर परेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	80000000
(3) बाजारभाव(भाडेपट्ट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	65198863
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका क्रं 1001, माळा नं: 10 वा मजला, इमारतीचे नाव: आर एन ए मिराज, ब्लॉक नं: वरळी मुंबई 400025, रोड नं: मुदाम काळू अहिरे मार्ग ((C.T.S. Number : 1629 PART ;)) इतर हक्क :
(5) क्षेत्रफळ	1) 146.76 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- चेंबर कन्सट्रक्शन प्रा लि चे संचालक गोकुल अग्रवाल तर्फे मुखत्यार फुलचंद - मोर्त्या वय:-48; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर एन ए कॉर्पोरेट पार्क, ब्लॉक नं: बांद्रा मुंबई, रोड नं: कलानगर, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:- AAACC2732L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कलका एल पोद्दार वय:-49; पत्ता:- प्लॉट नं: 1503, माळा नं: 15 वा मजला, इमारतीचे नाव: ए विंग, सुभदा, ब्लॉक नं: वरळी मुंबई, रोड नं: एम पी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400030 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	29/05/2015
(10) दस्त नोंदणी केल्याचा दिनांक	05/06/2015
(11) अनुक्रमांक, खंड व पृष्ठ	3007/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4000000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक
मुंबई शहर क्र. ३मुल्यांकनासाठी विचारात घेतलेला
संपत्तीवमुद्रांक शुल्क आकारनामा निवडलेला
अनुच्छेद :-(i) within the limits of any Municipal Corporation or any Cantonment area
annexed to it.