

(Customer Copy)

Deposit Br: DADAR

Pay to Janata Sahakar Bank Ltd., Dadar
 A/c Stamp Duty

Date: 19/4/08
 Franking Value Rs. 241000/-
 (Stamp Duty)
 Service Charges Rs. 10/-
 (incl. Tax)
 Total Rs. 241010/-

Name of Stamp duty paying party:

Irony Clothing Pvt Ltd



Cash/DD Cheque No. 236053
 Drawn on Party Janata Sahakar Bank
 Branch DADAR, MUM.

FRANKING NO.
 58609

29999

4-2
 yuce 1000
 9190

For JANATA SAHAKARI BANK LTD., PUNE
 Dadar Branch, Mumbai.



Authorized Signatory

AGREEMENT

THIS AGREEMENT made at Vasai this 25th day of April 2008
 BETWEEN Messrs **TOP CLASS ENTERPRISE**, having their Business Office at
 1/2, 384, Bandana, 15th Road, Bandra (W), Mumbai 400 050, hereinafter referred
 to as "the BUILDERS" (which expression shall unless it be repugnant to the
 context or meaning thereof be deemed to mean and include the successors and
 assigns of the said partnership firm, the partners for the time being and the heirs,
 executors, administrators, legal representatives, assigns and trustees of the
 survivors or the last survivor of the said partners) of the ONE PART;
 AND
ms IRONY CLOTHING PVT LTD
Director - Smt SRUJANA YEDIDHA V.V. YEDIDHA
2303, Challengers Towers No4 Thakur
Village, Khandivdi (E), Mumbai - 400061,
 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
 his/her heirs, executors, administrators, assigns and trustees, which expression
 shall unless it be repugnant to the context or meaning thereof be deemed to mean
 and include the successors and assigns of the said partnership firm and the
 partners or partner for the time being and the heirs, executors, administrators,
 assigns and trustees of the survivors or the last survivor of the said
 partners/successors and assigns of the said Company) of the **OTHER PART.**

S.D.
 [Signature]

S.D.
 [Signature]

WHEREAS

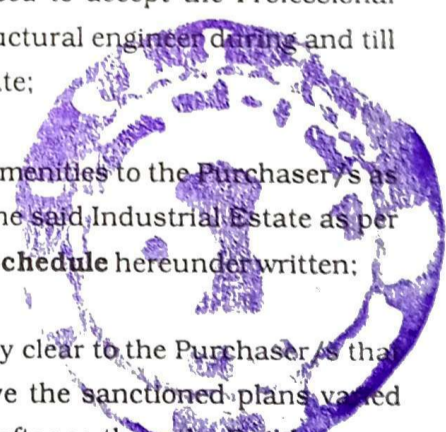
- i) One Shri KENNETH NICOLAS D'SOUZA, as the Owner, is seized and possessed of or otherwise well and sufficiently entitled to all those pieces and parcels of the lands, more fully and particularly described in the First Schedule hereunder written.
- ii) By and under an Agreement dated 12/9/2005, made and executed between the said Kenneth Nicolas D'Souza and the Builders herein, the said Kenneth Nicolas D'Souza has granted Development rights to the Builders to put up and construct the Industrial Estate on the said properties, described in the First Schedule hereunder written for and at the consideration and on the terms and conditions set out therein. The City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO in brief), the Special Town Planning Authority has by and under its order No. CIDCO / VVSSR / CC / BP - 3689 / E / 1318, dated 16/2/2005 approved and sanctioned the layout and building plans in respect of the said properties, described in the **First Schedule** hereunder written and has issued a Commencement Certificate for the construction of the Industrial Estate.
- iv) In terms of the aforesaid Agreement, the Builders have commenced construction of an Industrial Estate on the said properties described in the First Schedule hereunder written.
- vi) Upon construction of the above recited Industrial Estate, the said Industrial Estate would be known and described as "**TOP CLASS ENCLAVE**".
- vi) The Builders have entered into a standard Agreement with Messrs J. P. Mehta & Associates, Architects registered with the Council of Architects and the said Agreement is as per the Agreement prescribed by the Council of Architects and the Builders have also appointed Shri M/s Krupa Mehta Consulting Engineers, Regn. No. STR STRIP1152, Structural Engineer, as a Structural Engineer for preparation of structural design and drawings of the Builders and the Builders have agreed to accept the Professional supervision of the Architects and Structural engineer during and till the construction of the Industrial Estate;
- vii) The Builders propose to provide the amenities to the Purchaser/s as also to other purchasers of Gala in the said Industrial Estate as per the details mentioned in the **Second Schedule** hereunder written;
- viii) The Builders have made it abundantly clear to the Purchaser/s that the Builders shall be entitled to have the sanctioned plans varied and/or modified and/or altered hereafter as they, the Builders may deem fit, appropriate, expedient, proper and necessary, provided that such variations, modifications, alterations is/are sanctioned by the concerned authorities and provided further that where such variation, modification, change or alteration is likely to affect the interest of the Purchaser/s adversely, the Builders shall obtain

S.D.



S.D.





व ई २
५०६६ / २००८
२१५०

necessary consent of the Purchaser/s in writing before giving effect thereto and carrying out the construction in accordance with the proposed variation, modification, alteration or change in the plans and/or specifications; However no such consent would be required to be obtained if such alteration, variation, modification, change is called upon to be made by the sanctioning authority;

- (ix) While sanctioning the said plans, the CIDCO and other authorities have laid down certain terms, conditions, and restrictions which are to be observed and performed by the Builders while developing the said land and the Builders declare that they will observe and perform each and every such term, and condition;
- x) While sanctioning the said plans, the CIDCO and other authorities have laid down certain terms, conditions, and restrictions which are to be observed and performed by the users of the said Industrial Estate and by the persons who will be conducting industries therein which terms and conditions each of the Gala Purchaser (including the Purchaser/s herein) will observe and perform;
- xi) The Purchaser/s has/have applied to the Builders to sell and/or allot a Gala and the Builders have agreed to sale/allot the Gala No. F-31 on ~~Ground Floor~~ / First or Upper Floor (hereinafter for the sake of brevity referred to as the said Gala) to the Purchaser/s in the said Industrial Estate under construction/constructed by the Builders;
- xii) Relying upon the said application, declaration and agreement, the Builders have agreed to sale/allot to the Purchaser/s the said Gala / Galas.
- xiii) Prior to the execution of these presents, the Purchaser/s has/have paid to the Builders a sum of Rs. 100000/- / (Rupees One Lakh Only only) being the earnest money deposit towards of the sale price of the said premises agreed to be sold by the Builders as advance payment / deposit (the payment and receipt whereof the Builders doth hereby admit and acknowledge and the Purchaser/s has/have agreed to pay to the Builders the balance of the sale price in the manner hereinafter provided;
- xiv) In pursuance of the provisions of Section 4 of the said Ownership Flat Act for the time being in force, an Agreement for Sale of the Gala is required to be executed and the same is also required to be registered under the provisions of Registration Act, 1908 and this Agreement is accordingly entered into and agreed to be registered as expressly provided hereinafter.

NOW THIS AGREEMENT WITNESSETH AS UNDER :-

1. The Builders shall under normal conditions construct the said Industrial Estate to be known and described as "**TOP CLASS ENCLAVE**" consisting of Ground Floor and Upper Floors on the said properties, described in the First Schedule hereunder written, in

accordance with the Plans, designs, specifications approved by the CIDCO, and all other concerned authorities and which have been seen and accepted by the Purchaser/s with only such variations/modifications or changes as the Builders may consider necessary, expedient, proper and requisite or as may be required by the concerned authorities empowered to approve such variations and modifications to be made in them or any of them on the land situate at village Gokhiware, Taluka Vasai, District Thane more fully and particularly described in the First Schedule hereunder written.

2. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/itself/themselves about the title of the Land Owner to the said Properties and the Purchaser/s shall not be entitled to further investigate the title of the Land Owner to the said land or the right of the Builders to develop and improve the said land, no requisitions or objections, shall be raised related to the rights and interests of the Builders and the Owners to the said property. A copy of the certificate of title issued by Shri R. P. Joshi, Advocates of the Builders is hereto annexed and marked as the **Annexure "C"**.

S.D. e Sj
3. The Purchaser/s hereby agree/s to purchase from the Builders and the Builders hereby agree to sell to the Purchaser/s the Gala/s No. F-31 on ~~Ground floor~~ / First floor / ~~Second floor~~ of the Industrial Estate to be known and described as **"TOP CLASS ENCLAVE"** under construction / constructed by the Builders on the land more fully and particularly described in the First Schedule hereunder written and having Built-up area of 197.318 sq. meters) as shown on the Floor Plan hereto annexed and marked **Annexure "D"** and the common areas described hereafter and facilities and amenities more particularly described in the Second Schedule hereunder written, for and at a lump sum consideration of the sum of Rs. 3970000/- / (Rupees Thirty nine Lacs Seventy thousand Only only) and which consideration has no bearing whatsoever on the actual area of the said Gala. The aforesaid price of the said Gala is inclusive of a sum of Rs. nil as the proportionate price of the common areas and facilities.

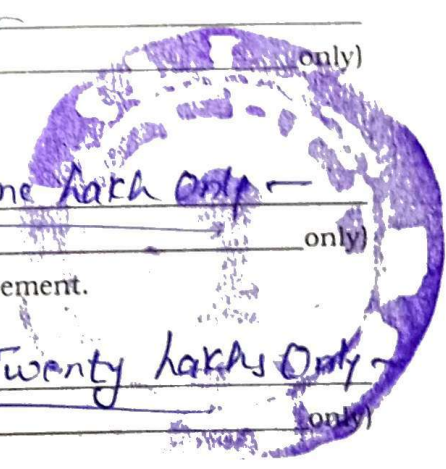
S.D. e Sj
4. The Gala Purchaser/s agrees to pay to the Builders the aforesaid consideration of Rs. 3970000/- as under:

(a) Rs. _____ /- (Rupees _____ only) at the time of booking the Gala.

(b) Rs. 100000/- /- (Rupees One Lakh Only only) on or before the execution of this agreement.

(c) Rs. 2000000/- /- (Rupees Twenty Lacs Only only) on or before...1.5.2008...

(d) Rs. 1800000/- /- (Rupees Eighteen Lacs Only only) on or before...15.5.2008...



व ई-२
१००० /२००
२१५०

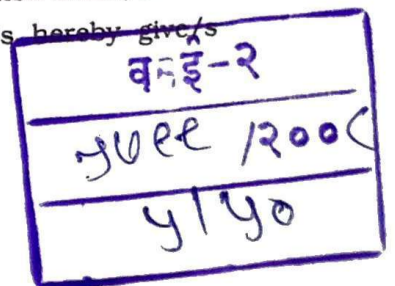
(e) Rs. _____/- (Rupees _____ only)
on or before

(f) Rs. _____/- (Rupees _____ only)
on or before

(j) Balance Rs. 70000/- /- (Rupees Seventy -
thousand only _____ only)
against the delivery of the possession of the said Gala.

Time being of the essence of the contract for the payment of each of the abovementioned instalments.

5. The area of the said Gala agreed to be purchased by the Purchaser/s is on the basis of built-up area. The calculation of the built up area includes the full thickness of internal and external walls, passages, toilets, staircase and any other area used for amenity to the Industrial Estate such as balcony, meter room, and pump room etc. proportionately.
6. The time for payment of each of the aforesaid instalments of purchase price shall be essence of this contract. The certificate of CIDCO or of the Architects of the Builders shall be conclusive proof that the plinth or that any other work has been completed and within seven days from the receipt of a notice from the Builders to the Purchaser/s, informing the purchaser/s that the plinth or the respective slabs have been cast, the purchaser/s shall make the payment as herein provided. The Purchaser/s shall not be entitled to raise any objections as regards the completion of plinth or casting of the respective slabs or in regard to the certificate of the Builders' Architects.
7. All letters, receipts and/or notices to be issued and served upon the Purchaser/s, before the delivery of the said Gala, as contemplated by the Agreement shall be deemed to have been duly issued and served if sent to the Purchaser/s at the address mentioned herein by prepaid post or under Certificate of posting and shall duly and effectually discharge the Builders and after the delivery of possession whether as a licensee as hereinafter provided or otherwise whichever is earlier all the letters, receipts and/or notices shall be issued and served upon at the said Gala/s.
8. In the event of the Builders being entitled to construct any additional structure or structures or the Builders desiring to make alterations or additions in the said property under the bye-laws, rules and regulations of the CIDCO or otherwise or in the event of the Builders becoming entitled to construct any structure or structures or alterations and/or additions in the said property by virtue of any alterations or amendments of the Industrial Estate bye-laws or rules and regulations of the CIDCO or otherwise, the Builders shall be entitled to carry out construction of such additional structures and/or additions in the said Industrial Estate which is proposed to be constructed/under construction in the said property. The Purchaser/s hereby give/s



his/her/its/their irrevocable consent under the provisions of Section 7 of the Ownership Flats Act to such additional structure or structures being constructed under such alterations additions or modifications being carried out by the Builders in the said property. The Purchaser/s hereby further agree/s and covenant/s with the Builders to sign and execute all papers and documents in favour of the Builders or otherwise as may be necessary for the purpose of enabling the Builders to construct the said Industrial Estate in accordance with the said modified /altered / amended plans relating thereto or such other plans with such additions and alterations as the Builders may in their sole discretion deem fit and proper and/or for the purpose of applying or obtaining the approval or sanction of CIDCO or any other appropriate authorities in that behalf as well as for the construction of such Industrial Estate in the said property upon or after the grant of such approval or sanction relating thereto.

9. It is agreed that if the Floor Space Index is not consumed in full in the construction of the said Industrial Estate and if before the transfer of the property to the Organisation of the purchasers any further construction on the land is allowed in accordance with the Rules and regulations of the CIDCO, then the Builders would be entitled to put up additional or other constructions without any let or hindrance by the Purchaser/s individually or jointly with the purchasers of other units or through the means of any body or association of the purchasers or the said Organisation of the Purchasers and the hereby give/s his irrevocable consent to such construction by the Builders and for that matter to make such alterations or changes in the plans shown to the Purchaser/s.

10. In the event of any portion of the said property being required by the MSEB for putting electric sub-station, the Builders shall be entitled to give such portion to the said MSEB or any other body for such purpose on such terms and conditions as the Builders shall think fit. In such event the Conveyance Deed that may be executed by the Builders would be subject to the provisions herein contained.

11. In the event of a portion of the land being notified for set back prior to the transfer of the property to the organization of the purchasers the Builders alone shall be entitled to claim and receive the amount of compensation for such set back land and in the further event that such amount of compensation or additional FSI or TDR or DRC is not paid to or received by the Builders or issued prior to the execution of the Conveyance pursuant to these presents, the Builders shall cause to be executed a conveyance subject to their right to receive the amount of the consideration or the TDR or DRC and the Purchaser/s along with all other purchasers of gala in the said Industrial Estate (jointly or otherwise through the means of the said Organisation of Purchasers execute a covenant to the above effect to the end and intent.

12. The Builders have expressly informed and it is agreed by the parties that the open space as shown on the plan hereto annexed will be allotted to the purchasers of the said Gala for the purpose of car/vehicle parking and no other Gala purchaser shall have a right to park on the said open space of the said land for parking any car/vehicles in the Industrial

वसई-२
५०९९/२००
९१५०

S.D.
8/1

Estate. However, Purchaser/s agree that the said car/vehicle park shall be forever left open and shall not in any manner be foreclosed.

13. The purchaser/s shall have no claim save and except in respect of the Gala hereby agreed to be acquired. All open spaces, lobbies, staircases etc., will remain the property of the Builders, until the whole property is transferred to the proposed organization as hereinafter mentioned but subject to the rights of the Builders as mentioned herein. It is hereby agreed that the Builders shall be entitled to sell any industrial Gala in the said Industrial Estate for the purpose of using the same as restaurants, dispensaries, nursing homes banks and for any other business purposes and the Purchaser/s shall not object to the user of such Gala by the Purchasers thereof.

14. The Builders shall upon obtaining part occupation certificate in respect of the said Industrial Estate be entitled to offer possession of the Gala and as soon as the Gala is notified by the Builders as ready for occupation, each of the Purchasers of the said Industrial Estate (including the Purchaser/s) shall pay balance amount of price payable by them within seven days of such notice served individually on them or put at some prominent place in the Industrial Estate. If the Purchaser/s fail/s to pay the balance amount of price as aforesaid, the Builders will be entitled to forfeit the amounts previously paid by the Purchaser/s who shall cease to have all rights in the premises to be taken by him/her/it/them. In the event of the forfeiture of the amounts paid by the purchaser/s to the Builders as aforesaid, this Agreement shall stand canceled and rescinded automatically without further recourse to the Purchaser/s and the Purchaser/s shall have no right and interest whatsoever in to over and upon the said Gala agreed to be sold. The Builders shall be entitled to proceed with the construction of the remaining Industrial Estate. Upon the termination of this agreement as aforesaid, the Builders shall be entitled to sell and dispose of and deal with the said Gala in the manner they may choose. The notice of forfeiture shall be sent by prepaid registered letter with acknowledgement due and the acknowledgement slip of issue of such letter shall be sufficient and binding proof for the termination of the agreement on the Purchaser/s.

15. Under no circumstances, the Purchaser/s shall be entitled to the possession of the Gala unless and until all payments required to be made under this Agreement by the purchaser/s have been made to the Builders and other obligations, terms and conditions agreed by the purchaser/s mentioned in this Agreement are carried out fully by the Purchaser/s.

16. The Builders shall deliver possession of the said Gala to the Purchaser/s on or before 30th Dec. 2008 subject to the Purchaser/s complying with all the terms, conditions, covenants and stipulations and without committing any breach or breaches of those terms, conditions, and covenants including the payment of the purchase price and all other sums payable by the Purchaser/s to the Builders.

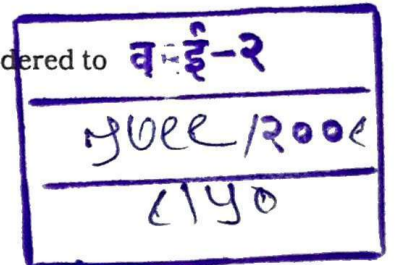
PROVIDED HOWEVER THAT, the Builders shall not be bound to or liable for the delivery of the possession of the said Gala to the

वसई-२
१०००/२००८
८१५०

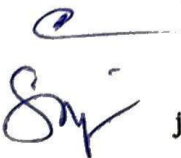
S. J.
A. J.
S. J.

Purchaser/s on the said stipulated date in the event of happening or occurrence of any one or all or any combination of the following circumstances :

- i) That the Builders and the purchaser/s mutually agree in writing to deliver and take the possession of the said Gala on some other day subsequent to the date mentioned herein above; and/or
- ii) That the Builders are not in a position to erect or construct or complete the erection and construction of the said Industrial Estate or the said Gala due to any circumstances beyond the control of the Builders which may inter alia include :
 - a) any notice of acquisition or requisition by Government and/or Semi-Government authority or statutory body of the said property or any part thereof on which the said Industrial Estate is proposed to be constructed/under construction; and/or
 - b) any prohibitory order or injunction is issued by any competent court or any other adjudicating authority; and/or
 - c) non availability of the requisite materials or availability of the materials in insufficient quantity or the supply of construction materials such as cement, steel, water, sand, khari (crusted stones of requisite small size), wood and other construction materials are available only at a prohibitive or at exorbitant cost or price.
 - d) non-availability of skilled, unskilled labourers, or declaration of strike or go slow by the labourers or labourer contractors for whatsoever reasons;
 - e) civil commotion, explosion, blast or war or enemy aggression;
 - f) non-availability of proper means of transport and conveyances for carrying goods/materials on account of prolonged strike of transport agencies, drivers, cleaners or other labourers in the employment of transport agencies for whatsoever reasons;
 - g) introduction of rationing on the construction materials by the Government;
 - h) stoppage or postponement or go slow of the construction project by the Builders in response to any call given by the Association of Builders or Builders against any Government action, pronouncement, enactment, declarations, clarifications, notifications, prohibitory orders or insupport of any cause of any member or members of any Association or Organisation of the Builders or Builders of which the Builders are or will be the members; and/or
 - i) any earthquake, tempest, gale, hurricane, squall, typhoon or any other act of God:
 - j) such other events, occurrences, happenings as may be considered to



S.D.



be beyond the control of the Builders and

PROVIDED THAT where the circumstances as mentioned herein above take place or occur or happen during the subsistence of such events and circumstances, the date of delivery as aforesaid shall be or shall always be deemed to have extended till the expiry of a period of Six months from the date on which such event or events or circumstance or circumstances cease to exist and the Builders can freely, fearlessly and without any hindrance or disturbance of whatsoever nature carry out further construction or commence or resume construction of the said Industrial Estate. HOWEVER, the Purchaser/s may call upon the Builders in writing after the expiry of a period of Six months :

- a) from the date of delivery as expressly stipulated hereinabove: or
- b) from the date mutually agreed to in sub-clause (i) hereinabove: or
- c) after the period of delivery as extended on account of the circumstances stipulated hereinabove: and
- d) the Purchaser/s has/have not committed any breach or breaches of any or all the terms conditions, covenants and stipulations including the payment of the purchase price and all other sums: to repay the amounts paid by him/her/it/them, the Purchaser/s from time to time to the Builders towards the purchase price of the said Gala together with simple interest at the rate of 9% per annum from the date of actual payment of the said amount or amounts till the date of remittance of the said amount or amounts to the purchaser/s by the Builders after a period of Six months from the date on which notice calling upon the Builders is issued and in that event this Agreement for Sale shall be deemed to have been cancelled, revoked, rescinded, abrogated and become null and void and the respective parties shall stand discharged of their respective obligations and the parties shall have no rights against one another and the Builders shall be bound to pay the said amounts so demanded by the purchaser/s after the expiry of the said period of three months as aforesaid.

17. The Builders shall in respect of any amount payable by the Purchaser/s under the terms and conditions of this Agreement have a first lien and charge on the said Gala agreed to be acquired by the purchaser/s.

18. Commencing a week after notice is given by the Builders to the purchaser that the Gala is ready for use and occupation, the Purchaser/s shall pay on or before the 5th day of every month to the Builders until the said property together with the Industrial Estate under construction/constructed thereon is transferred to the proposed Organisation of the purchasers as provided herein, a sum at the rate of Re. one per square foot per month of the built up area of the said Gala towards the proportionate costs and expenses of maintenance and management of the said Industrial Estate.

19. Before taking possession of the said premises, the Purchaser/s shall deposit with the Builders, such amounts as the Builders may at their absolute discretion deem fit as proportionate costs, payable by the

वसई-२
जुलै २००८
₹ १५०

S. J.

Soni

purchaser/s in respect of the Conveyance to be executed by the Owners in favour of the proposed Organisation of the purchasers. The said amount is on approximate basis and the Purchaser/s shall pay such additional sum as may become payable. It is further agreed that the Builders shall be entitled to appropriate the amount of deposit towards such, costs, charges and expenses as they may have borne or incurred or paid. It is further agreed that the Purchaser/s shall not be entitled to raise any dispute or differences with regard to such appropriation of the said amount by the Builders. It is further agreed that the Builders would be entitled to appropriate the said amount/s towards any other legitimate purpose.

20. In the event the Purchaser/s may commit any breach or breaches of the terms and conditions herein contained or may or shall have non co-operate with the Builders in the formation of the organization of the gala purchasers or the Purchaser/s shall act in any manner contrary to or inconsistent with these presents or refrains from doing any act deed or thing required to be done, or performed in terms of these presents, in that event the Builders may at their absolute discretion be entitled to forfeit the amounts mentioned in clause 19 hereinabove.

21. Before taking possession of the said Gala, the purchaser/s shall deposit with the Builders the following amounts :

(i) Rs. _____/- as deposit for payment of expenses.

(ii) Rupees 600/- as deposit for payment towards share money and entrance fee of the Organisation of the purchasers;

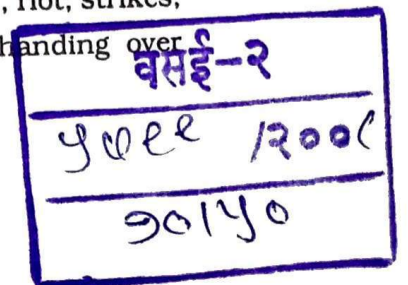
(iii) The amount paid or deposit for payment of expenses will be utilised towards the reimbursement of deposits paid by the Builders to the Municipality, MSEB, and other authorities, for payment of expenses paid and outgoings mentioned in the preceding clause;

(iv) The amount if any paid as deposit for payment towards share money will be transferred to the proposed organization of the purchasers;

(v) The amount paid as deposit for payment of expenses will not entitle the purchaser/s to refrain or hold back or delay and resist the payment of the expenses as mentioned in the preceding clause and the Purchaser/s shall be bound to pay the said expenses to the Builders till possession of the said property is handed over to the proposed Organisation of purchasers.

(vi) The above deposits shall not carry any interest and will remain with the Builders until the said property with Industrial Estate thereon being transferred to the proposed Organization of purchasers. Upon the said property with the Industrial Estate thereon being transferred as aforesaid, subject to the provisions of clause 20 hereinabove, the balance thereof shall be paid over by the Builders to the proposed organization of purchasers.

22. The Builders shall not be liable for any loss caused by fire, riot, strikes, earthquakes or due to any other cause whatsoever after handing over



Purchaser/s by prepaid post under certificate of posting at his/her/its/their address specified below

S.A.
e
S.V.
Tomy Clothing Pvt Ltd.
Director - Sant Sujana Gadidka,
2303, Challengers Towers II, Thakur
Village, Kandivali (E), S.F. 400061.

55. Purchaser/s hereby agree and declare that the any information that has been published by the Builders in any other media (whether printed or otherwise in audio visual) was merely illustrative and there is no agreement by the Builders as to strictly adhere to the contents thereof and the Purchaser/s shall not be entitled to seek performance of these presents in terms of such media materials.

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

FIRST SCHEDULE HEREINABOVE REFERRED TO Firstly

ALL THAT piece or parcel of the Agricultural land, admeasuring 0-04-2 H. Are (including pot Kharaba admeasuring 0-04-8 H. Are), and bearing Survey No. 24, assessed at Rs. 7.12 situate at village Gokhiware, within the limits of the Grampanchayat Gokhiware, Taluka and Panchayat Samiti Vasai, District and Zilla Parishad Thane, within the limits of the Sub-Registrar of Assurances, Vasai - I and which is bounded as follows that is to say

- On or towards North : Property bearing Survey No. 22, Hissa No. 8.
- On or towards South : SatiVali-Kaman Road.
- On or towards East : Property bearing Survey No. 26 B.
- On or towards West : Hissa No. 6 and 7 of Survey No. 22.

Secondly

ALL THOSE pieces or parcels of the Agricultural land, admeasuring respectively 0-14-2 H. Are and 0-18-7 H. Are, and bearing respectively Hissa No. 6 and 7 of Survey No. 23, assessed at Rs. 1.31 situate at village Gokhiware, within the limits of the Grampanchayat Gokhiware, Taluka and Panchayat Samiti Vasai, District and Zilla Parishad Thane, within the limits of the Sub-Registrar of Assurances, Vasai - I and which is bounded as follows that is to say

- On or towards North : Hissa Nos. 5, 6 and 7 of Survey No. 22.
- On or towards South : SatiVali-Kaman Road.
- On or towards East : Survey No. 24.
- On or towards West : Survey No. 22, Hissa No. 3 and 4.

Thirdly

S.A.
e
S.V.
ALL THAST piece or parcel of the Agricultural land, admeasuring 0-01-0 H. Are, and bearing Survey No. 22, Hissa No. 7, assessed at Re. 0.06/- situate at village Gokhiware, within the limits of the Grampanchayat Gokhiware, Taluka and Panchayat Samiti Vasai, District and Zilla Parishad Thane, within the limits of the Sub-Registrar of Assurances, Vasai - I and which is bounded as follows that is to say

On or towards North : Nalla

22

वसई-२
युएल/२००८
२२१५०

- On or towards South : Survey No. 23, Hissa No. 6 and 7.
On or towards East : Survey No. 22, Hissa No. 8.
On or towards West : Survey No. 22, Hissa No. 6.

Fourthly

ALL THAT piece or parcel of the Agricultural land, admeasuring 0-19-0 H. Are, and the Pot Kharab admeasuring 0-09-1 and bearing Survey No. 22, Hissa No. 8, assessed at Re. 1.06/- situate at village Gokhiware, within the limits of the Grampanchayat Gokhiware, Taluka and Panchayat Samiti Vasai, District and Zilla Parishad Thane, within the limits of the Sub-Registrar of Assurances, Vasai - I and which is bounded as follows that is to say

- On or towards North : Nalla
On or towards South : Survey No. 24.
On or towards East : Nalla.
On or towards West : Survey No. 22, Hissa No. 7.

Fifthly

ALL THAT piece or parcel of the Agricultural land, admeasuring 0-05-9 H. Are, and the pot Kharaba 0-00-2 H. Are and bearing Survey No. 25, assessed at Re. 0.37/- situate at village Gokhiware, within the limits of the Grampanchayat Gokhiware, Taluka and Panchayat Samiti Vasai, District and Zilla Parishad Thane, within the limits of the Sub-Registrar of Assurances, Vasai - I and which is bounded as follows that is to say

- On or towards North : Survey No. 26 B.
On or towards South : Sativali-Kaman Road.
On or towards East : Survey No. 26 A.
On or towards West : Survey No. 26 B.

Sixthly

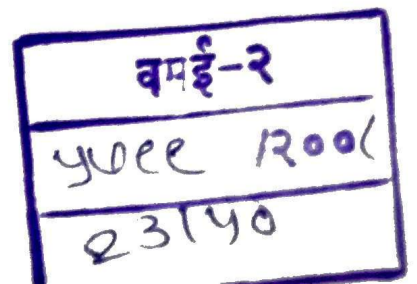
ALL THAT piece or parcel admeasuring Square Metres, forming part of the larger size Agricultural land, admeasuring in aggregate 0-14-2 H. Are and bearing Survey No. 23, Hissa No. 6 assessed at Rs. 1.31 situate at village Gokhiware, within the limits of the Grampanchayat Gokhiware, Taluka and Panchayat Samiti Vasai, District and Zilla Parishad Thane, within the limits of the Sub-Registrar of Assurances, Vasai - I and which is bounded as follows that is to say

- On or towards North : Hissa No. 5 of Survey No. 22.
On or towards South : Sativali-Kaman Road.
On or towards East : Remaining portion of the Survey No. 23, Hissa No. 6.
On or towards West : Survey No. 22, Hissa No. 3 and 4.

Seventhly

ALL THAT piece or parcel of the Agricultural land, admeasuring 0-05-9 H. Are, and the pot Kharaba 0-00-2 H. Are and bearing Survey No. 25, assessed at Re. 0.37/- situate at village Gokhiware, within the limits of the Grampanchayat Gokhiware, Taluka and Panchayat Samiti Vasai, District and Zilla Parishad Thane, within the limits of the Sub-Registrar of Assurances, Vasai - I and which is bounded as follows that is to say

- On or towards North : Survey No. 26 B.
On or towards South : Sativali-Kaman Road.
On or towards East : Survey No. 26 A.
On or towards West : Survey No. 26 B.



S.D.

Sy

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEAL THIS DAY AND YEAR FIRST HEREINABOVE MENTIONED

SIGNED, SEALED AND DELIVERED
by the within named Builders Messrs
TOP CLASS ENTERPRISE represented
by their partner Shri. Shailesh J. Jain
who has signed in the
presence of

For **TOP CLASS ENTERPRISE**

Shailesh J. Jain

Partner

1. *Shri. [Signature]*
2. *Shri. [Signature]*

SIGNED, SEALED AND DELIVERED
by the within named Purchaser/s
Irony Clothing Pvt Ltd.
Directors: Smt. Srujana Dedidra
represented by [Signature]

For **IRONY CLOTHINGS PVT. LTD.**

[Signature]
Director

Common Seal of _____
affixed pursuant to the Board Resolution
dated _____ in the
presence of _____
and _____
who have affixed his/their respective
signatures in the presence of

1. *[Signature]*
2. *[Signature]*

RECEIVED on or before the execution
of these presents of and from the
within named Purchaser/s
a sum of Rs. 100000/-
being booking money/part of the
consideration
for the purchase of within mentioned Gala.



Rs. 100000/-

We say we received
For **TOP CLASS ENTERPRISE**

Shailesh J. Jain
Partner

बसई-२
५०००/२०००
२५१५०

गाव : गोखीपूर

गांव नमुना सात (अधिकार अभिलेख पत्रक)
 (महापंच जमीन महसूल अधिकार अभिलेख आणि नोंदवही आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१-चांतील नियम ३, ५, ६ आणि ७)

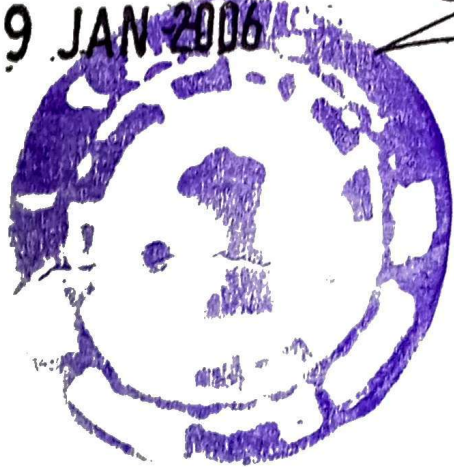
भूगापन क्रमांक : २२	भूगापन मालकीचा उपविभाग : ८	भूधारणा पद्धती	भोगवटादादापणे गांव : ३२३, १६०, १४१०, २५४३, २५६०	खाते क्रमांक : ५६६	तहसील : वसई
शासने स्थानिक नांव	लागवडी क्षेत्र	हेक्टर	आर	प्रति	इतर अधिकार : (६३७)
शेतखराद (लागवडी गांव नसलेले)	वर्ग (अ)	०	२०	०	
	वर्ग (ब)	०	२०	०	
	एकूण	०	४०	०	
आकारणी जुडी किंवा विशेष आकारणी	रुपये	९	०६	पैसे	सीगा आणि भूगापन चिन्हे : /

गांव नमुना १२ (पिकांची नोंदवही)
 (महापंच जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ - चांतील नियम २१)

वर्ष	पिकांखालील क्षेत्र											पडीत व पिकास निरुपयोगी अशा जमिनीबाबत पशिल	जमीन कसणाऱ्याचे नांव	शेत	
	हंगाम	मिश्रपिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकांचे क्षेत्र			निर्घळ पिकांचे क्षेत्र			पाणी पुरवठ्याचे साधन				
		मिश्रपिकांचा संकेतांक	जलसिंचन	अजल सिंचन	नांव	जलसिंचन	अजल सिंचन	नांव	जलसिंचन	अजल सिंचन					स्वरूप
२००५-०६	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.			
								३५५	०	३९	०			स्वात!	

असल बरहुकूम नक्कल खरी असे तारीख

१९ JAN 2006



बलाठी सजा गोखीकरे
 वा. वसई, जि. - ठाणे

वसई-२
 ५०००/२००६

गांव नमुना सात (अधिकार अभिलेख पत्रक)
 (महाणष्ट जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१-यांतोत नियम ३, ५, ६ आणि ७)

कुलास नुसार
 गोविंदराव

भूभाषण क्रमांक	भूभाषण क्रमांकाचा उपविभाग	भूभाषणा पद्धती	भोगवट्यादाराचे नांव	खाते क्रमांक :	तहसील :
	७		गोविंदराव (२५४३) (२५४६)	४/६	चरई
शासने स्थानिक नाव	हेक्टर	आर	प्रति	मुळाचे नाव :	
लापवडी क्षेत्र	०-३६७				
बेटखराद (लापवडी गांव नसलेले)				इतर अधिकार :	
वर्ग (अ)					
वर्ग (ब)					
एकूण					
आकाराची कुडी किंवा विरोध आकारणी	रुपये	पैसे		सीमा आणि भूभाषण चिन्हे :	
	३	०			

गांव नमुना १२ (पिकांची नोंदवही)

(महाणष्ट जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ - यांतोत नियम २९)

वर्ग	दंगाम	पिकाखालील क्षेत्र			पडीत व पिकास निरुपयोगी अशा जमिनीचा दपशिल			जमीन कसणाऱ्याचे नांव	शेरा						
		मिन्नपिकांचे एकूण क्षेत्र	घटक पिके व प्रत्येक पिकाचे क्षेत्र	निर्पेळ पिकाचे क्षेत्र	पडीत व पिकास निरुपयोगी अशा जमिनीचा दपशिल	पडीत व पिकास निरुपयोगी अशा जमिनीचा दपशिल	जमीन कसणाऱ्याचे नांव								
		मिन्नपिकांचा सैकेतांक	जलसिंचन	अजल सिंचन	पिकाचे नांव	जलसिंचन	अजल सिंचन	पिकाचे नांव	जलसिंचन	अजल सिंचन	स्वरूप	क्षेत्र			
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.			
								गावतः	०-३६७						

असल बरहुकूम नक्कल खरी असे तारीख

18 JAN 2006

महसूल संचालक गोविंदराव
 चरई, जि. - ठाणे



चरई-२
 ५०००/२००६

गांव नमुना सात (अधिकार अभिलेख पत्रक)

(महामंडळ जमीन महसूल अधिकार अभिलेख अर्धी नोंदवद्या (अथवा कला व सुविधतीय देवणे) नियम १९५१ च्या धारणा नियम १, ५, ६ अर्धी ५)

वदवील : वसाई

नाम मूलापन तालिका व. न. गावाचे धर्मांक, नाव गावावधी गाव क्षेत्र पत्रबध्ना (जमागवदी) गावा नधलेले वर्षी (अ) वर्षी (ब) पक्षीय आकरणी बुद्धी मिना विनाय आकरणी	मूलापन तालिका व. न. गावाचे धर्मांक, नाव गावावधी गाव क्षेत्र पत्रबध्ना (जमागवदी) गावा नधलेले वर्षी (अ) वर्षी (ब) पक्षीय आकरणी बुद्धी मिना विनाय आकरणी	मूलापना पत्रकी व. न. गावाचे धर्मांक, नाव गावावधी गाव क्षेत्र पत्रबध्ना (जमागवदी) गावा नधलेले वर्षी (अ) वर्षी (ब) पक्षीय आकरणी बुद्धी मिना विनाय आकरणी	मूलापनापत्राचे नियम (१) (२) (३) (४) (५) (६) (७) (८) (९) (१०) (११) (१२) (१३) (१४) (१५) (१६) (१७) (१८) (१९) (२०) (२१) (२२) (२३) (२४) (२५) (२६) (२७) (२८) (२९) (३०) (३१) (३२) (३३) (३४) (३५) (३६) (३७) (३८) (३९) (४०) (४१) (४२) (४३) (४४) (४५) (४६) (४७) (४८) (४९) (५०) (५१) (५२) (५३) (५४) (५५) (५६) (५७) (५८) (५९) (६०) (६१) (६२) (६३) (६४) (६५) (६६) (६७) (६८) (६९) (७०) (७१) (७२) (७३) (७४) (७५) (७६) (७७) (७८) (७९) (८०) (८१) (८२) (८३) (८४) (८५) (८६) (८७) (८८) (८९) (९०) (९१) (९२) (९३) (९४) (९५) (९६) (९७) (९८) (९९) (१००)	पत्रकी क्रमांक : १८६ कुठल्याचे क्षेत्र इतर अधिकार खेगा आणि पूंगुपन विदे
--	---	--	---	--

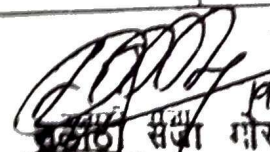
गांव नमुना १२ (पिकांची नोंदवही)

(महामंडळ जमीन महसूल अधिकार अभिलेख अर्धी नोंदवद्या (अथवा कला व सुविधतीय देवणे) नियम १९५१ - धारणा नियम २२)

वर्ष	पिकांसाठीचे क्षेत्र													पट्टीत व पिकांचे विकण्याची अशा अधिकाऱ्याकडून तपशील	जमीन क.व.णाच्याचे नांव	शेत	
	हंगाम	पिकाधिकारचे पट्टीत क्षेत्र				घटक पिका व प्रत्येक पिकांचे क्षेत्र				निर्मळ पिकांचे क्षेत्र							
		१	२	३	४	५	६	७	८	९	१०	११	१२				१३
२००५	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६		
			हे.आ.	हे.आ.													

महामंडळ वरिष्ठ मंडळ वरिष्ठ अधिकारी

19 JAN 2006


 सहायक सहायक गोखीवरे
 सा. वसाई, जि. - ठाणे



व-३-२
 ५०००

गांव नमुना सात (अधिकार अभिलेख पत्रक)
 (महाण्ड जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१-यांतील नियम ३, ५, ६ आणि ७)

उत्तरी स. न.
 गोरीखोरे

भूमापन क्रमांक 24	भूमापन क्रमांकांचा उपविभाग	भूधारणा पद्धती	भोगवटादाएचे नांव 2477, 2488, 2490, 2321, 2422	खाते क्रमांक : 826	तहसील : चरई
मालकेचे स्थानिक नांव			मालकाचे नांव वि. वि. वि. वि. वि.	मुळाने नांव :	
वेळापत्रक (लागवडी योग्य नसलेले)	हेक्टर	आर	प्रति	इतर अधिकार : 832	
वर्ग (अ)	0.04	ए			
वर्ग (ब)	0.04	ए			
एकूण					
आकाराचा मुद्दी वीचा विशेष आकारणी	रुपये	पैसे			
	0	30			

गांव नमुना १२ (पिकांची नोंदवही)

(महाण्ड जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ - यांतील नियम २९)

पिकाखालील क्षेत्र

दंगाम	मिश्रपिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकांचे क्षेत्र			निर्भळ पिकांचे क्षेत्र			पडीत व पिकास निरुपयोगी अशा जमिनीचा इ.पश्चित		पानी पुरवठ्याचे साधन	जमान कक्षणाच्याचे नांव	शेरा
	मिश्रपिकांचा संकेतांक	जलसिंचन	अजल सिंचन	पिकाचे नांव	जलसिंचन	अजल सिंचन	पिकाचे नांव	जलसिंचन	अजल सिंचन	स्वरूप	क्षेत्र			
२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.			
							अर्वा 0-04-ए							

असाल बरहुकूम नवकाल खरी अरो.
 तारीख :

19 JAN 2006

सहाय्यी सजा गोखीकरे
 वा. चरई, जि. - ठाणे



वर्ग-२

जुनास न
गाव : - तापनाप

गांव नमुना सात (अधिकार अभिलेख पत्रक)

(महाणष्ट जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१-यांतल नियम ३, ५, ६ आणि ७)

भूमापन क्रमांक	भूमापन कामांच्या उपविभाग	भूधारणा पद्धती	भोगवटादागचे नांव	खाते क्रमांक	तहसील : वाई
३३	९		३३३ ३३३० ३३३१ ३३३२ ३३३३ ३३३४ ३३३५ ३३३६ ३३३७ ३३३८ ३३३९	७१६	
शेताचे स्वाभिक नांव			दोनडा निरुपयोगी - निरुपयोगी	मुख्यचे नाव :	
लागवडी क्षेत्र	हेक्टर	आर	प्रति		
	०.३४		२		
	०.३४		२		
पोटखणदा (लागवडी योग्य नसलेले)					
वर्ग (अ)					
वर्ग (ब)					
एकूण					
आचरणो जुडी किंवा विशेष आचरणो	रुपये		पैसे		
	३-		००		
				इतर अधिकार : तुळडा - १००	
				सौगा आणि भूमापन चिन्हे :	

गांव नमुना १२ (पिकांची नोंदवही)

(महाणष्ट जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ - यांतल नियम २९)

वर्ष	पिकाखालील क्षेत्र										पडोत व पिकास निरुपयोगी अशा जमिनीचा हपशिल	पानी पुरवठ्याचे साधन	जमीन करवणान्याचे नांव	शेत	
	हंगाम	मिश्रपिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकांचे क्षेत्र			निर्भळ पिकांचे क्षेत्र							
		मिश्रपिकांचा संकेतांक	जलसिंचन	अजल सिंचन	पिकांचे नांव	जलसिंचन	अजल सिंचन	पिकांचे नांव	जलसिंचन	अजल सिंचन					
२००५	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे.आ.	हे.आ.		हे.आ.	हे.आ.		५.आ.	६.आ.		हे.आ.			
								गवत						स्वतः	

आरसल बरहुकूम नवकल खरी अरो तारीख

9 JAN 2006

महसूल तज्जा (११)
महसूल तज्जा गोखीवरे
वा. वसई, जि. - ठाणे



व.व.ई-२

गांव नमुना सात (अधिकार अभिलेख पत्रक)
 (महाण्ट जमीन महसूल अधिकार अभिलेख आणि नोंदवद्या (तयार करणे व सुविधतीत ठेवणे) नियम १९७१ यांतून नियम ३, ५, ६ आणि ७)

गाव : जोशिका तहसील : बराई

भूमापन क्रमांक	भूमापन क्रमांकान्वये उपविभाग	भूधारणा पद्धती	भोगवटादाख्ये नं. <u>१३७</u> <u>१३९</u> <u>१४३०</u> <u>१५५६</u> <u>१६५५</u> <u>१६५६</u>			खाते क्रमांक : <u>१५५</u>
शेताचे स्थानिक नाम			निळगाव निळगाव			कुळचे नाव : _____
लागवडी योग्य क्षेत्र	हेक्टर	आर	प्रति	इतर अधिकार <u>१५५</u>		
पोटखर्चा (लागवडी योग्य नसलेले)						
ग (अ)						
ग (ब)						
एकूण						
आकाराचा जुडी किंवा विरोध आकारणी	रुपये	पैसे		सैगा आणि भूमापन किंमते		

गांव नमुना १२ (पिकांची नोंदवही)
 (महाण्ट जमीन महसूल अधिकार अभिलेख आणि नोंदवद्या (तयार करणे व सुविधतीत ठेवणे) नियम १९७१ - यांतून नियम २१)

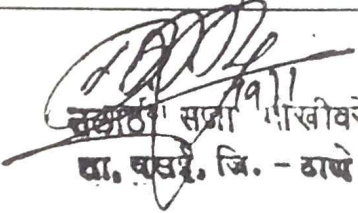
वर्ष _____ पिकाखालील क्षेत्र

वर्ष	हंगाम	मिश्रपिकांचे एकूण क्षेत्र									घटक पिके व प्रत्येक पिकाचे क्षेत्र		निर्पेठ पिकाचे क्षेत्र			पडोत व पिकास निरुपयोगी अशा जमिनीच्या दफ्ताराल		जमीन कसणाऱ्याचे नांव	शेरा
		मिश्रपिकांचा सैक्यिक			पिकाचे नांव	प्रत्येक पिकाचे क्षेत्र		निर्पेठ पिकाचे क्षेत्र			स्वरुप	क्षेत्र	पाणी पुरवठ्याचे साधन						
		जलसिंचन	अजल सिंचन	जलसिंचन		अजल सिंचन	पिकाचे नांव	जलसिंचन	अजल सिंचन	जलसिंचन				अजल सिंचन					
१	२	३	४ हे.आ.	५ हे.आ.	६	७ हे.आ.	८ हे.आ.	९	१० हे.आ.	११ हे.आ.	१२	१३ हे.आ.	१४	१५	१६				

१५५/००६

अस्सल बरहुकूम नवकल खरी अरो.
 तारीख _____

19 JAN 2006


 सहायक सजा मालखीवरे
 वा. बसप, जि. - ठाणे



ब-ई-२
 गुळ २०००
 ३६/५०

संपादन केलेल्या अधिकाराचे स्वरूप

परिणाम झालेले भूपापन क्रमांक व उपविभाग क्रमांक	चाचणी अधिकार्याची अद्याक्षरी किंवा शंरा
22/10	बेतावरी अक्षरी
22/11	बदल करतना
23/11	मायबुला
23/10	अक्षरी
201-	जो बाग
251-	अक्षरी वरवी
22/10	अक्षरी प्रत
22/11	पाहिले जाणे
28/11	विकत होणार
23/10	नाये नोवे वरवी
201-	ता. वसई श. नं. 2019 आहे.
251-	भावम नोदमंडुर
	अक्षरी
	म. ना. मांडुरी
	22/11/2004

परीणाम झालेले भूपापन क्रमांक व उपविभाग क्रमांक

चाचणी अधिकार्याची अद्याक्षरी किंवा शंरा

एकूण रक्कम मात्र.

ता. 21/11/2004 श्वरेदेरवताने काजुस दाखल केलेली श. नं. व शि. नं. ची जागेने श्री. केनेथ निफनस दिरोजा यांनी अ. वार करी वरवी वॉमणिच गोपांस याजकडून र. रु. 8, 9, 10, 11-1 (हासरी रु. चार लाख पंचव्याखत नगर गात्र) दि. 30/11/04 शेजी काथम श्वरेदेर वरवी जागेनेचे वरवी श. नं. शि. नं. क्षेत्र

22/10 0-09-1 धम्मर.

22/11 0-91-0 0-04

पो. ख. 0-02-9 9-04

28/11 0-98-2 9-00

23/10 0-91-10 9-39

201- 0-42-3 0-92

पो. ख. 0-08-0

251- 0-09-1 0-30

पो. ख. 0-00-2

नोदं वरवी अक्षरी, मुख्य निबंधक वसई-3 यांचेकडील दस्तऐवज क्र. क्र. 01/22/2004 दिनांक 30/11/2004 रुक्ये नोदं केली असे आहे.

समल बाहुकूम खरी नक्कल रुजू असे)

दिनांक :-

15 JUL 2005

[Signature]
 सहायक सभा प्रिन्सिपल
 ता. वसई, जि. - ठाणे



वसई-२
 10/11/2004
 30/11/04

हर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित
 CIDCO

अबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
 दूरध्वनी : (कोड - ९५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - ९५२५०) २३९०४६६

क्र.: CIDCO/VVSR/CC/BP-3689/E/1319

दिनांक : 16/02/2005

Mr. Walter D. Lopes through
 P.A. Holder Mr. Kenneth N. D'souza
 Nicholas House, Bangli Naka
 Sandor, Vasai (W), Taluka Vasai
 DIST : THANE.

Sub: Commencement Certificate for the proposed Industrial Buildings on land bearing S.No.22, H.No.7,8, S.No.23, H.No.6 & 7, S.No.24 & 25 of Village Gokhivare, Taluka Vasai, Dist. Thane.
 Ret: 1) IILR M.R.No.370/2004 dtd 30/11/2004 for measurement
 2) Letter from GSDA vide letter No.LGW 10-2004/CN61/55/22/2005 dated 12/01/2005 for potable water supply.
 3) CE(BP-VV)'s Report dated 03/12/2004.
 4) Your licensed surveyor's letter dated 15/02/2005.

Sir/Madam,

Development Permission is hereby granted for proposed Industrial Buildings under Sec.45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Walter D. Lopes through P.A. Holder Mr. Kenneth N. D'souza.

This drawing shall be read with the layout plan approved vide letter No. CIDCO/VVSR/CC/BP-3689/E/1315 dated 16/02/2005 and the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3689/E/1316, dated 16/02/2005. The detail of the building are given below:

Sr. No.	PREDOMINANT USE	BLDG. NO.	NO.OF GALAS	NO OF FLOORS	B.U.A. (in sq.mt)
1.	Industrial	1	6	Gr. + 1/pt	739.60
2.	Industrial	2	8	Gr. + 1	1232.30
3.	Industrial	3	16	Gr. + 1	2024.00
4.	Industrial	4	18	Gr. + 1	2613.97
Total			48		6609.87

Contd... 2.



वसई-२
 ५०००/२००८
 ३८१५०

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - ९५२५०) २३९०४६६

संदर्भ क्र.:

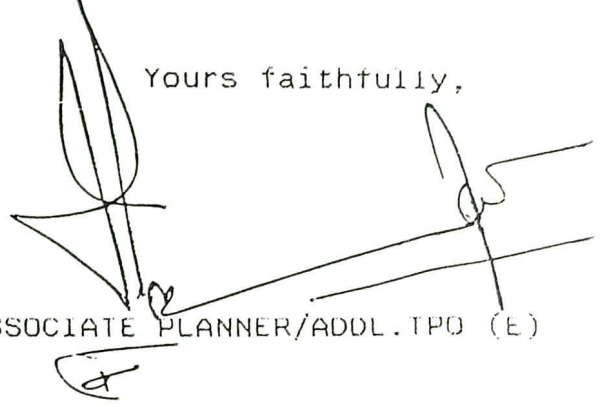
दिनांक :

.... 2

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

Encl: a/a.

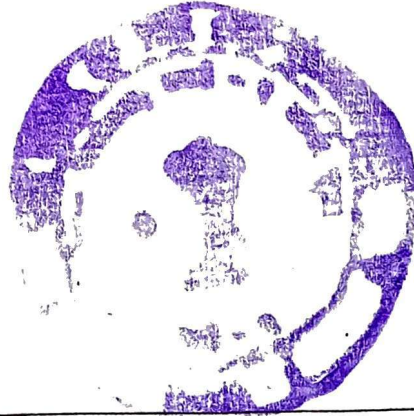
Yours faithfully,



ASSOCIATE PLANNER/ADDL.TPO (E)

c.c. to:

1. M/s. En-Con Architectural & Project Consultants
G-7.8, Wing D, Sethi Palace
Ambadi Road, Vasai (W)
Taluka Vasai, Dist : Thane.
2. The Collector,
Office of the Collector, Thane.
3. The Tahasildar
Office of the Tahasildar, Vasai
4. CUC (VV)



कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१. दूरध्वनी : २२०२ ९९९७ • फॅक्स : ००-९१-२२-२२०२ २५०९
कार्यालय : सिडको भवन सी.वी.डी.-बेलापूर, नवी मुंबई - ४०० ६५४. दूरध्वनी : ५५९१ ८१०० • फॅक्स : ००-९१-२२-५५९१ ८५६६

सिडको-२
Mulle Road
Belyo

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०९ २५०
दूरध्वनी : (कोड - ९५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - ९५२५०) २३९०४६६

संदर्भ क्र.: CIDCO/VVSR/CC/BP-3689/E/1318

दिनांक : 16/02/2005

10.
Mr. Walter D.Lopes through
P.A.Holder Mr. Kenneth N. D'souza
Nicholas House, Bangli Naka
Sandor, Vasai (W), Taluka Vasai
DIST : THANE.

Sub: Commencement Certificate for the proposed layout for
Industrial Buildings on land bearing S.No.22, H.No.7,8,
S.No.23, H.No.6 & 7, S.No.24 & 25 of Village Gokhivare,
Taluka Vasai, Dist. Thane.

Ref: 1) TILR M.R.No.370/2004 dtd 30/11/2004 for measurement
2) Letter from GSDA vide letter No.LGW.10-2004/CN61/55/
82/2005 dated 12/01/2005 for potable water supply.
3) EE(BP-VV)'s Report dated 03/12/2004.
4) Your licensed surveyor's letter dated 15/02/2005.

Sir/Madam.

Development Permission is hereby granted for proposed layout for
Industrial Buildings under Sec.45 of Maharashtra Regional and
Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Walter D.
Lopes through P.A. Holder Mr. Kenneth N. D'souza.

This drawing shall be read with the conditions mentioned in the
letter No.CIDCO/VVSR/CC/BP-3689/E/1316, dt.16/02/2005. The
detail of the building are given below.

1) Location	:	S.No.22, H.No.7,8, S.No. 23, H.No.6 & 7, S.No.24 & 25, Village Gokhivare.
2) Gross plot area	:	13230.00 Sq.m.
3) Less: a) D.P. Road Reservation	:	2457.12 Sq.m.
b) Nalla Reservation	:	404.05 Sq.m.
c) R.G. @ 10%	:	1036.88 Sq.m.
d) C.F.C. 5%	:	518.44 Sq.m.
4) Net Plot Area	:	8813.51 Sq.m.
5) FSI Permissible	:	0.75
6) Built up area permissible	:	6610.13 Sq.m.
7) Built up area proposed	:	6609.87 Sq.m.
8) No. of Buildings	:	4 Nos.

Contd... 2.

कार्यालय : 'निर्मल', दूसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२७ • दूरध्वनी : २२०२ ९९९७ • फॅक्स : २२०२ २२०२ २५०९
कार्यालय : सिडको भवन, सी.बी.डी.-बेलापूर, नवी मुंबई - ४०० ६९४ • दूरध्वनी : ५५०९ ८९०८ • फॅक्स : ००-२५-००-५५९९ ८९६६

वसई-२
युसेल २००८
२०१५०

शुद्धको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसाई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - ९५२५०) २३९०४६६

सदर क्र.:

... 2 ...

दिनांक :

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The amount of this Rs.67,475/- (Rupees Sixty seven thousand four hundred seventy five only) deposited vide challan No.9922 dated 12/02/2005 with CIDCO as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

You shall construct the retaining wall along the channel by leaving 41 mts. as shown in the plan before applying for plinth completion certificate.

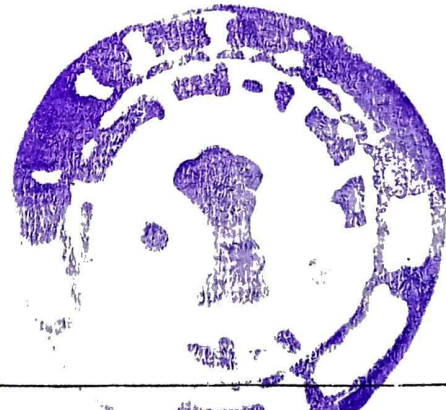
Encl: a/a.

Yours faithfully,

ASSOCIATE PLANNER/ADDL. TPO (C)

c.c. to:

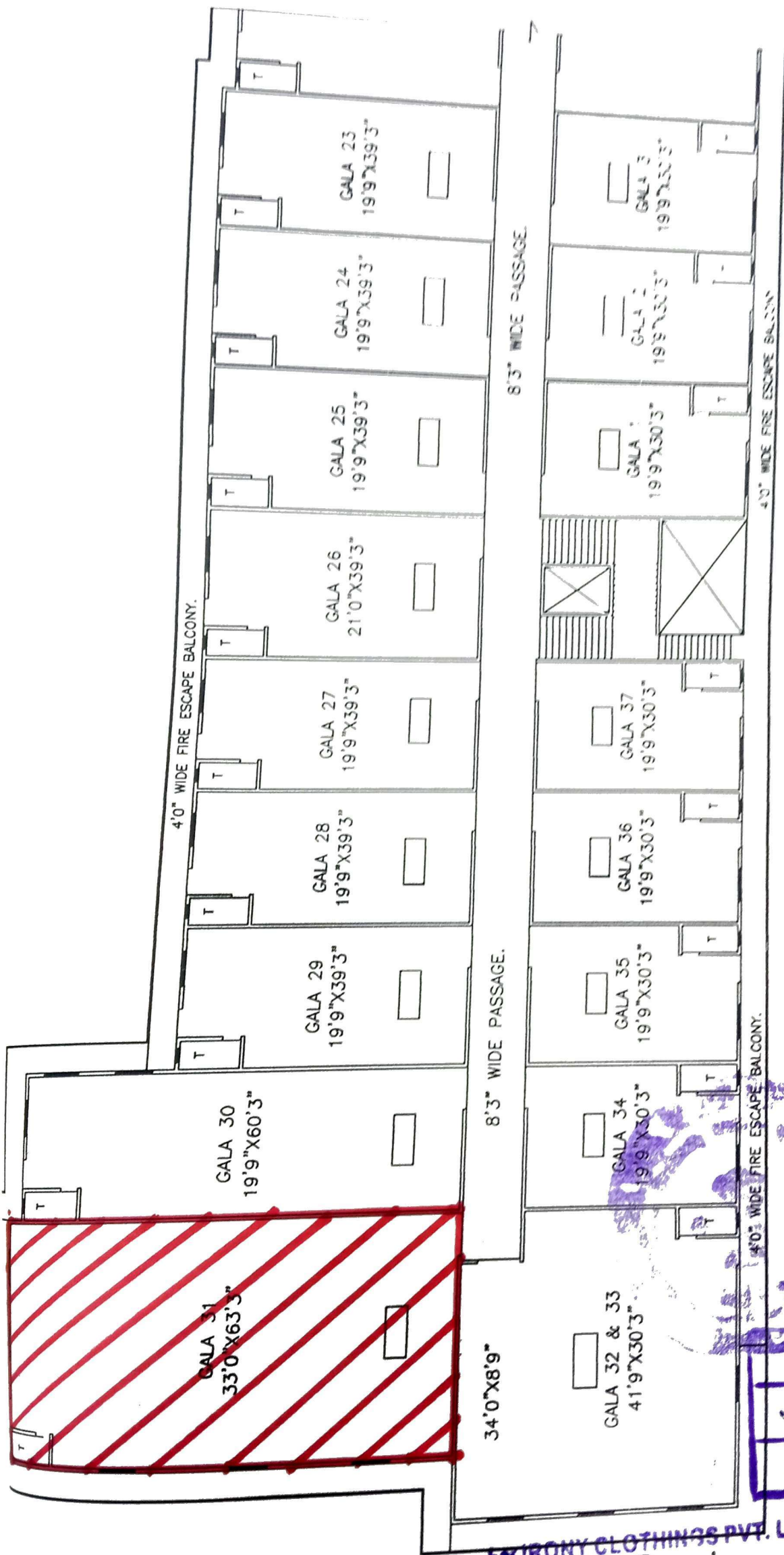
1. M/s. En-Con Architectural & Project Consultants
G-7.8. Wing D. Sethi Palace
Ambadi Road, Vasai (W)
Taluka Vasai, Dist : Thane.
2. The Collector.
Office of the Collector, Thane.
3. The Tahasildar
Office of the Tahasildar, Vasai
4. CUC (VV)



कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१. दूरध्वनी : २२०२ ९९९७ • फॅक्स : ००-९५-२२-२२०२ २५०९
दूरध्वनी : शिडको भवन सी.बी.डी.-बेलापूर, नवी मुंबई - ४०० ६५४. दूरध्वनी : ५५९९ ८९०० • फॅक्स : ००-९५-२२-५५९९ ८९६६

वसाई-२

YCEE 1000



FIRST FLOOR PLAN



TOP CLASS ENCLAVE
PHASE II

PROPOSED INDUSTRIAL ESTATE ON LAND BEARING
S.NO.22, H.NO.7 & 8, S.NO.23, H.NO.6 & 7, S.NO.24 & 25 OF
VILLAGE: GOKHIWARE, TALUKA: VASAI, DISTRICT: THANE.

BUILDERS & DEVELOPERS:
TOP CLASS ENTERPRISE
MUMBAI OFFICE: 1/2, BANDANA
15TH ROAD, BANDRA (W)
MUMBAI 400050
PHONE NO: 2600 2104/4742/5670

VASAI OFFICE:
111, AMBIKA COMM/COMPLEX,
NAVGHAR, VASAI (E)

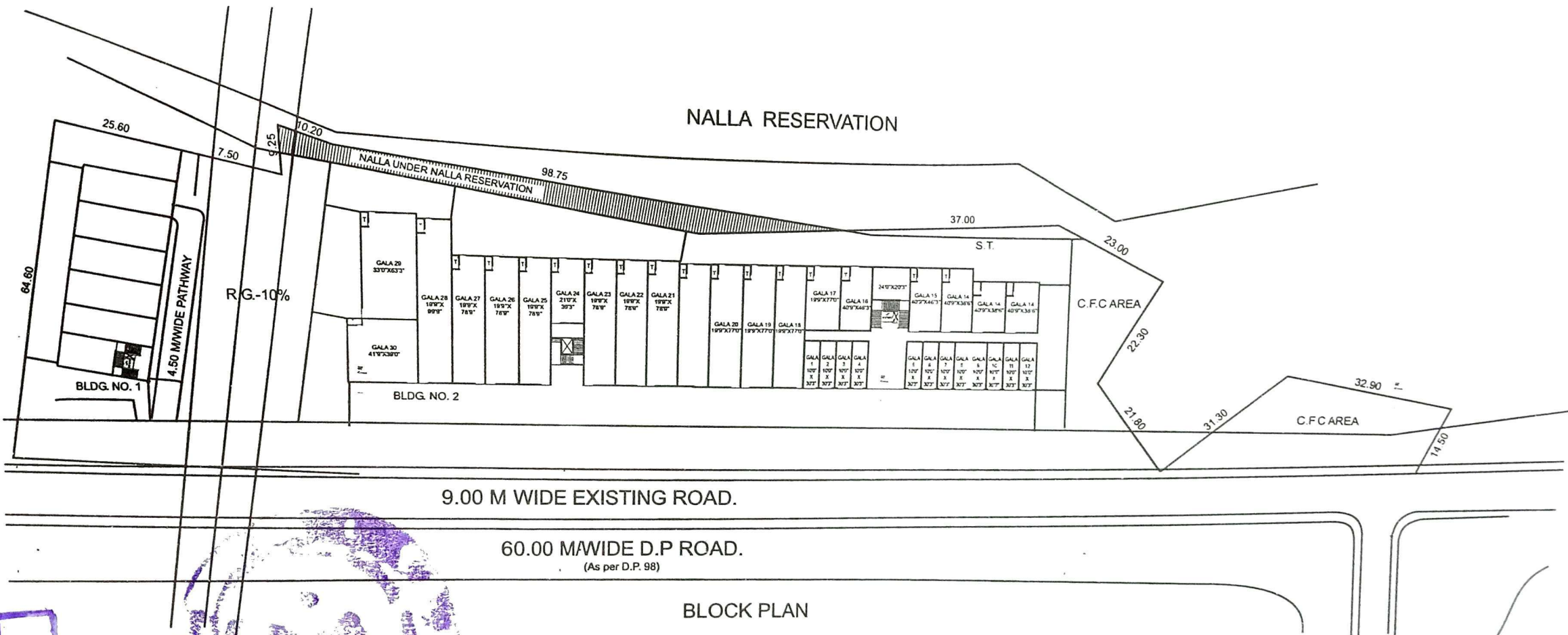
ARCHITECTS & ENGINEERS
J.D. VEERVA & ASSOCIATES
122, AMBIKA COMM. COMPLEX,
VASAI (E), DIST - THANE.
PHONE : 95250-390118

For TOP CLASS ENTERPRISE

FOR IRONY CLOTHINGS PVT. LTD.

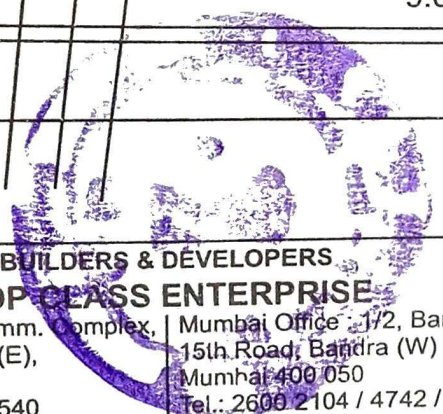
H. Sanjay
Director

221
JUL 2013



BLOCK PLAN

Handwritten notes in a purple box:
 23140
 J.P. Mehta
 2000



BUILDERS & DEVELOPERS
TOP CLASS ENTERPRISE
 111, Ambika Comm. Complex, Mumbai Office: 1/2, Bandana
 Navghar, Vasai (E), 15th Road, Bandra (W)
 Off. : 2392024 Mumbai 400 050
 Mob. : 9225400540 Tel.: 2600 2104 / 4742 / 5670

TOP CLASS ENCLAVE PHASE II
 Proposed Industrial Estate on Land Bearing
 S. No. 22, H.No.7 & 8, S.No. 23, H.No. 6 & 7, S.No. 24 & 25 Of
 Village: Gokhiware, Taluka: Vasai, District : Thane



CONSULTING ENGINEERS & LICENSED SURVEYOR
J.P. MEHTA & ASSOCIATES
 122, Ambika Comm. Complex,
 Vasai (E), Dist - Thane.
 Phone :- 0250 - 3207388.

*** LAYOUT PLAN ***

CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN SEISMIC ZONE-III IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING. IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS HAS BEEN PREPARED BY DUTY QUALIFIED STRUCTURAL ENGINEER AT LEAST, B.E.(CIVIL) OR EQUIVALENT

THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP FOR ANY

Sanjay Narang
SIGNATURE OF LICENSED SURVEYOR

STAMP OF DISPUTES IN REVENUE DEPARTMENT PLANS LAW.

STAMP OF APPROVAL OF PLANS

Approved as amended In.....
Subject to the Conditions mentioned in this
Office letter No. CIDCO/VVSR/CC/SP-3689/E/1318
Dated. 16/02/2005

sd

ASSOCIATE PLANNER (VVSR)
CIDCO LIMITED.

DESCRIPTION OF PROPOSAL & PROPERTY
~~AMBICA COMMERCIAL COMPLEX~~
~~SECOND FLOOR, VASAI (EAST)~~
PROPOSED INDUSTRIAL BLDG. ON LAND BEARING S.NO.22,H.NO-7,8,
S.NO-23,H.NO-6&7,S.NO-24&25 OF VILL-GOKHIWARE;TAL-VASAI;DIST-THANE

NAME OF OWNER / APPLICANT

SIGNATURE OF APPLICANT

Mr. WALTER GINS FALDI DOMINIC LOPES.
THRO' P.A. HOLDER Mr. KENNETH N. D'SOUZA.

Walter Gins Faldi Dominic Lopes
Sanjay Narang

JOB. NO.

DATE

BP.NO-3689
FILE.NO-889

18/01/2005

DRAWING
1 OF 5

~~AMBICA COMMERCIAL COMPLEX~~
~~SECOND FLOOR, VASAI (EAST)~~
~~AS IS PLANNED~~



SANJAY NARANG
EN-CON LICENSED SURVEYOR

REG. No. 111/LS

Architectural & Structural Works
Project Consultants

G 7/8 'D' WING, SETHI PALACE, AMBADI
VASAI ROAD (WEST), 401 202
PHONE: 912-336318, 33348
E-mail: encon@bom5.vsnl.net.in

NORTH LINE

DRAWN BY



SANTHOSH

CHECKED BY

घोषणापत्र

मी रमेश मंडव याद्वारे घोषित करतो की, दुय्यम निबंधक यांचे
कार्यालयात वार्ड-२ या शिर्षकाचा दस्त
नोंदणीसाठी सादर करण्यात आला आहे. श्री. मो. दौप कासा यांच्याकडून
श्री. शैलजि जोषी व इ. यांनी दिनांक ७/१२/०६ रोजी मला
दिलेल्या कुळमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे. निष्पादीत
करून कबुली जबाब दिला आहे. सादर कुळमुखत्यारपत्र लिहून देणार यांनी कुळमुखत्यारपत्र
रदद केलेले नाही किंवा कुळमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणामुळे कुळमुखत्यारपत्र रददबादल ठरलेले नाही. सादरचे
कुळमुखत्यारपत्र पूर्णपणे केले असून उपरोक्त करण्यास मी पूर्णतः सक्षम आहे. सादरचे
कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी
पात्र राहीन याची मंला जाणीव आहे.

दिनांक : १२/१२/०८

Roake
कुळमुखत्यारपत्राधारकांचे नाव व सही



वार्ड-२
MULEE/2006
७८१५०



ce : 1/2, 384 Bandana, 15th Rd., Bandra, Mumbai - 50. E-mail: nawanys@vsnl.com Telefax : 022 - 26004742 / 5670 / 5388
Office : 111, Ambika Comm. Complex, Navghar, Vasai (E), Dist. Thane - 401 210. Tel. : 95250 - 2392024

Date: 07th February 2009

TO WHOMSOEVER IT MAY CONCERN

This is to confirm that we have given possession to M/s Irony Clothing Pvt Ltd through Director Smt Srujana Yedidha for Unit No. F-31 on First Floor in Topclass Enclave" Building Situated on Plot bearing Sr. No. 22,23,24,25. Village Gokhiware, Sativali Road, Taluka :Vasai (E), Dist: Thane.

We also confirm that we have received full and final payment towards the said Unit.

For Topclass Enterprise

PARTNER