

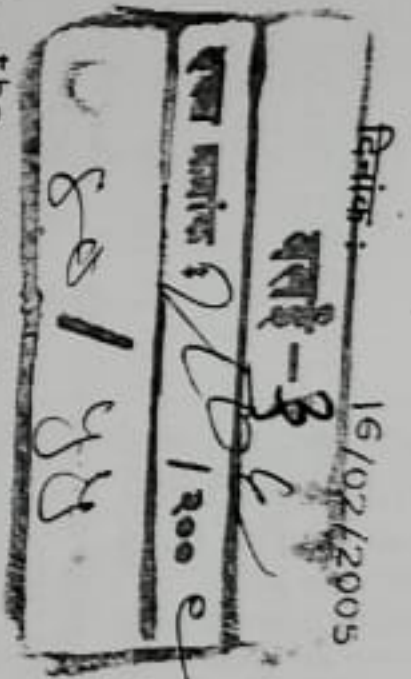
सिंहजंघे
(महाराष्ट्र) मर्यादित

व औद्योगिक विकास महासंघ

अधिका कर्मशायल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९१२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - ९१२५०) २३९०४८६

संक्र.: CIDCO/VVSR/CC/BP-3689/E/1318

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, Taluka Vasai, Dist. Thane.

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

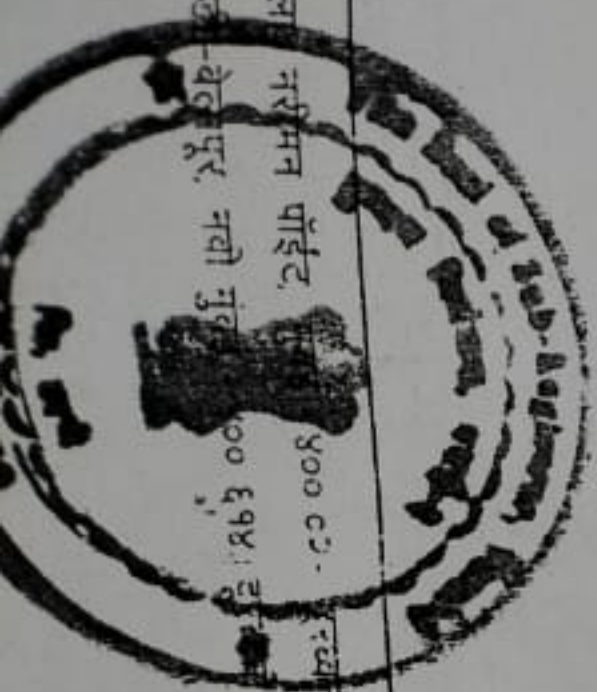
Sir/Madam.

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	:	15230.00 Sq.m.
3) Less:a) D.P. Road reservation	:	2457.12 Sq.m.
	:	404.05 Sq.m.
	:	1035.88 Sq.m.
	:	518.44 Sq.m.
	:	8315.51 Sq.m.
4) Net Plot Area	:	0.75
5) FSI Permissible	:	6610.13 Sq.m.
6) Built up area permissible	:	6609.87 Sq.m.
7) Built up area proposed	:	4 NOS.
8) No. of Buildings	:	

Contd... 2.



निर्माण, दूसरा मजला नरीमन पोस्ट, ४०० ८३-१
सिंहजंघे भवन, सी.बी.डी. वेल्डिंग, नवी मुंबई, ४०० ६९४१
दूरध्वनी : २३०२ ९९९७ • फॅक्स : ००-९५-०२-२२०२ २५८९
५५२९ ८९०८ • फॅक्स : ००-९५-०२-५५९९ ८९६६

व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित
इंटरज्ये

अत्रिका कुमभिराल कॉम्प्लेक्स, दूसरा भजला, वसाई (पुणे), जि. ताणे ४०१ २१०
दूरधनी : (कोड - ९५२५०) - २३९०४६६ / २३९०४६७ फॅक्स : (कोड - ९५२५०) २३९०४६६

क्र.: CIDCO/VVSR/CC/BP-3689/E/ 1319

दिनांक : 16/02/2005

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

3689/E
1900

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) ILLR M.R.No.२/०/२००४ dtd 30/11/2004 for measurement
2) Letter from GSDA vide letter No.LGW 10-2004/CN61/55/32/2005 dated 12/01/2005 for potable water supply.
3) RE(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 (XVII 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:

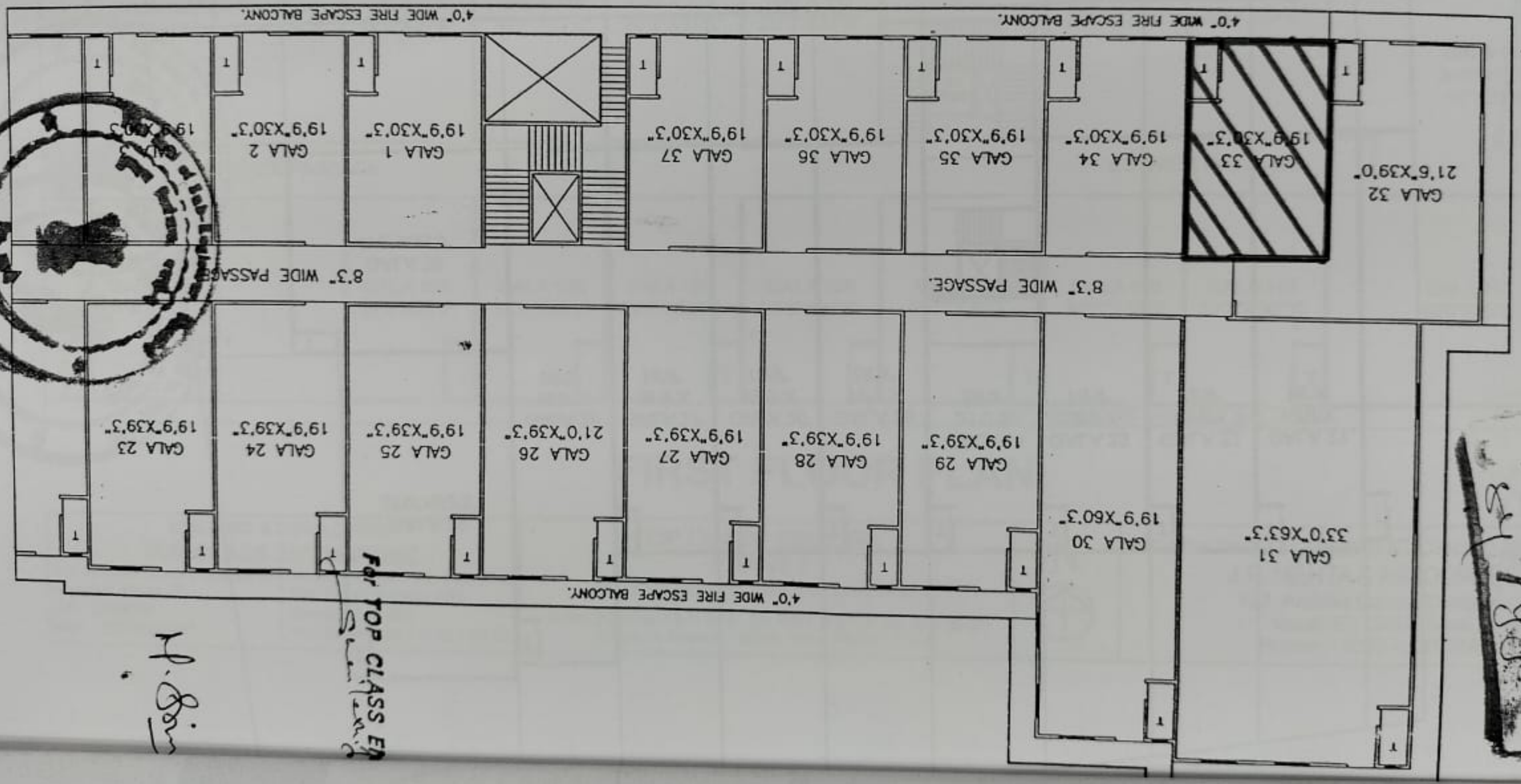
Sr. No.	PREDOMINANT USE	BLDG. NO.	NO.OF GALAS	NO OF FLOORS	B. U.A. (in sq.mt)
1.	Industrial	1	6	Gr.+ 1/pt	739.60
2.	Industrial	2	8	Gr.+ 1	1232.30
3.	Industrial	3	16	Gr.+ 1	2024.00
4.	Industrial	4	18	Gr.+ 1	2613.97
Total					6609.87

Contd... 2.



नाम : निमित्त, दूसरा भजला, मरीचम, ताणे, जिल्हा पुणे, दूरधनी: २३९०४६६, २३९०४६७, फॅक्स: २३९०४६६, २३९०४६७

FIRST FLOOR PLAN



FOR TOP CLASS ENCLAVE

H. J. J.

18/05
 18/05
 18/05

LICENSED SURVEYOR & CONSULTING ENGINEER
J.P. MEHTA & ASSOCIATES
 122, AMBIKA COMM. COMPLE
 VASAI (E) DIST. THANE

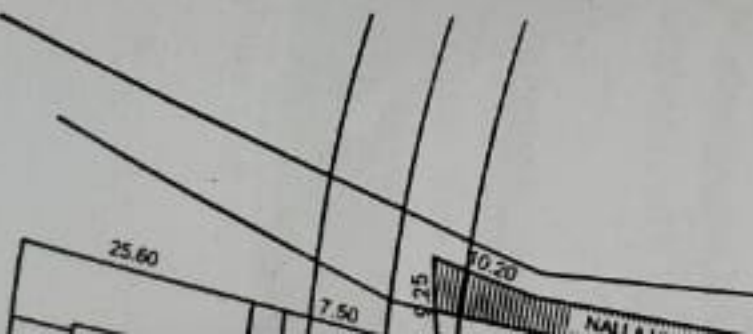


TOP CLASS ENCLAVE
 PHASE II
 PROPOSED INDUSTRIAL ESTATE ON LAND BEARING
 S.NO.22, H.NO.7 & 8, S.NO.23, H.NO.6 & 7, S.NO.24 & 25 OF

BUILDERS & DEVELOPERS:
 TOP CLASS ENTERPRISE
 MUMBAI OFFICE: 1/2, BANDANA
 15TH ROAD, BANDRA (W)
 MUMBAI 400050

VASAI OFFICE:
 11, AMBIKA COMM COMPLEX,
 NAVGHAR, VASAI (E)

NALLA RESERVATION



With the
the plans
required to
change is

authorities
which are
ing the
rform

APPROVED BY
21/04/2009
S. J. J.

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 Cokhiware, Taluka Vasal, 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".

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-33 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 59,991 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. 11,00,000/- / Rupees Eleven lakhs 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.J.J.
H.S.J. The Gala Purchaser/s agrees to pay to the Builders the aforesaid consideration of Rs. 11,00,000/- as under:
(a) Rs. /- (Rupees only)
at the time of booking the Gala.

S.J.J.
(b) Rs. 1,00,000/- / (Rupees One lakh Only only)
on or before the execution of this agreement.

H.S.J. (c) Rs. 10,00,000/- / (Rupees Ten Lakhs Only only)
on or before 31/03/2009

(d) Rs. /- (Rupees only)
on or before





दस्त गोधवारा भाग - 2

दस्त क्र. [वसई-3-2806-2009] चा गोधवारा
भाजार मुल्य :1223816 गोधदला 1100000 भरलेले मुद्रांक शुल्क : 73500

दस्त हजर केल्याचा दिनांक :30/03/2009 04:49 PM
निषादनाचा दिनांक : 26/03/2009
दस्त हजर करणा-याची सही :

M. Sengupta

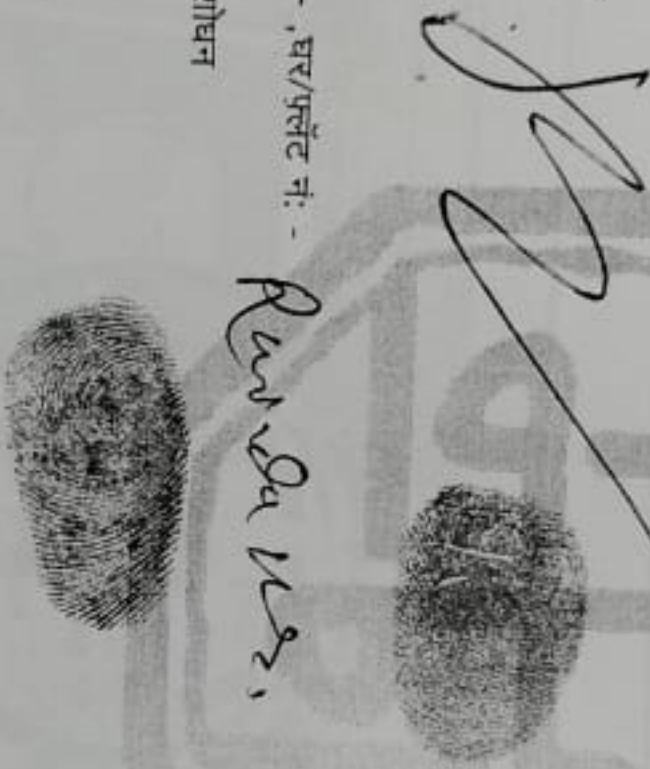
दस्ताचा प्रकार :25) करारनामा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 30/03/2009 04:49 PM
शिवका क्र. 2 ची वेळ : (फी) 30/03/2009 04:53 PM
शिवका क्र. 3 ची वेळ : (कबुली) 30/03/2009 04:54 PM
शिवका क्र. 4 ची वेळ : (ओळख) 30/03/2009 04:54 PM

दस्त नोंद केल्याचा दिनांक : 30/03/2009 04:55 PM

ओळख :

खातीत इराम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

- 1) हितेश विनोद पारेख- - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: हरीश्रम
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: दिवाणमान
तालुका: वसई
दिन: -
- 2) रविंद्र वासुदेव कोरे- - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: दादर यशोधन
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: दादर
तालुका: मुंबई
दिन: 28



MWS

दु. निबंधकाची सही
वसई 3

स्वांगीत करल्यात असे को, या दस्तावर
एकूण... पाणे आदि

दुय्यम निबंधक, वसई-3
वसई 30 मार्च 3 2009

वसई 3
दस्त क्रमांक (2806/2009)
युगियु

पारवी क्र.:2817 दिनांक:30/03/2009
पारवीचे वर्णन
नांव: सृजना वि मोडिया - -

12240 :नोंदणी फी
1100 :नकल (अ. 11(1)), पृष्ठांकन
नकल (अ. 11(2)),
रजवात (अ. 12) व छायाचित्रण (अ. 13)
एकत्रित फी
13340: एकूण

MWS

दु. निबंधकाची सही, वसई 3



दुय्यम क्रमांक... 927
2103 क्रमांकावर नोंद

MWS

दुय्यम निबंधक, वसई-3
वसई 30 मार्च 3 वस 2009



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित
 शिंडखुं

अधिका कर्मशायल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
 दूरधनी : (कोड - १५२५०) - २३९०४६६ / २३९०४६७ फॅक्स : (कोड - १५२५०) २३९०४६६

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

दिनांक :

16/02/2005

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

वसई-३
 दास क्र. १०२३
 १०/१५५

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) I.L.R M.K.No.5/0/2004 dtd 30/11/2004 for measurement
 2) Letter from GSDM V.J's letter No.LGW 10-2004/GN61/57/
 82/2005 dated 12/01/2005 for potable water supply.
 3) FE(BP-WV) 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.

Sl	Location	S.No.22, H.No.7,8, S.No. 23, H.No.6 & 7, S.No.24 & 25, Village Gokhivare.
	Area	15230.00 Sq.m.
	Area	2457.12 Sq.m.
	Area	404.05 Sq.m.
	Area	1035.88 Sq.m.
	Area	518.44 Sq.m.
	Area	5313.51 Sq.m.
1)	NET PLOT AREA	0.75
2)	FSI Permissible	6610.13 Sq.m.
3)	BUILT UP AREA PERMISSIBLE	6609.87 Sq.m.
4)	BUILT UP AREA PROPOSED	
5)	NO. OF BUILDINGS	4 NOS.



संस्थान : 'सिमेंट' दूसरा मजला कर्मशायल वॉर्डर गार्ड - ४०० ८००, दूरधनी : २३०२ १२१४
 दूरधनी : (कोड - १५२५०) - २३९०४६६ / २३९०४६७ फॅक्स : (कोड - १५२५०) २३९०४६६

AGREEMENT FOR SALE
OF

Gala No. E-33 On 1st Floor

In

Mr Kore. - 9270255519

Top Class Enclave

At:

Bhoidapada, Sativali Road, Village Gokhiware, Vasai (E).

Builders & Developers

M/s. Top Class Enterprise

111, Ambika Comm. Complex, Navghar, Vasai (E),
Dist. Thane - 401 210.

B.P. NO. 36889 / SHEET NO-1 OF 5

वर्क - ३
 रकम रु. २५२०००/-
 १०/१५

*** 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 A QUALIFIED STRUCTURAL ENGINEER AT LEAST, B.E.(CIVIL) OR EQUIVALENT

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

STAMP OF REGISTERED ARCHITECTS

STAMP OF APPROVAL OF PLANS

Approved as amended in _____
 Subject to the Conditions mentioned in this
 Office letter No. CIDCO/VYSR/CLD/BP-36889/E/1318
 Dated. 16/02/2005

ASSOCIATE PLANNER (VYSR)
 CIDCO LIMITED.

DESCRIPTION OF PROPOSAL & PROPERTY
SECOND FLOOR VASAI (EAST) BLDG. ON LAND BEARING S.NO.22,H.NO-7,8, S.NO-25 H.NO-26,7,S.NO-24&25 OF VILL-GOKHIWARE,TAL-VASAI;DIST-THANE

NAME OF OWNER / APPLICANT
 MR. WALTER PRINGS VASAI COMMERCIAL ENTERPRISES.
 THRO' P.A. HOLDER MR. KENNETH N. D'SOUZA.

SIGNATURE OF APPLICANT

JOB. NO.
 BP. NO.-36889
 FILE. NO.-489

DATE
 18/01/2005

DRAWING
 VASAI COMMERCIAL COMPLEX,
 SECOND FLOOR VASAI (EAST),
 DIST. THANE.

NORTH LINE

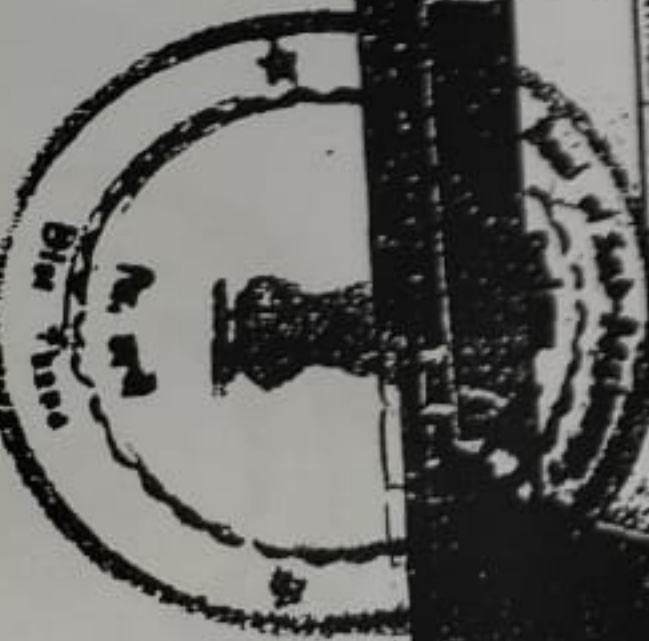
DRAWN BY
 SANTHOSH

CHECKED BY

EN-CON LICENSED SURVEYOR
 Architectural & Structural Consultants
 Project Consultants

G 7/8 "D" WING, SETHI PALACE, AMBADI
 VASAI ROAD (WEST), 401 202
 PHONE. 912-336318, 333401
 E-mail: encon@bom5.vsnl.net.in

A12/D/SANTHOSH/INDUSTRIAL/AMBADI/SOUDA/LAY



Director

FOR IRONY CLOTHINGS PVT. LTD.

H. Genter

Partner
Shri. K. S. D. D.

For TOP CLASS ENTERPRISE

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

BUILDERS & DEVELOPERS
TOP CLASS ENTERPRISE

MUMBAI OFFICE: 1/2, BANDRA
15TH ROAD, BANDRA
MUMBAI 400050
PHONE NO: 2600 2104/4742/5670

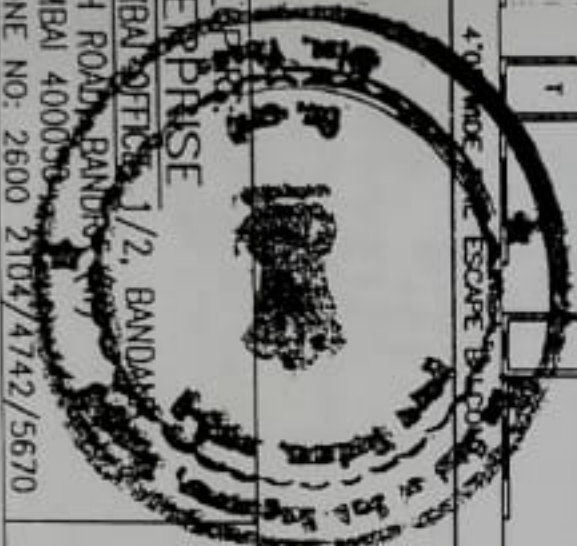
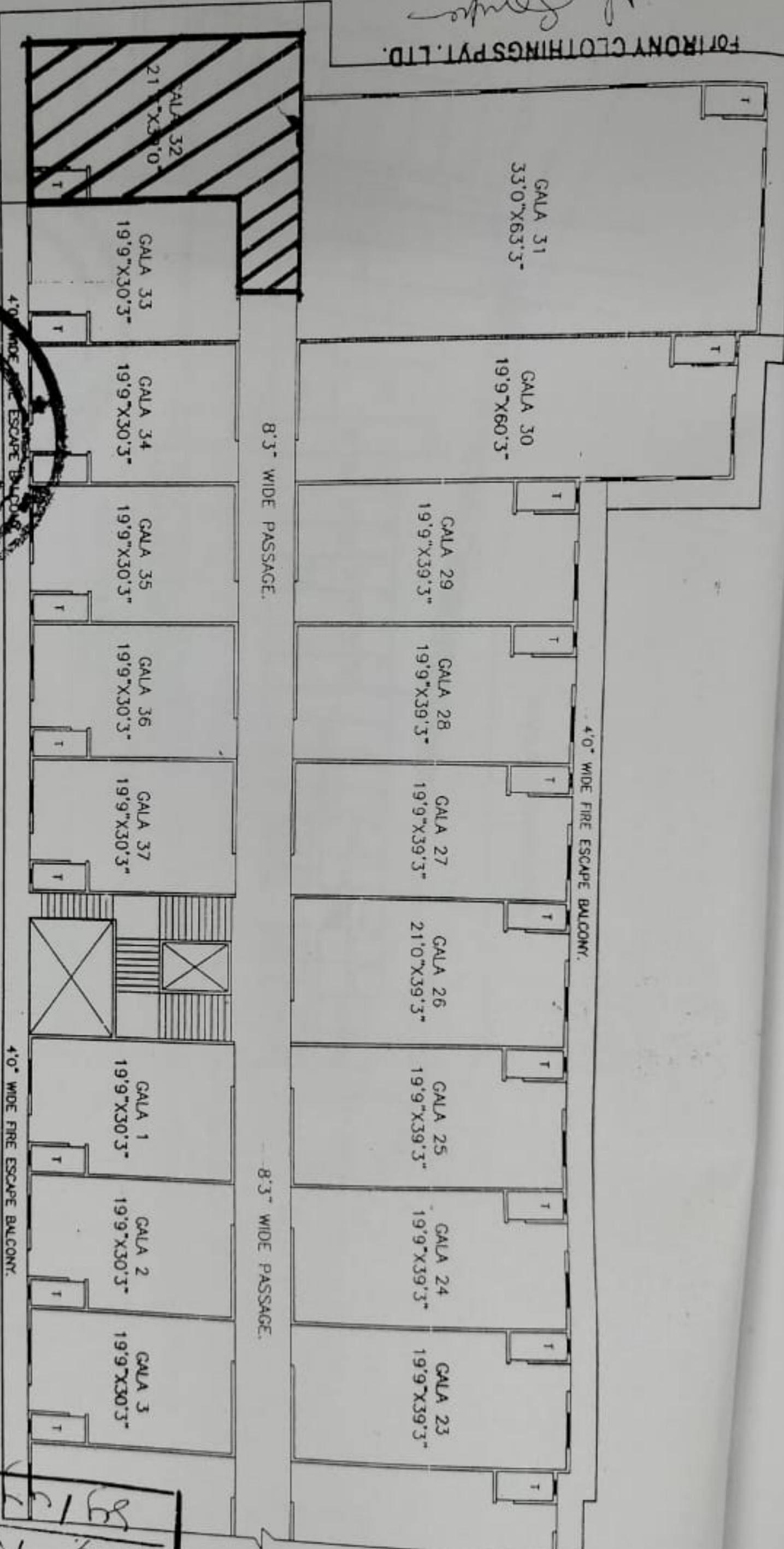
PROPOSED INDUSTRIAL ESTATE ON LAND BEARING:
S.NO.22, H.NO.7 & 8, S.NO.23, H.NO.6 & 7, S.NO.24 & 25 OF
VILLAGE: GOKHIWARE, TALUKA: VASAI, DISTRICT: THANE.

TOP CLASS ENCLAVE
PHASE II



LICENSED SURVEYOR & CONSULTING ENGINEERS
J.P. MEHTA & ASSOCIATES
122, AMBIKA COMM. COMPLEX,
VASAI (E), DIST - THANE.
PHONE :- 0250 3207388

FIRST FLOOR PLAN



Handwritten notes and signatures in a box at the bottom right of the plan.

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 Gokhware, Taluka Vasal, 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".

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 Lakhs Seventy thousand Only - 00 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.

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. 1000000/- / (Rupees One Lakh 00 only) on or before the execution of this agreement.

(c) Rs. 2000000/- / (Rupees Twenty Lakhs 00 only) on or before 1.5.2008.

(d) Rs. 18000000/- / (Rupees Eighteen Lakhs 00 only) on or before 1.5.5.2008.

S.D.

S.D.

S.D.

S.D.

S.D.



व ई-२
१२००

WHEREAS

श्री-३३
₹₹₹ ₹.१००/२०००
२-१९९

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 / WVSSR / 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.

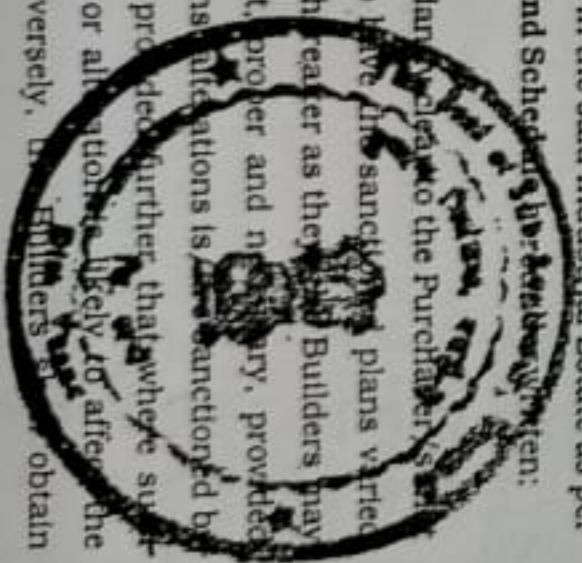
iii) In terms of the aforesaid Agreement, the Builders have commenced construction of an Industrial Estate on the said properties described in the First Schedule hereunder written.

iv) Upon construction of the above recited Industrial Estate, the said Industrial Estate would be known and described as "**TOP CLASS ENCLAVE**".

v) 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. K. Khyra Mehta Consulting Engg.* Regd. No. *STR.. STR/PI/152*..... 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;

vi) 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;

vii) The Builders have made it abundant clear to the Purchaser/s that the Builders shall be entitled to leave the sanctioned plans varied and/or modified and/or altered hereafter as they deem fit, appropriate, expedient, proper and necessary, provided that such variations, modifications and alterations sanctioned by the concerned authorities and provided further that where such variation, modification, change or alterations likely to affect the interest of the Purchaser/s adversely, the Builders shall obtain



बारा - 3
 बारा क्रमांक : 90620/1
 1/54

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".

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-30 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 112.593 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. 23,00,000/- / (Rupees Twenty three Lakh Only) only

S. 2
H.

S. 2
H.

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. 661,000/- (Rupees Six Lakh Sixty One thousand only) towards additions and alterations as per requirement of the purchaser

4. The Gala Purchaser/s agrees to pay to the Builders the aforesaid consideration of Rs. 23,00,000/- as under:

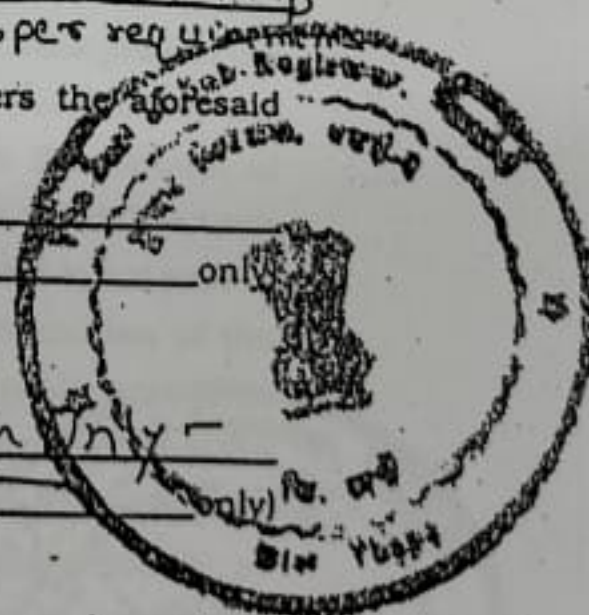
(a) Rs. _____ /- (Rupees _____ only) at the time of booking the Gala.

(b) Rs. 1,00,000/- /- (Rupees One Lakh Only) on or before the execution of this agreement.

(c) Rs. 22,00,000/- /- (Rupees Twenty two Lakh Only) on or before... 30/09/2008.

S. 2
H.

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



(Customer Copy)

Deposit Br.DADAR

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

Date : 12/9/08
 Franking Value Rs. 13800/-
 (Stamp Duty)
 Service Charges Rs. 10
 (incl Tax)
 Total Rs. 13810/-

Name of Stamp duty paying party :

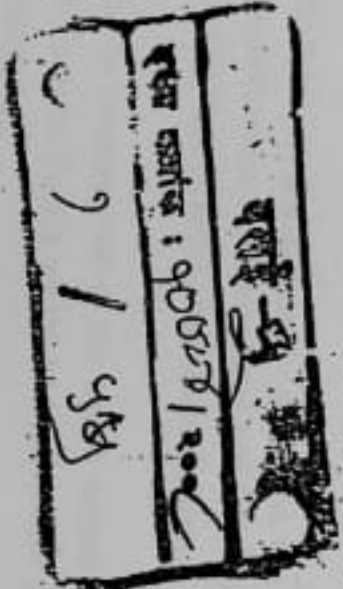
TRANSFER
9 SEP 2008

Cash/DD/Cheque No. 243361
 Drawn on Bank J.S.B.M.
 Branch Dadar

Ravinder

FRANKING NO.
51982
Tran ID

JANATA SAHAKARI BANK LTD, PUNE (SCHEDULED BANK) Franking Deposit Slip
 Govt. of Maharashtra Licence No. D-5157(V/C.R.1016/01/04/2541 To 2544/04 Dt. 25.11.2004



Authorized Signatory
 Order Branch, Mumbai
 For JANATA SAHAKARI BANK LTD, PUNE

AGREEMENT

THIS AGREEMENT made at Vasai this 13th day of September 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
 context or meaning thereof be deemed to mean and include the successors,
 assigns of the said partnership firm, the partners for the time being and the heirs,
 executors, administrators, legal representatives, assigns and trustees
 survivors or the last survivor of the said partners) of the ONE PART;

AND
 MB **IRONY CLOTHING PVT LTD.**
 DIRECTOR: Smt SAUVANA JEDIDHA
 2303, Challenge Tower - 4, Thakur Village
 Kondivadi, Mumbai - 400061.

hereinafter referred to as the PURCHASER/S (which expression shall include
 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 survivor or the last survivor of the said partners/
 partners/successors and assigns of the said Company) of the OTHER PART;

FOR IRONY CLOTHINGS PVT. LTD.

[Signature]
Director

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 243361
 0001-985207
 17:22
 10 2008
 243361 X

F-31

F-31

JANATA SAHAKARI BANK LTD., PUNE (SCHEDULED BANK) Franking Deposit Slip
Govt. of Mah. General Stamp Office Licence No. D-517P/VY.C.R.101601042541 To 2544 M4 Dt. 25.11.2004

FRANKING NO. 58609



Cash/DD/Cheque No. 236053
Branch of Bank Dada Sahakar Bank

Name of Stamp duty paying party: Mary Chhangra Pr. Ltd.
Total Rs. 241610/-
Service Charges Rs. 10/-
Franking Value Rs. 241600/-
Date: 19/4/08

Pay to Janata Sahakar Bank Ltd., Dadar
Deposit Br. DADAR
(Customer Copy)

29999

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यूसे- 1300
9140



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

Janata Sahakar Bank Ltd Pune
Branch: Keri Building 5 K. Bole
Dadar (West), Mumbai-40026
D-517P/VY/C.R.101601042541

AGREEMENT

THIS AGREEMENT made at Vasal 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
context or meaning thereof be deemed to mean and include
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
M/s TROY CLOTHING Pvt. Ltd
Director - Smt SRUTANA YEDIDHA S.V.S. YEDIDHA
2302, Challenger Towers No4 Thokur
Village, Randivli (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.

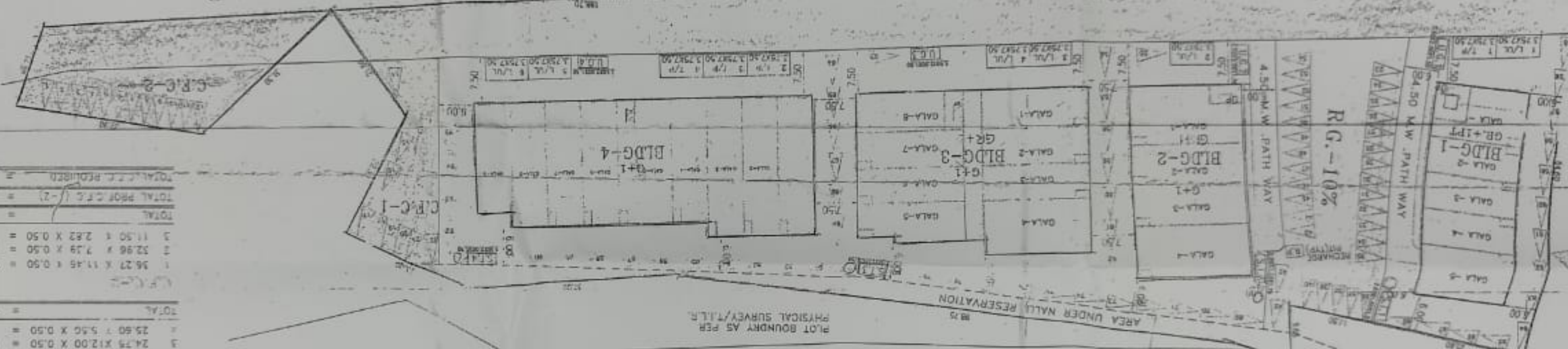
S.D.
S.D.
S.D.

LAYOUT PLAN

SCALE 1:500

60.00 M/W PROP. D.P. ROAD (M.T.S.) (AS PER D.P. 98)

9.00 M. W. EXISTING ROAD



NALLA RESERVATION

(AS PER D.P. 2001)

AREA UNDER NALLA RESERVATION

PLOT BOUNDARY AS PER PHYSICAL SURVEY/T.L.R.

C.F.C-1

1	12.56 x 8.52 x 0.50 =	58.79 SQMT
2	26.72 x 6.00 x 0.50 =	110.31 SQMT
3	24.75 x 12.00 x 0.50 =	148.50 SQMT
4	25.50 x 5.50 x 0.50 =	70.40 SQMT
TOTAL		389.00 SQMT

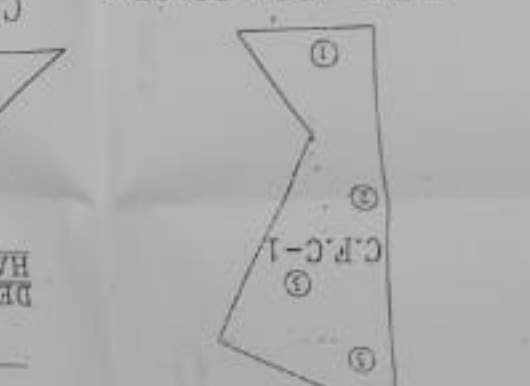
C.F.C-2

1	36.27 x 11.46 x 0.50 =	207.85 SQMT
2	32.96 x 7.39 x 0.50 =	121.79 SQMT
3	11.50 x 2.82 x 0.50 =	16.22 SQMT
TOTAL		345.84 SQMT

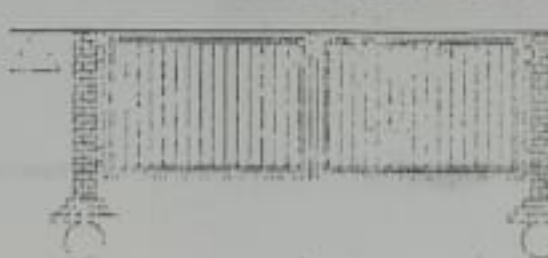
TOTAL C.F.C. PROVISION = 734.84 SQMT

C.F.C AREA CALCULATION

C.F.C AREA DIAGRAM



GATE ELEVATION



DET. OF GR. F.L.M.C.
CONNECTION TO
INSPECTION CHAMBER
SCALE 1:50

AREA

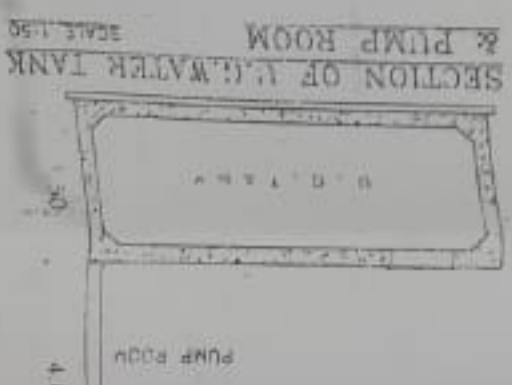
1	7.00 x 48.66 x 0.50 =	1703.10 SQMT
2	8.22 x 48.72 x 0.50 =	2000.00 SQMT
3	11.32 x 2.18 x 0.50 =	123.00 SQMT
4	10.00 x 10.31 x 0.50 =	515.50 SQMT
5	11.70 x 8.50 x 0.50 =	498.75 SQMT
6	12.00 x 20.40 x 0.50 =	1224.00 SQMT
7	12.00 x 10.60 x 0.50 =	636.00 SQMT
8	14.77 x 4.70 x 0.50 =	346.05 SQMT
TOTAL		10385.05 SQMT

TOTAL PLOT AREA (I+II+III) = 13248.22 SQMT

PLOT AREA AS PER 7/12 = 13230.00 SQMT

HOLDING AREA STATEMENT

S.NO	AREA IN SQMT
22	100.00
23	2810.08
24	1420.00
25	6400.00
TOTAL	13230.00



PROFORMA II

CONTENTS OF SHEET
BLOCK & LOCATION, PLAN, BUILT UP AREA STATEMENT, PARKING, L/UNL. & TRANSPORT VEHICLE STATEMENT, PLOT AREA
DIAGRAM & CALCULATIONS

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 4.5.2002 AND THE DIMENSIONS OF THE SIDE ETC. OF
THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN
THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORD LAND RECORDS DEPTT. CITY SURVEY RECORD

Signature of Licensed Surveyor/Engineer
Structural Engineer / Supervisor

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 HAZARD HAS BEEN PREPARED BY
DULY QUALIFIED ~~ENGINEER~~ ~~SHANU~~ ~~NOT~~ ~~BY~~ B.E.(CIVIL) OR EQUIVALENT
**CONSIDERED AS A PROOF
OF OWNERSHIP, FOR ANY
DISPUTES IN RECEIPT OF PLANS**

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Approved as embodied in
Subject to the Conditions mentioned in this
Office Order No. 21360/V/SR/2005 & 18P-
Dated. 16/02/2005

3689/EN/2005 - विरार शहर महानगरपालिका
नगरचना विभाग
माहितीचा अधिकार अधिनियम, 2004
अन्वये दिलेली माहिती क. 31/05/2005-43
दिनांक. 4.1.8.1.2018

ASSOCIATE PLANNER (V/SR)
CIDCO LIMITED.
AMBIKA COMMERCIAL COMPLEX,
GEORGE ROAD, VASAI (EAST), DIST. THANE

PROPOSED ~~THE~~ ~~SYSTEM~~ ~~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
Mr. WALTER alias VALIN DOMINIC LOPES.
THRO' P.A. HOLDER Mr. KENNET N. D'SOUZA.

SIGNATURE OF APPLICANT

JOB. NO.
BP.NO-3689
FILE.NO-889

DATE
18/01/2005

SIGNATURE OF APPLICANT

DRAWING NO.
1 OF 5

SCALE
AS SHOWN

SANJAY NARANG
LICENSED SURVEYOR
REG. No. N/11/LS

NORTH LINE

DRAWN BY
A. THOSH

Architectural & Structural Works
Project Consultants



CHECKED BY

G 7/8 "D" WING, SETHI PALACE, AMBADI ROAD,
VASAI ROAD (WEST), 401 202
PHONE. 912-336318, 333404
E-mail: encon@borm5.vsnl.net.in

NALLA RESERVATION

(AS PER D.P.2001)

PHYSICAL SURVEY/T.L.F.
PLOT BOUNDRY AS PER

GATE ELEVATION

DET. OF GR. F.L.W.C.
CONNECTION TO
INSPECTION CHAMBER
SCALE 1:50

T AREA

7	70.00 X 48.66 X 0.50 = 1703.10 SQMT
8	220.00 X 48.72 X 0.50 = 5338.00 SQMT
9	11.32 X 8.16 X 0.50 = 46.19 SQMT
10	158.00 X 10.31 X 0.50 = 814.48 SQMT
11	170.00 X 8.90 X 0.50 = 756.50 SQMT
12	89.00 X 20.40 X 0.50 = 907.80 SQMT
13	157.75 X 10.60 X 0.50 = 836.08 SQMT
14	77.40 X 4.70 X 0.50 = 181.85 SQMT
TOTAL	= 10365.05 SQMT
TOTAL PLOT AREA (I+II+III)	= 13246.22 SQMT
PLOT AREA AS PER 7/12	= 13230.00 SQMT

I AREA CALCULATION

IM.W. D.P. ROAD

1	6.48 X 8.63 X 0.50 = 281 SQMT
2	0.13 X 10.81 X 0.50 = 1175 SQMT
3	6.62 X 8.75 X 0.50 = 466 SQMT
4	3.56 X 8.32 X 0.50 = 450 SQMT
5	0.74 X 6.63 X 0.50 = 45.05 SQMT
6	1.64 X 6.58 X 0.50 = 31.72 SQMT
TOTAL	2457.12 SQMT

IM.W. NALLA ELEVATION

0.20	100 X 0.50 = 22.85 SQMT
7.00	100 X 0.50 = 115.50 SQMT
9.00	80 X 0.50 = 137.50 SQMT
13.00	35 X 0.50 = 128.00 SQMT
TOTAL	= 404.85 SQMT

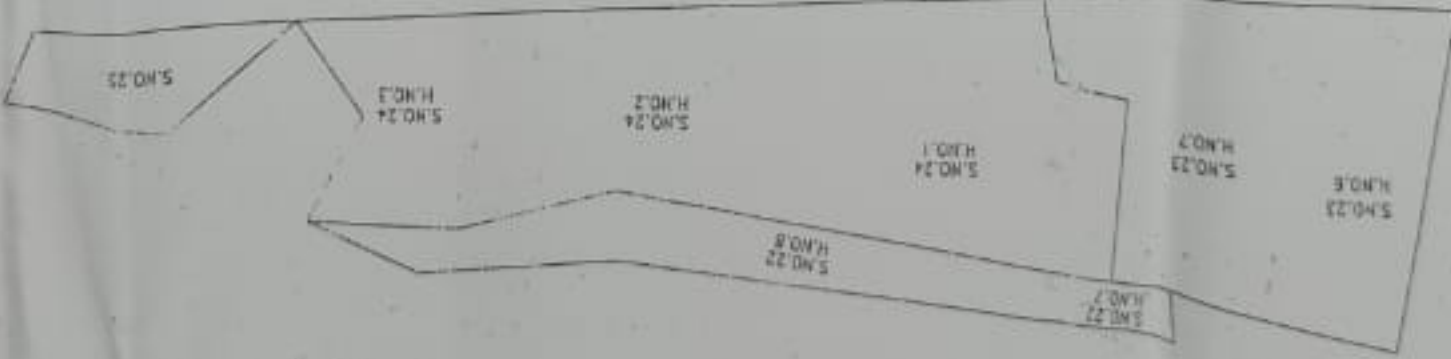
PLOT ARI DIAGRAM

SCALE 1:50



HOLDING AREA DIAGRAM

SCALE 1:1000

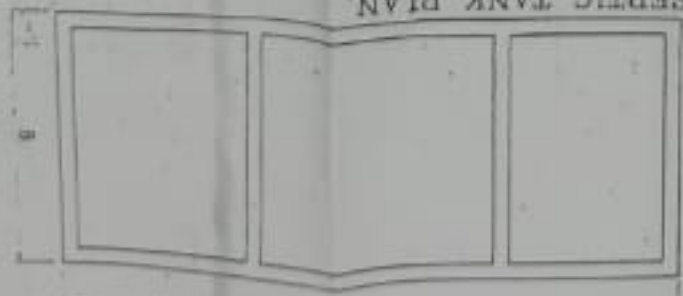


HOLDING AREA STATEMENT

S.NO	H.NO	AREA IN SQMTS
22	2	100.00
22	8	2810.00
23	6	1420.00
24	12.3	1000.00
25	-	610.00
TOTAL		13230.00

SEPTIC TANK PLAN

SCALE 1:50



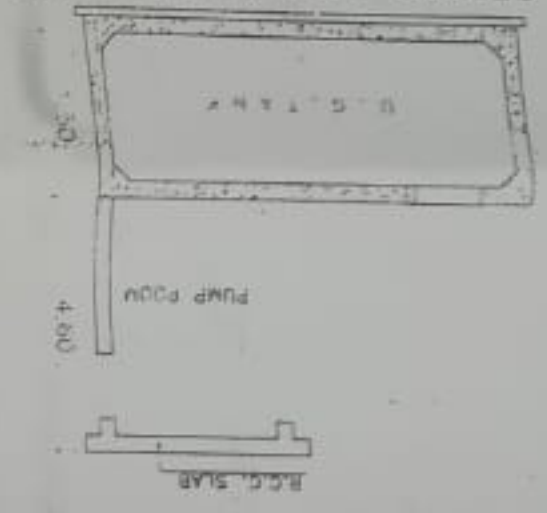
SECTION OF SOAK PIT

SCALE 1:50



SECTION OF U.G. WATER TANK & PUMP ROOM

SCALE 1:50

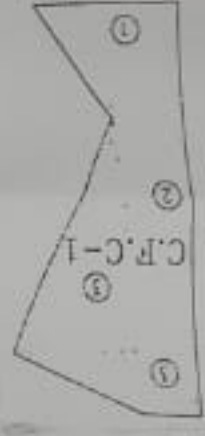


PARKING AREA STATEMENT

9.0 A	= 6609.87 SQMT
REQUIRED 1 PARKING FOR 70 SQMT	= 94.43 NOS
6609.87 / 70	= 94.43 NOS
PARKING PROVIDED	= 95.00 NOS
UNLOADING STATEMENT	
TOTAL BUILT UP AREA	= 6609.87 SQMT
L/UN LOADING REQUIRED 1	
L/UN FOR 1000 SQMT	= 6.61 (6)
6609.87 / 1000	= 6.61 (6)
L/UN LOADING PROVIDED	= 6.00 NOS
TRANSPORT VEHICLES PARKING	
TOTAL BUILT UP AREA	= 6609.87 SQMT
TRANSPORT VEHICLES PARKING REQUIRED 1	
1 1/2 FOR 2000 SQMT	
6609.87 / 2000	= 3.30 (4)
TRANSPORT VEH. PARK. PROVIDED	= 4.00 NOS

C.F.C AREA DIAGRAM

SCALE 1:500



C.F.C AREA CALCULATION

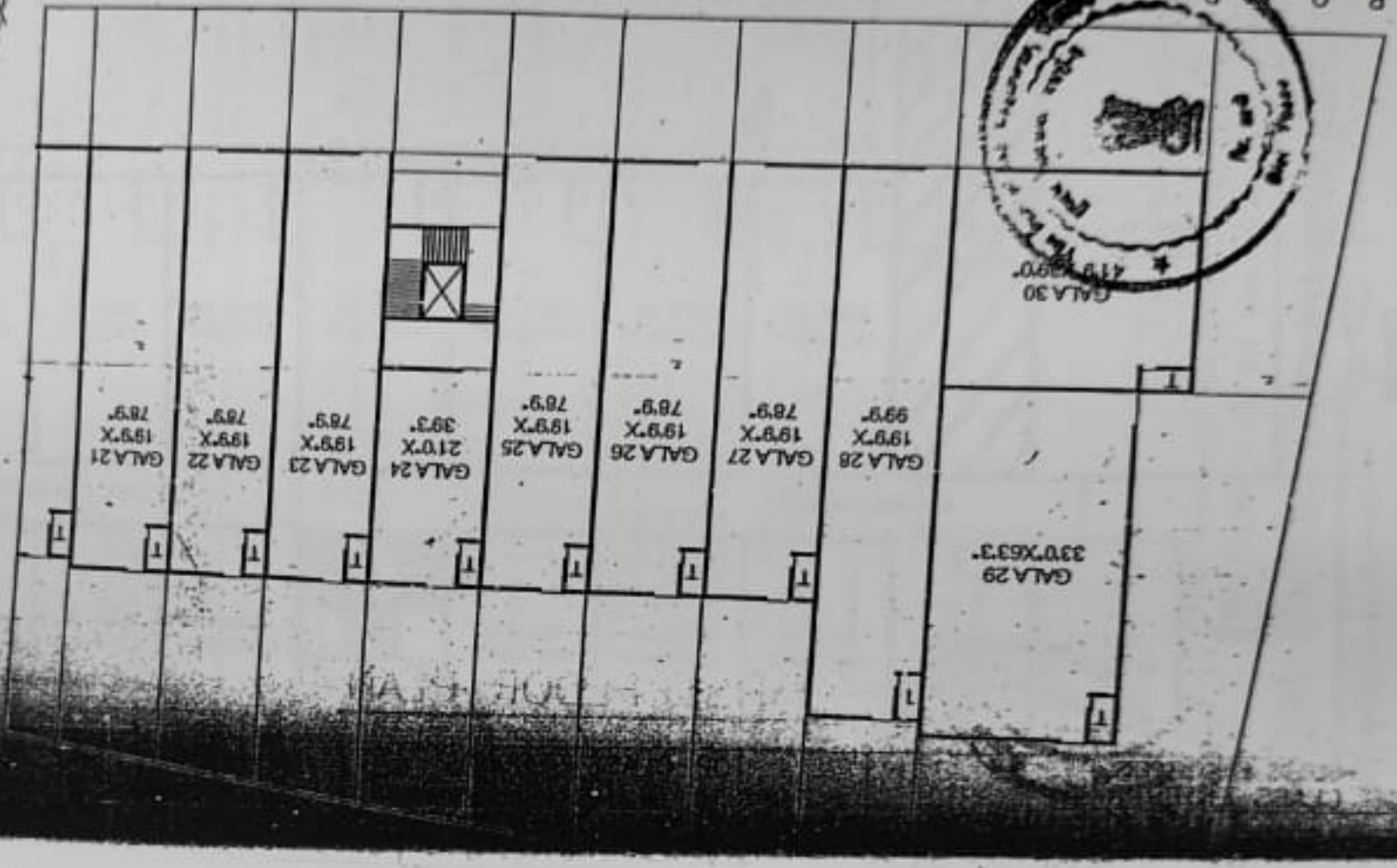
1	12.56 X 9.52 X 0.50 = 59.79
2	36.77 X 6.60 X 0.50 = 110.31
3	24.75 X 12.00 X 0.50 = 148.50
4	25.60 X 5.50 X 0.50 = 70.40
TOTAL	= 389.00

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

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 Gokhewar, Taluka Vasai, District : Thane

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

GROUND FLOOR PLAN



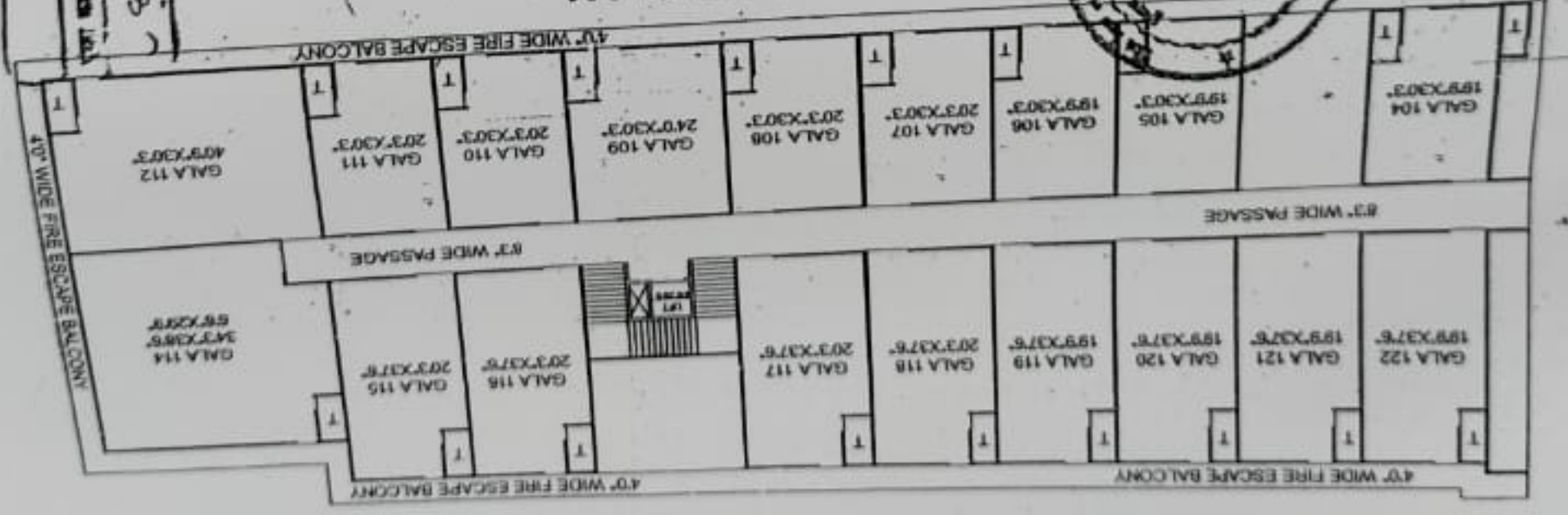
SR 1/203
 1006
 P-103

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

TOP CLASS ENCLAVE
PHASE I
 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 Gokhewar, Taluka Vasai, District : Thane

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

FIRST FLOOR PLAN



SR 1/203
 1006
 P-103

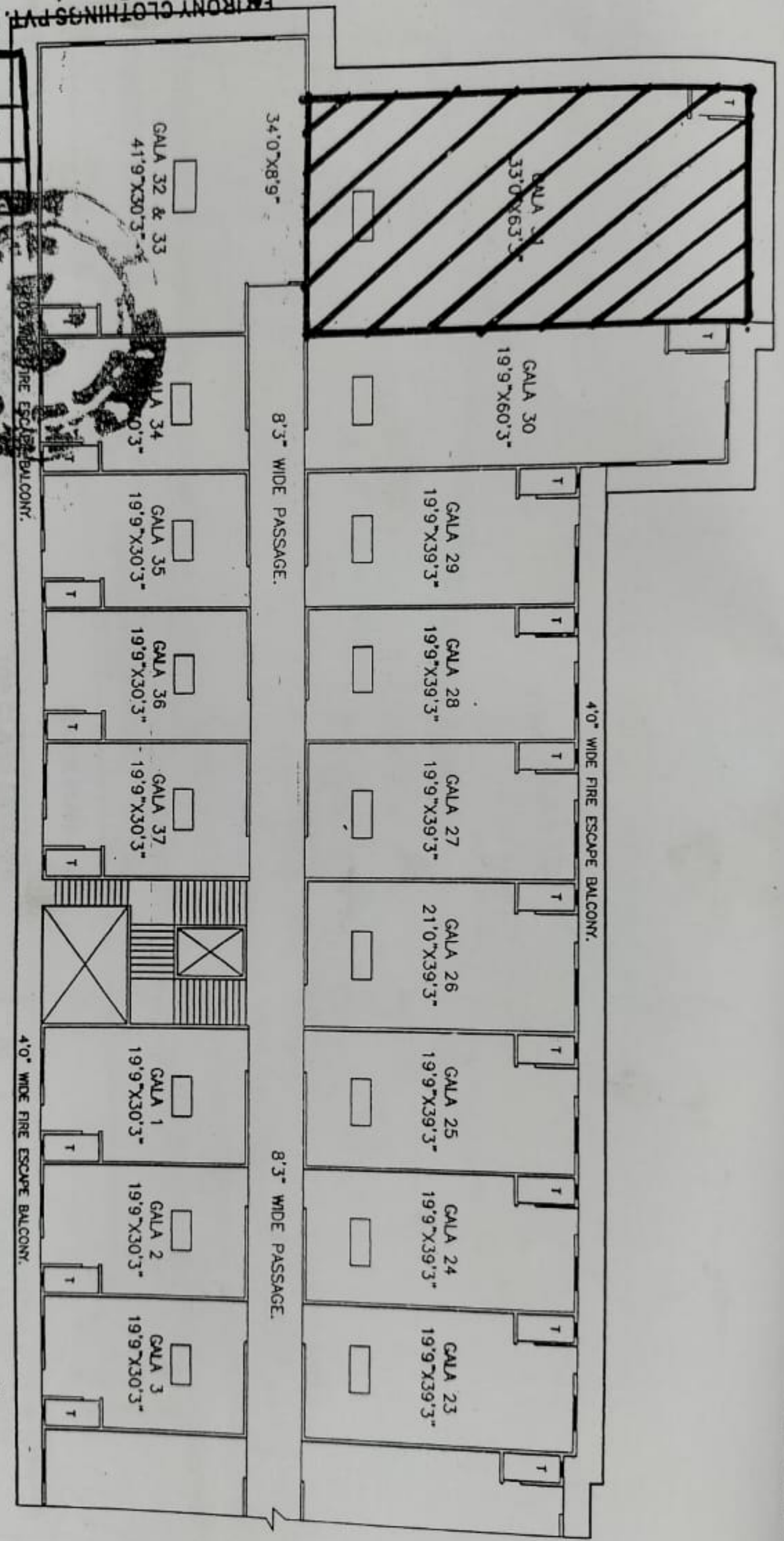
GOLD
 Shop No 10
 Thakar
 Mumbai
 WE ACCE
 MUMBAI

HAS BEEN PREPARED BY
 STANDS
 FOR STRUCTURES BEING
 and Surveyor/Engineer
 / Supervisor
 ES WITH THE AREA STATED IN
 DIMENSIONS OF THE SIDE CLOSURE
 STATEMENT, PLOT AREA

For TOP CLASS ENTERPRISE
 Partner
H. J. Mehta

Director
H. J. Mehta

FAIRKONY CLOTHINGSPVT. LTD.

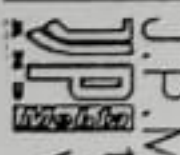
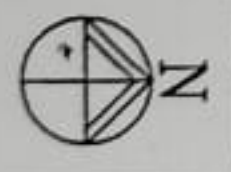


FIRST FLOOR PLAN

TOP CLASS BUILDERS & DEVELOPERS:
 ENTERPRISE
 MUMBAI OFFICE: 1/2, BANDANA
 15TH ROAD, BANDRA (W)
 MUMBAI 400050
 PHONE NO: 2900 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

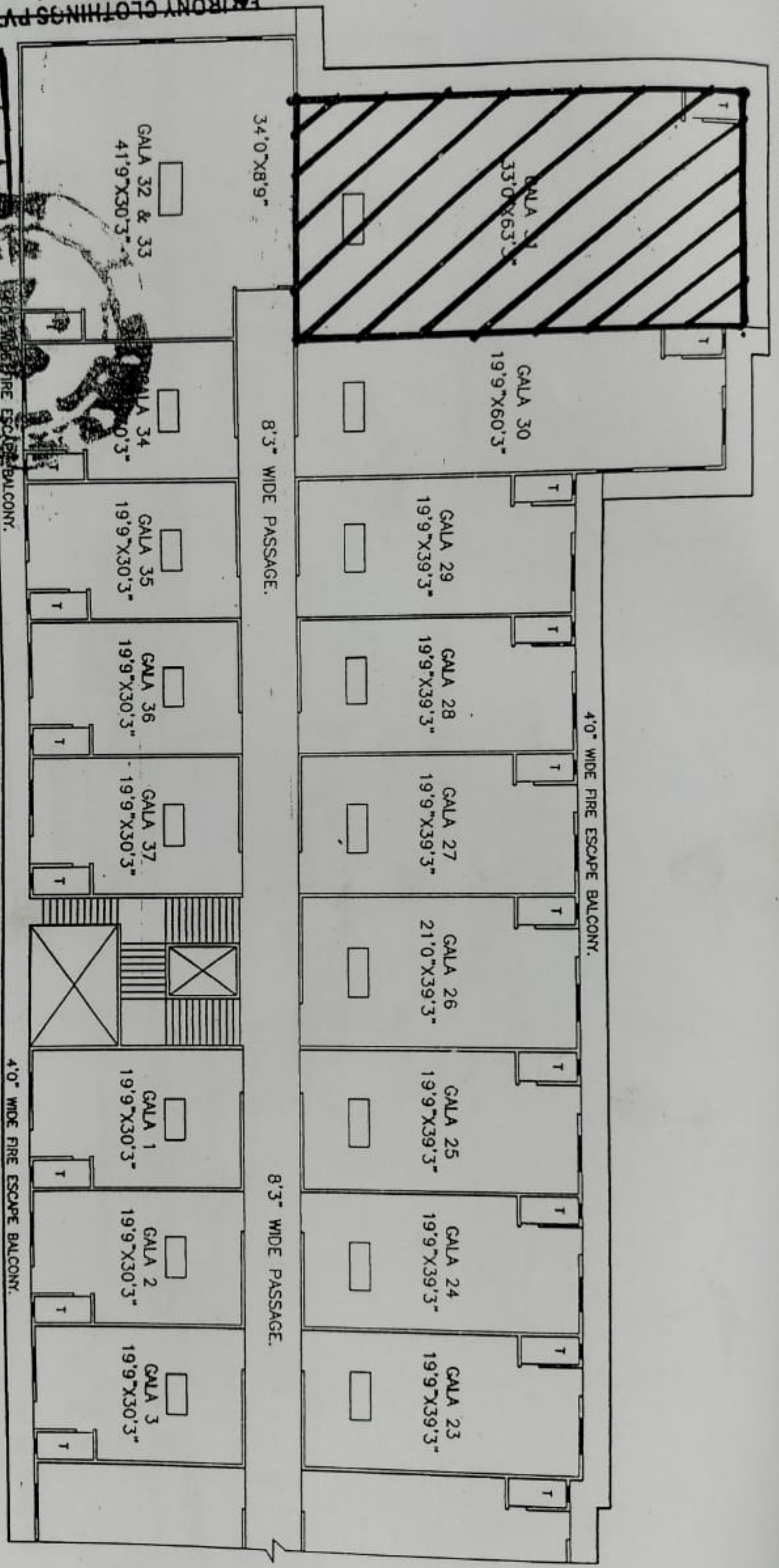
ARCHITECTS & ENGINEERS
J.P. MEHTA & ASSOCIATES
 122, AMBIKA COMM. COMPLEX,
 VASAI (E), DIST - THANE.



VASAI (E), DIST - THANE.

For TOP CLASS ENTERPRISE

FABRONY CLOTHINGS PVT. LTD.



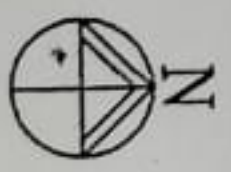
FIRST FLOOR PLAN

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.



ARCHITECTS & ENGINEERS
J.P. MEHTA & ASSOCIATES
122, AMBIKA COMM. COMPLEX,
VASAI (E), DIST - THANE.

BUILDERS & DEVELOPERS:
TOP CLASS ENTERPRISE

MUMBAI OFFICE: 1/2, BANDANA
15TH ROAD, BANDRA (W)
MUMBAI 400050

PHONE NO: 2600 2104/4742/5670

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