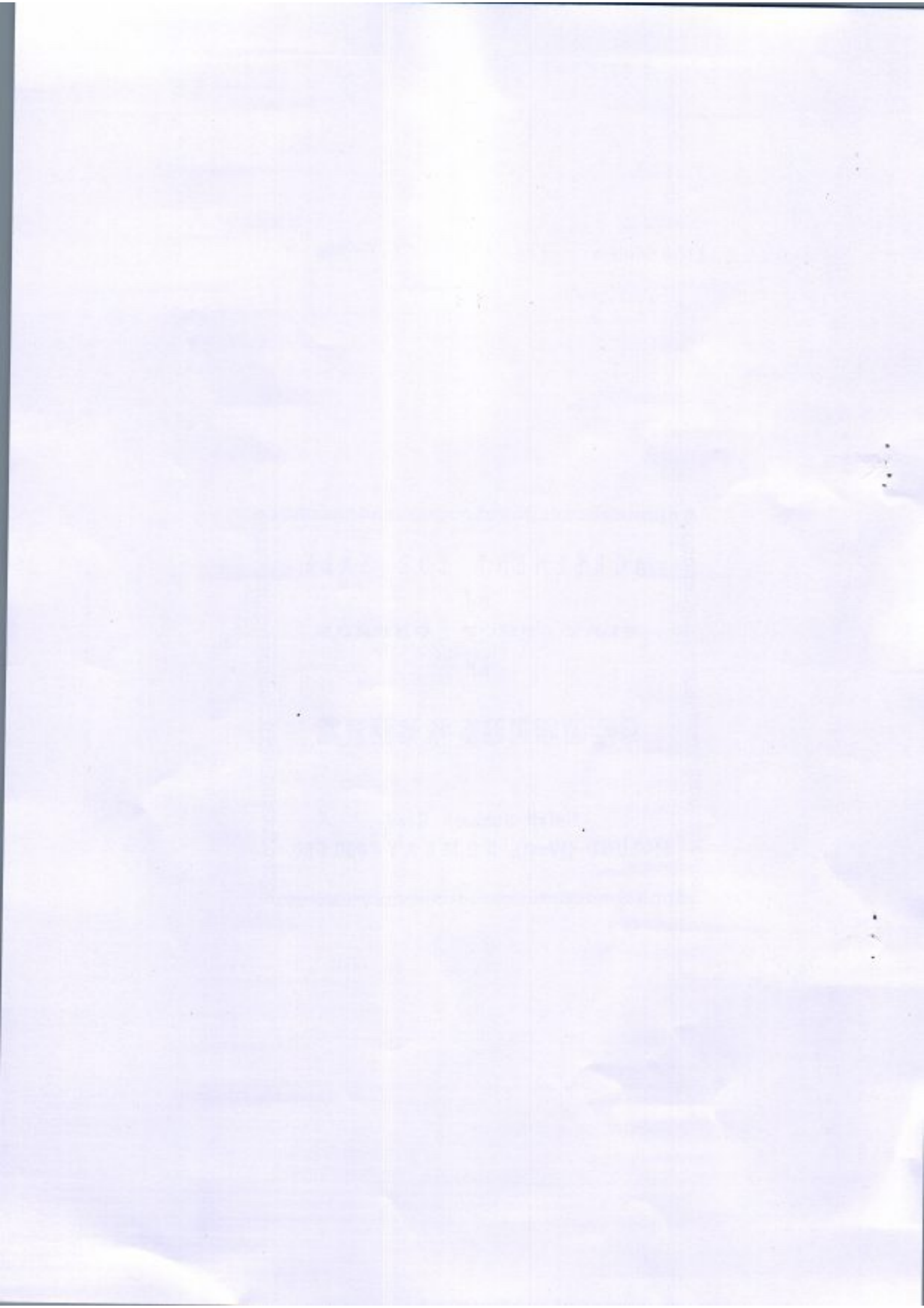


AGREEMENT FOR FLAT OFFERED AS
COLLATERAL SECURITY.

MRS. CHINA S. JOSHI

AGREEMENT FOR SALE
of
FLAT / SHOP / GARAGE
in
GAYATRI KRUPA

Netaji Subhash Road,
MULUND (West), BOMBAY - 400 080.





AGREEMENT

THIS AGREEMENT made and entered into at Bombay this 21ST day of June 1982 1981 BETWEEN Messrs. Gayatri Constructions, a registered partnership firm hereinafter called "the Builders" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm and their respective heirs, executors, administrators and successors and assigns) of the One Part AND Smt. Chetna

Sanat Joshi residing at Terawala Bldg 1ST Floor
Room No. 9 A.R.7. Rd. Mulund (W) Bombay 400 050
of Bombay Indian Inhabitant hereinafter called "the Buyer" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/hisr/their heirs, executors, administrators and successors and assigns) of the other Part;

WHEREAS :

1) By an indenture of lease dated 16th May 1975 and made between Dattatraya Khanderao Ladewar and mulluji Khanderao Ladewar therein called the lessors of the one part and M/s Dharma Builders therein called the lessees of the other part. The said lessors therein did thereby granted and demised unto the said lessees therein all those pieces or parcel of land situate at Mulund (W), and more particularly described in the schedule hereunder written, on the ground rent reserved therein and on the terms & conditions and covenants therein contained.

2) By an indenture of conveyance dated 8th January 1976 and registered at Bombay under Serial No S-476 of 1976 and made between mulluji Khanderao Ladewar therein called the vendor of the one part and the said Dattatraya Khanderao Ladewar therein called the Purchasers of the Second part, the said Mulluji Khanderao Ladewar did hereby granted, conveyed, transferred and assured all his revisionary rights, title and interest in the said land and more particularly described in the Schedule hereunder written at or for the price and on the terms and covenants therein contained.

3) The said Mulluji Khanderao Ladewar died intestate at Bombay on or about the 10th day of May, 1978 leaving him surviving his widow, five daughters and one son namely (1) Smt. Laxmibai Mulluji Ladewar (widow), (2) Smt. Anpurna Dashrath Dudhale (daughter), (3) Hamvati Subhash Gowde (daughter), (4) Smt. Sulochana Yadav Jankti, (daughter), (5) Kumari Devyani Mulluji Ladewar (daughter), (6) Kumari Bharti Mulluji Ladewar (daughter) and (7) Master Mahesh Mulluji Ladewar (son).

4) By an Agreement for Sale dated 21st August, 1978 and made between the said Dattatraya Khanderao Ladewar therein called the Vendor of the One Part and the Builders abovenamed therein called the Purchasers of the Other Part, the said Dattatraya Khanderao Ladewar agreed to sell all his revisionary and all other his rights, titles and interests in the said property more particularly described in the schedule hereunder written for the price and on the terms and conditions therein contained.

5) By an agreement for sale dated 23rd August, 1978 the said Messrs. Dharma Builders by their partners (1) Shri Premji Ratanshi Shah, and (2) Dhangauri Premji Shah, therein called the Vendors of the One part the Builders therein called the Purchasers of the other part, the said Messrs. Dharma Builders agreed to sell assign and transfer unto the Purchasers M/s. Gayatri Constructions all their leasehold rights title and interest in the said property more particularly described in the Schedule hereunder written.

6) The legal heirs of late Shri Mulluji Khanderao Ladewar, namely Smt. Laxmibai Mulluji Ladewar, Kum. Devyani Mulluji Ladewar, Kum. Bharti Mulluji Ladewar, Shri Mahesh Kumar Mulluji Ladewar and Smt. Anpurna Dashrath Dudhale, Smt. Hemvati Subhash Gowde, Smt. Sulochana Yadav Junkti, By two deeds of confirmations dated 25th September, 1978 and 21st September, 1978 respectively have duly confirmed both of the above recited agreements and given up their claims in the said property being their share in the capacity of their being survivor as legal heirs of the late Shri Mulluji Khanderao Ladewar in favour of the Builders abovenamed called as Purchasers therein for the consideration and on the terms and conditions contained therein

7) The said Messrs. Gayatri Constructions obtained the possession of the said properties agreed to be purchased from the Vendors in terms of above recited agreements on the terms and conditions contained in the said recited agreements for sale respectively.

The Builders have also submitted and got approved the building plans for the purpose of demolition of the portion of the said properties and for the construction of a new residential and commercial buildings on the said properties which the said building plans are approved by the Bombay Municipal Corporation under No. CE/2206/BPES/A/T dated 13-2-1979 and duly amended by B.M.C.'s letter of even number dated 28-10-80 and pursuant thereto the builders have commenced construction of the said proposed building on the said properties, a detailed description of the said amalgamated properties are more particularly set out in the schedule hereunder written.

The buyer/buyers has/have seen and approved the said plans and have also seen the said plots of land and have inspected the building under construction and have seen and read over all the above recited agreements and have satisfied himself / herself / themselves about the title to the said land and the buildings and after so approving, verifying, inspecting and satisfying himself / herself / themselves about the building plans, said agreements and the title the buyer / buyers has / have agreed to purchase from the Builders the flat / shop / garage bearing No. 17 on the 6th floor of the building being constructed by the Builders at or for the price and on the terms and conditions hereinafter appearing

for c/s
in c/s

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

1. The Builders shall construct the said building on the said land consisting of the flat, shops and garages in accordance with the plans, designs and specifications seen and approved by the Buyer with such variations and modifications as the Builders deem necessary and proper as per the directions of the Municipal Corporation of Greater Bombay from time to time. The Buyer/s hereby agrees to such variations and modifications.

2. The Buyer/s declare that the Buyer/s has/have inspected and investigated the title to the said property and has/have satisfied himself/herself/themselves about the title to the said property and he/she/they shall not be entitled to further investigate the title of the Builder or the Builders, Vendors and or the persons named in the recitals hereinabove and no requisitions or objection shall be raised by the Buyer/s on any matter relating to the title or otherwise howsoever.

3. The Buyer/s hereby agrees to have and acquire the flat/shop/garage bearing No. 17 ^{and is attached to it} on the 6th floor in the said Building now being constructed on the said land, more particularly described in the schedule hereunder written as aforesaid and hereinafter called "the said flat/shop/garage" the plan and specification of which are seen and approved by him/ her/them, the Buyer/s for an aggregate sum of Rs. 67,500/- (Rupees ^{thousand five hundred} sixty seven ^{only} thousand five hundred only) the flat/shop/garage shall admeasure, about 650 sq. ft. ^{and} inclusive of balconies, passage and the door sills. However this area is calculated on the plan and any variations within the range of 10 sq. ft. shall not affect this Agreement or price of the flat/shop/garage herein.

4. The Buyer/s agrees to pay and discharge the above said consideration for the acquisition of the said flat/shop/garage to be acquired by him/her/them as under:

- a) 10% on or before execution hereof
- b) 10% on or before the completion of plinth work
- c) 10% casting of 1st slab
- d) 10% casting of 2nd slab
- e) 10% casting of 3rd slab
- f) 10% casting of 4th slab
- g) 10% casting of 5th slab
- h) 10% casting of 6th slab
- i) 10% casting of 7th slab
- j) 5% After completion of Brick work and plaster
- k) 3% After completion of Lift—Plumbing, Electrification and Painting
- l) 2% Being the balance on possession of the said premises being offered

Total 100%

The aforesaid payments shall be made directly to the Builders as mentioned above and upon failure to do so the Builders shall be entitled to cancel this Agreement by giving ten days notice in writing.

5. The notice referred to above will be sent by the Buyer/s through post under Certificate of Posting at the address herein given, which shall be a sufficient discharge to the Builders for this purpose.

6. On default of payment of any instalment/s by the Buyer/s as aforesaid this Agreement shall at the option of the Builders come to an end and the amount till then paid by the Buyer/s shall stand forfeited and the Buyer/s shall have NO CLAIM of any nature whatsoever against the Builders. It is expressly agreed by and between the parties hereto that in respect of the above payments time is the essence of the contract. Upon termination of this Agreement as aforesaid or for non-observation or non-performance of any of the terms and conditions hereof or for any reason whatsoever the Builders shall be entitled to resell the said flat/shop/garage to any other person of their choice at such consideration as they may determine and the Buyer/s shall have no claim whatsoever in respect of the said flat/shop/garage.

7. Without prejudice to their other rights under these presents and/or in Law the Buyer shall be liable to pay to the Builders interest at the rate of 15% (per cent) per annum on all the amounts due and payable by the Buyer/s under these presents, if such amounts remain unpaid for ten days or more after becoming due.

8. The Builders shall deliver possession of the said flat/shop/garage to the Buyer/s on the completion of the said building and after getting a completion/occupation certificate from the Bombay Municipal Corporation that the same is ready for use and occupation provided that the Buyer/s shall have then paid to the Builder, amounts mentioned in clause 4 and shall have executed all the necessary papers and documents required to be executed by him/her/them for forming a Limited Company, Association of Apartment Owners or a Co-operative Housing Society as the case may be, and has/have duly performed all the terms and conditions and obligations under these presents.

9. Upon delivery of such a possession the Buyer/s shall be entitled to the use and occupation of the said flat/shop/garage without any hindrance but without any further claim at any time as to the work in the said flat/shop/garage, building or possession against the Builders. The Builders expect to deliver possession of the said flat/shop/garage to the Buyer as stated in the preceding clause on or before the day of 1979.

Subject however to the condition that cement and steel and other necessary building materials being available in proper time to complete the said building. In the case of any delay in obtaining such material, or for any other reason the date for such possession shall be deemed to have been extended accordingly.

10. The Buyer/s shall not use the said premises for any purpose other than the purpose for which it is allowed by the Municipal and other Authorities, nor use the same for any purpose or in the manner which may or is likely to cause nuisance or annoyance to the occupiers of the other premises in the buildings or to the owners or occupiers of the neighbouring properties, nor for any illegal or demoral purposes. *JN CSJ*

11. The fixtures, fittings and amenities to be provided in the said building and in the said premises and the specifications of the same are those, as set out in the Ex. "A" hereunder written.
12. The Buyer shall from the date of his/her/their taking possession maintain the said premises at his/her/their own costs in a good and tenable repair and conditions and shall not do or cause to be done anything in or to the said building or the said premises, staircase and common passages which may be against the rules and bye-laws of the Bombay Municipal Corporation or any other Authority nor shall the Buyer/s change alter or make additions in or to the building or any part thereof. The Buyer shall be responsible for the breach of these provisions.
13. Nothing contained in these presents shall be construed as a transfer, assignments, demise or conveyance of the said right, title and interest in the said together with buildings there on till a proper conveyance is executed and registered in favour of a proposed Limited Company, Association of Apartment Owner or a Co-Operative Housing Society as the case may be, to be formed as hereinabove provided.
14. The Buyer/s agrees and binds himself/herself/themselves to pay regularly from the date of the aforesaid completion/occupation certificate proportionate share as may be determined by the Builders of all the outgoings in respect of the property including taxes, charges, electricity common lights, sanitation, additions and alterations, repairs salaries of clerks, bill collectors, chowkidars, and all other expenses necessary and incidental to the property and upkeep thereof. The Buyer/s shall before taking possession of the said flat/garage shall pay a sum of Rs. 1251/- as particularied below, with the Builders as security for the compliance by the Buyer/s with all his/her/their obligations under this agreement. The exact amount in this connection shall be determined by the Builders from time to time. The security deposit paid by the Buyer is not adjustable against any dues from the Buyer/s under this agreement and it will be held as deposit without any interest till the conveyance of the land and building is executed and still all refundable deposit receivable by the Builders in respect of the present project are received by the Builders from Municipal Corporation of Greater Bombay and other concerned Authorities.

The particulars of payment as aforesaid.

- Rs. 1/- Towards Entrance Fee.
- Rs. 250/- Towards Share Money.
- Rs. 500/- Legal & Sundry Expenses.
- Rs. 250/- Towards the deposit of water, electricity etc.
- Rs. 250/- Towards contribution in respect of the cost of Society's office premises.

Buyer/s agrees not to dispute the expenses and payments made out of the said amount either in his capacity as buyer/s or his capacity as member of the society when formed and registered.

15. The Buyer/s agrees and binds himself/herself/herselves to pay to the Builders by the 10th of each month from the date of occupation certificate and until the society is formed and also thereafter to such society the proportionate share in respect thereof:

[Signature]
CSJ

- a) Insurance Premium.
- b) All Municipal and other taxes and outgoings that may be from time to time levied against the land or building, water charges.
- c) Outgoings for management, maintenance of the building, common lights, and other outgoings and wages of chowkidars, sweepers etc.
- d) Collection charges thereof.

The monthly outgoings in respect of taxes and management for the purpose of giving water and/or electricity connection to the said building, such deposit, management expenses for each flat/shop/garage is at present tentatively estimated at Rs.

16. In case security deposit is demanded by the Municipality for the purpose of giving water and/or electricity connection to the said building, such deposit shall be payable by all the Buyer/s of the premises in proportion to the respective area of the premises. The buyer/s agrees to pay to the Builders within 7 days of demand, such proportionate share of the Buyers of such deposit.

17. The stamp duty and registration charges incidental to this agreement and the conveyance shall be borne and paid by the Buyer/s.

18. The Buyer/s will lodge this agreement for registration and the Builders will attend the sub-registry and admit execution thereof after the Buyer/s inform the Builders the number under and the date which it is lodged.

19. If at any time development and/or betterment charges or other levy is charged or levied or ought to be recovered by the Municipality or other concerned or competent authority in respect of the said land and the building, the same shall be the responsibility of all the Buyer/s holders of the said premises and the same shall be borne and paid by all the holders flat/shop/garage Buyer in proportion to the respective floor area of their respective premises.

20. The Buyer/s shall use the said flat for the purpose of residence only and shall maintain the same at his own costs and shall observe the Municipality's rules and bye-laws as also the rules, regulations & bye-laws of the Society, Limited Company, or the Association of Apartment owners as the case may be. The Buyer shall not act in any manner so as to cause nuisance or annoyance to the occupiers of other shops or garages and flat buyers in the same building.

21. The Buyer/s shall have no claim (save and except in respect of the particular premises hereby agreed to be acquired by the Buyer) in respect of all open spaces, parking places, lobbies, staircases etc. which will remain the property of the Builders until the whole of the building is transferred to the proposed co-operative housing society or a limited company or an association of apartment owners.

22. The Builder shall be at liberty to sell, assign or otherwise deal with their interest in the aforesaid plot and building subject to the rights of the Buyer/s under this agreement.

Handwritten notes and signatures in the right margin, including a signature at the bottom right.

It is agreed that the Buyer/s shall not sell, transfer or part with his/her/their flat/shop/garage and shall not let, sublet, transfer or assign their/his/her interest therein or part with possession thereof or the benefits of this agreement or any part thereof till all dues to the Builders as provided herein are fully paid and until they have obtained consent of the Builders in writing to do so.

24. The Buyer/s shall sign all paper and documents and do all other things as the Builders may require them to do from time to time in this behalf necessary for safeguarding the interest of the other flat/shop/garage holders.

25. The flat/shop/garage holders shall whenever required by the Builders or from a limited company, Association of Apartment Owners or a Co-operative housing society as may be deemed proper by the Builders in view of the fact recited hereinabove with the usual rules and regulations and bye-laws be with such additions and modifications as may be required, to suit this particular case. The Buyers agrees to join with the other flat/shop/garage holders in the said building in forming the society as provided hereinabove signing and executing all the necessary papers and documents and by furnishing the requisite information and shall become a member of the said society with such rights as are allowed to the members of the said society or limited company or membership of the associations as the case may be, and that at no time hereafter he shall have any right to repudiate the allotment of the said shares of the membership. This agreement shall be treated as an application by the Buyer/s for the allotment of shares of membership of the society, or the limited company or the association.

26. The Buyer/s hereby agrees to observe and perform all the rules and regulations which the said society, limited company or association may adopt at its inception and from time to time at all times for protection and maintenance of the interest of the member and/or observing and conforming to the building rules and Municipal bye-laws and regulation in force and for fully and properly vesting the said property in the said society, limited company or association as the case may be, respecting the use and occupation of the particular tenements by particular members and to contribute punctually towards the expenses to be incurred for maintenance and upkeep charges.

27. The Buyer/s hereby agrees to pay all the amounts payable under the terms of this agreement as and when they become due and payable from time to time and time in this respect being the essence of the contract. Further the Builders are not bound to give notice requiring payment and the failure thereof shall not be pleaded as an excuse for non-payment of any amount or amounts on the respective due dates.

28. The Buyer/s hereby covenants to keep the walls and partition walls sewers, drains, pipes and appurtenances of the said building and the premises in good and tenantable repairs and conditions and in particular so as to support shelter and protect the parts of the building other than his/her/their flat/garage/shop premises. The Buyer/s further covenants not to chisel or in any other manner damage the columns beams slab or RCC parts or walls or other structures without the prior written permission of the Builders.

The breach of the conditions shall cause this agreement to ipso facto come to an end and the moneys paid by the Buyer/s to the Builders shall stand forfeited and the Builders shall be entitled to deduct from the balance payments made by the Buyer/s such amounts as they find proper to compensate for the damage so caused. If such payments are inadequate they shall be entitled to recover further amounts from the Buyer/s to compensate for the damage so caused to the Builders. The decision of the Builders in that regard shall be final and the Buyer/s shall not dispute the decision of the Builders in this regard.

29. On the date of execution of this agreement there are 8 (eight) structures marked as A, B, C, D, E, F, & G, and Toi. Blocks on the Plan hereto annexed as Exhibit 'A'. The structures marked 'A' used as Commercial premises, and structures marked, B, C, D, E, F, & G, are residential premises and, This agreement is subject to the absolute right of the builders in respect of the entire plot more particularly described in the schedule hereunder written and said 8 structures referred to above and shown on the plan hereto annexed also as referred to above. It is agreed that when the building is ready in all respects and occupied by the flat buyers and the shop premises buyer/s the builders and / or other necessary parties shall execute a lease in respect of the building under construction as shown on the plan hereto annexed, in green colour boundary line and marked on the plan hereto annexed with the words "NEW BUILDING" for a term of 999 years at an early rent of Rs. 1,001/- to be paid by the said Building Occupiers. The co-operative Housing society or the premises co-operative society or the limited company or the association of apartment owners as the case may be shall be given right to use underground tank water mains, electricity cables, telephone wires, etc. under and above the said land more particularly described in the schedule hereunder written but without any right of ownership thereof. It is distinctly understood that the entire land including all structures thereon shall belong to the builders above named absolutely and that a lease of 999 years of the said new building shall be given by the Builders and / or other necessary parties to the body of the flat or premises buyers in the said new building when the said flat or premises buyers form and register themselves into a co-operative society, a limited company or an association of apartment owners.

30. In the event of the society or limited company being formed and registered before the sale and disposal by Builders of all the premises in the said building, the powers and authority of the society or limited company so formed on of the Buyer/s shall be subject to the overall authority and control of the Builders over Buyer/s to compensate for the damage so caused to the Builders. The decision of the Builders, in that regard shall be final and Buyer/s shall not dispute the decision of the Builders in this regard.

31. Any delay or indulgence by the Builders in enforcing the terms of this agreement or any forbearance or giving of time to the Buyer/s shall not be construed as a waiver on the part of the Builders of any breach or non compliance of any of the terms and conditions of the agreement by the Buyer/s, not shall the same in any manner prejudice the rights of the Builders under these presents or under the law.

32. The Builders shall have full authority to extend and construct any additional tenement flat or unit by constructing additional FSI which is available or which may become available hereafter before the conveyance or deed transfer is executed in favour of the society or limited company or the association of apartment owners. In the case may be *in case*

33 All costs and expenses in connection with the formation of the said co-operative society, limited company or association shall be borne and paid by the members of the society, limited company or association, as the case may be as also the costs charges and expenses including solicitors fees for conveyance and other assurances and the stamp duty and registration charges there of shall be borne and paid by the members of the co-operative housing society, limited company or an association of apartment owners as the case may be. The buyer hereby agrees to deposit [with the Builders before taking possession of the said flat the stamp duty and its registration charges payable and or attributable to his/her/their flat/shop/garage as may be determined by the builders.

34. The Buyer/s shall at no time demand partition of this interest in the said building and/or the said premises, it being agreed and declared by the Buyer that his interest in the said property is impartible.

35. PROVIDED ALWAYS that if any dispute, difference or any question at any time hereafter arises between the parties hereto or the respective representatives in respect of the construction of these presents or concerning anything herein contained or arising out of these presents or as to the rights, liabilities or the duties of the said parties hereunder, the same shall be referred to arbitration of two persons to be appointed by each party. The Arbitrators may in their turn appoint an Umpire. Provisions of the Indian Arbitration Act shall apply to such reference.

36. The name of the Buildings shall be "Gayatri Krupa" and the Buyer and/or other Buyers of the flats/shop/garages therein and/or the society, limited company or an association shall also include the words.

37. The Builders will always have a right to make additions, raise storeys or put up additional structures as may be permitted by the Bombay Municipal Corporation and other competent authorities such additions, structures, and storeys will be the sole property of the Builders who will be entitled to sell the same.

38. The Builders shall have right in respect of any account remaining unpaid by the Buyer under the terms and conditions of this Agreement first lien and charge in the said premises agreed to be acquired by the Buyer/s.

39. The Buyer shall pay a sum of Rs. _____ being the legal fees cost of this agreement upon execution hereof.

40. The Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act 1963 and the Maharashtra Ownership Flat Rules 1964 or any other provisions of law applicable thereto.

IN WITNESS WHERE OF the parties hereto have hereunto set and subscribed their respective hands and seals the days and first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO :

All that piece or parcel of land with structures standing thereon lying being and situated at Netaji Subhash Road, Mulund, containing by Admeasuring 1361.17 Square meters or there abouts and bearing Plot No. 826 (Part) and 827 (Part) of survey No. 1000 of Mulund together with structures standing thereon and bounded as follows : that is to say :

On or towards the North by the Rajendra Prasad Road, on or towards the South by N. S. Bose Road, On or towards the West by plot No. 828 of S. No. 1000, On or towards the the East by Plot No. 825 of S. No. 1000. C.T.L. No. 866 OF MULUND

SIGNED, SEALED AND DELIVERED BY) For GAYATRI CONSTRUCTIONS
the withinnamed BUILDERS)
M/s. GAYATRI CONSTRUCTIONS)
In the presence of *[Signature]*)
SIGNED, SEALED AND DELIVERED by)
the withinnamed BUYER/S)
in the presence of.....)

[Signature]
Partner

RECEIVED of and from the withinnamed)
Buyer, the sum of Rs. 25000/-)
(Rupees Twenty five thousand only))
to be paid by him to us on the execution)
hereof.)

[Signature]

WITNESS: WE SAY RECEIVED For GAYATRI CONSTRUCTIONS

[Signature]

[Signature]
Partner

BUILDERS

LIST OF SPECIFICATIONS / AMENITIES

ABOVE REFERRED TO :

- 1 Main door shall be Flush type door Polished from outside and oil painted from inside.
- 2 Main entrance door shall be having Magic Eye, Electric bell or Buzzar and Number plate.
- 3 Bath Room, W. C. and other doors will be of Novatic pannels oil Painted from both the sides.
- 4 All windows will be of teekwood with full glass pannels and oil painted from both the side.
- 5 Safety grills on all windows oil painted..
- 6 Bathroom and W. C. windows will be of louvers type.
- 7 Marble Mosaic tiles in all rooms.
- 8 Polished Tandoor or Shahabad tiles in Kitchen and Bathroom.
- 9 W. C. paving in white glazed tiles and 1 1/2 dado in W. C. and 3' height dado in glazed tiles in bathroom.
- 10 Half tiles skirting in all rooms.
- 11 Kitchen platform with black cuddapah stone on top with Built in sink and 1' 6" dado in glazed tiles.
- 12 One wash basin white chromium plated tape.
- 13 One 4" Dia: Shower, chromium plated in bathroom.
- 14 One Indian type W. C. with high level flushing tank
- 15 Water spout in balcony for discharge of rain water.
- 16 1 to 3 KW Geyser in the bathroom.
- 17 Separate Electric meters for all flats.

gr csg

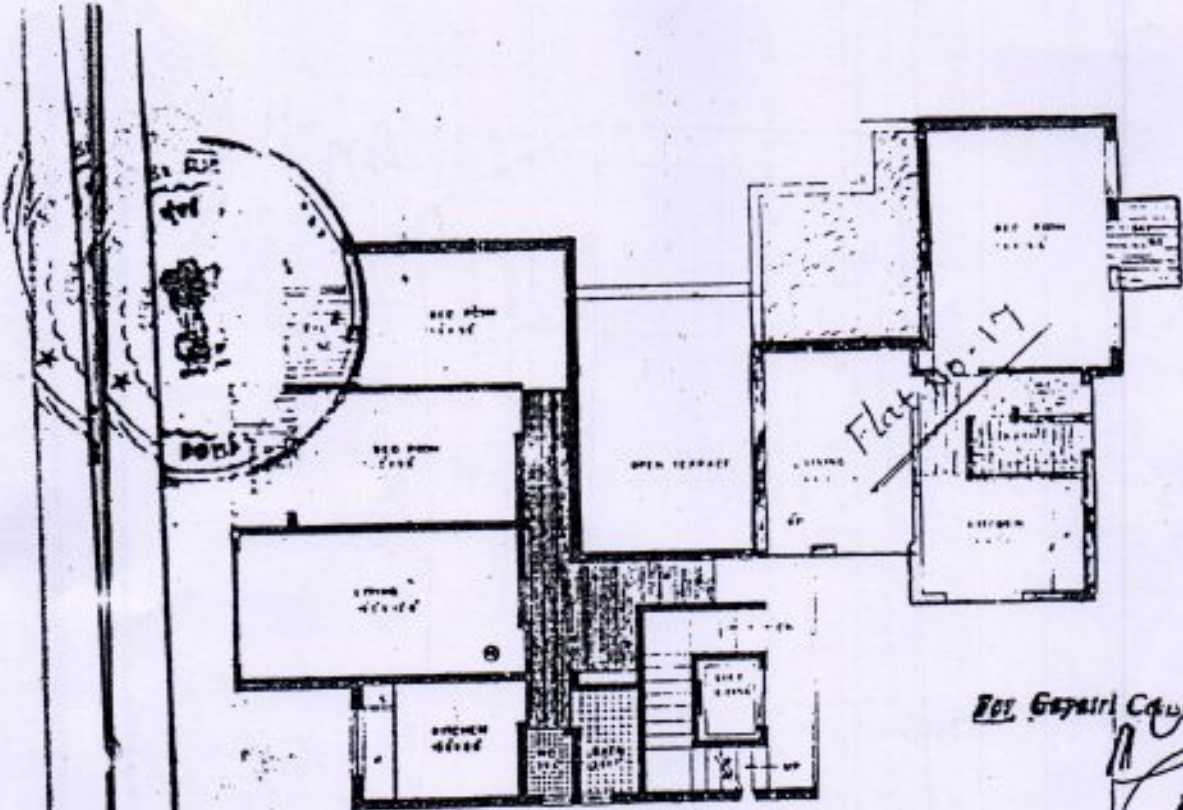
- 18 **ELECTRICITY** : One light point, one fan point, one
LIVING ROOM : plug point & one domestic power
point.
BEDROOM : One light point, one fan point & one
plug point.
KITCHEN : One light point, one fan point & one
plug point.
BATHROOM : One light point, one domestic power
point for geyser.
W. C. : One Light Point.
PASSAGE & BALCONY one light point each.

All Electric Wiring will be in Aluminium Wiring.

- 19 All doors and the windows with Aluminium fittings.
20 The building will have an underground tank and overhead
tank with electric pump cabin as per B. M. C. Rules for 24
hours water supply.
21 Sanitary & plumbing work will be as per B. M. C. Rules.
22 Flats will be white washed.
23 Outside of building will be cement painted.
24 Wooden board at staircase entrance for writing names of
the members.

—SHOPS—

- 1 All shops will be having Mosaic tiles.
2 Standard Quality rolling shutter.
3 Separate Electric Meter to each shop.
4 Two light points and one plug point in each shop. *Dec 20*



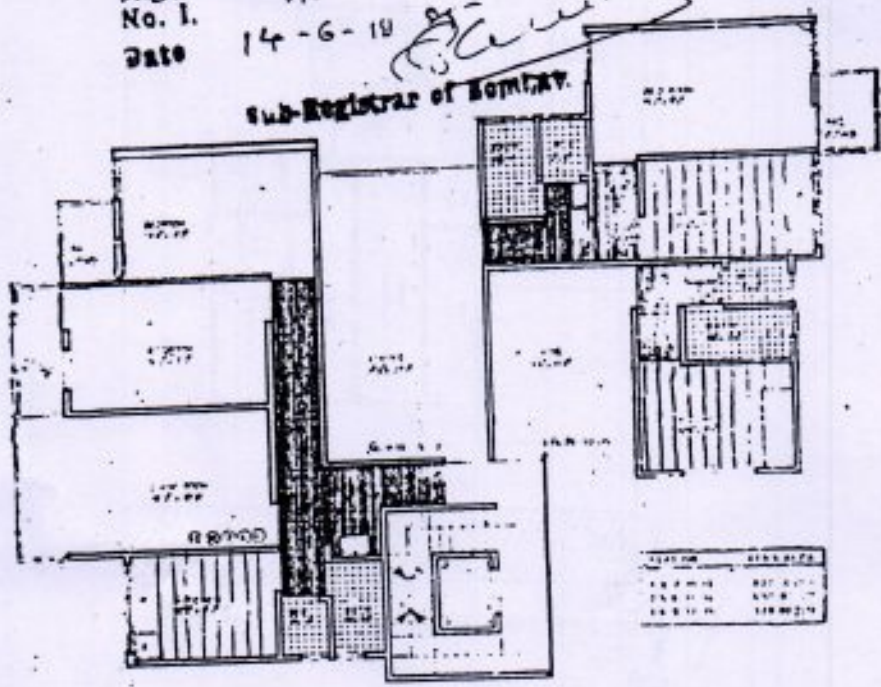
For Special Construction
 Partner

C. S. Joshi

pp - 123
 VOL NO 70 84/05

SIXTH FLOOR PLAN when accompanied by
 copy of plan
 document, registered POPS/170/22
 PAGES 127 to 130 Volume 659/1984 Sec:
 No. 1.
 Date 14-6-1985

Sub-Registrar of Bombay.

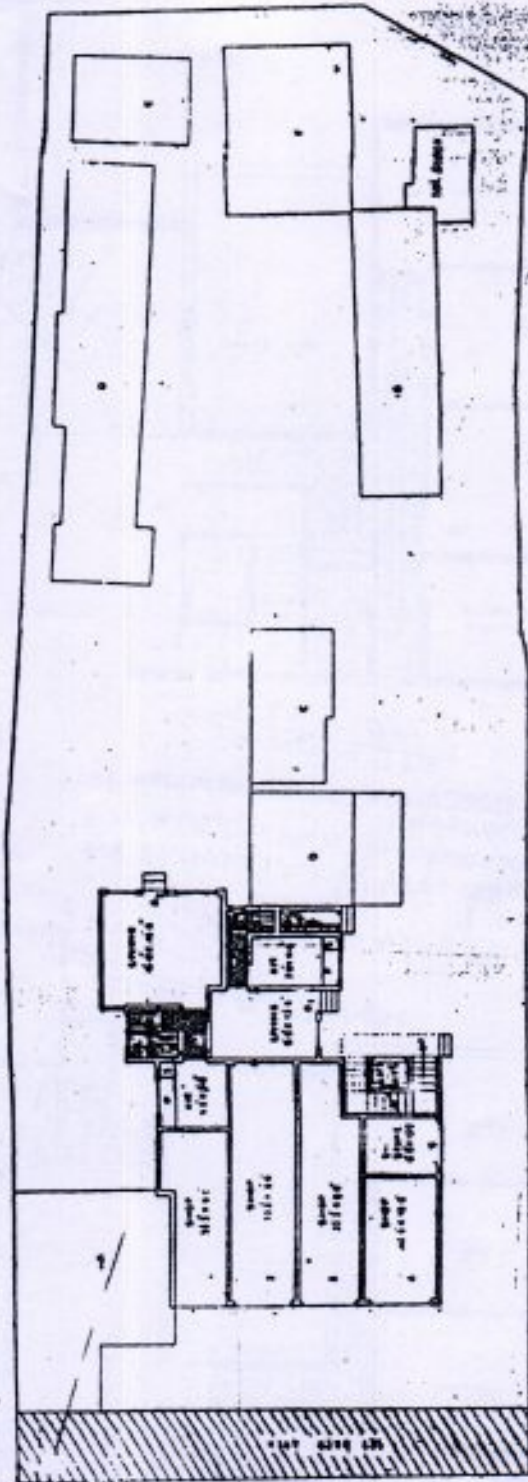


prepared final floor plan first second and third floor & lift

proposed building 'SANKRANTI' in 11A, 92/1,
 off NS BOSE road, MULUND, west.

BUILDER
 SAIJI CONSTRUCTION [

ARCHITECT
 HARSH M. THAKKER



MEAN SUTWASH ROSE ROAD-600

GROUND FLOOR PLAN

ms



ms

Phone : { Office : 272934
272093
Resi. 501353

MAHESH JANI & CO.
ADVOCATES & SOLICITORS

MAHESH S. JANI

A. S. Co., L.L.C.

Ref. _____

Narang House 2nd Floor,
41-45, Hamam Street, Fort,
B O M B A Y - 4 0 0 0 2 3.
Date _____

Re : Sale of property at Mulund
bearing Plot No. 826 (pt.) &
827 (pt) of S. No. 1000 admeasur-
ing about 1361. 17 Sq. Metres.

Dattatraye K. Ledewar
And
Premji R. Shah & Anr.
To
M/s. Gayatri Construction.

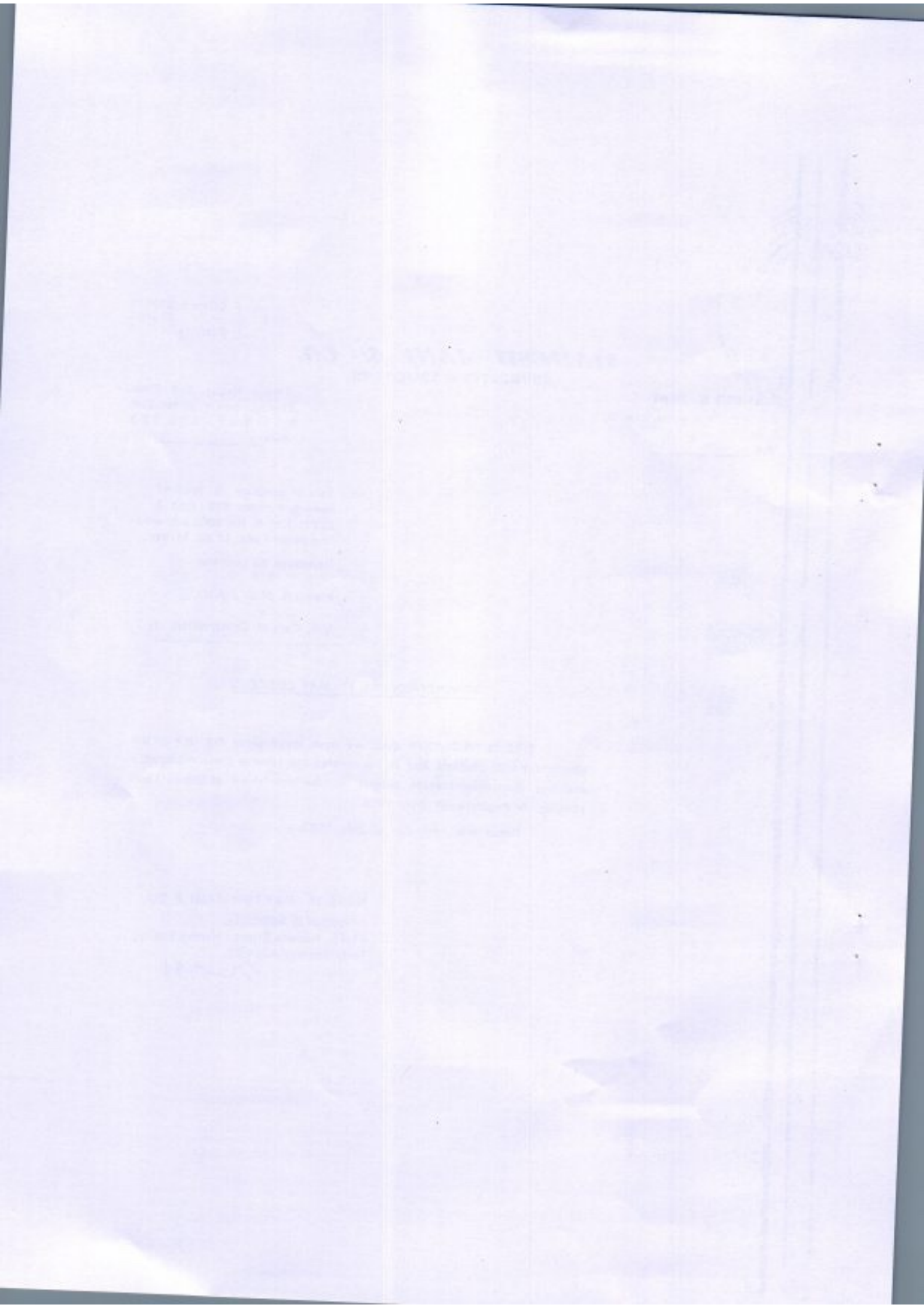
TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that we have investigated the title to the
abovementioned property and in our opinion the same is clear, marketable
and free from encumbrances subject to the provisions of Urban Land
(Ceiling & Regulations) Act, 1976.

Dated this 19th day of July 1979.

MESSRS. MAHESH JANI & CO.,
Advocates & Solicitors,
41-45, Hamam Street, Narang House,
Fort, Bombay-400 023.

Mes



No. 170 Ps 1880

REGISTERED AT THE OFFICE OF THE

Sub-Registrar of Bombay

between the names of

126 12 R. R. T. Road 25th June

1982

7 CS Joshi

A. M. Kulkarni
Sub-Registrar of Bombay

Costs for:-

Registration	Rs 60/-
Stamp duty	17/-
Admission	15/-
...	3/-
...	15/-
...	9/-

Total Rs. 645/-

A. M. Kulkarni
Sub-Registrar

D. Chetana S. Joshi age 32 Business.
Flat Terawala Building 1st floor R. No. 9.
R.R.T. Road Mulund West a/bay. 80.

executing party

with the sanction of the
Agreetsafe

D CS Joshi

- 1) D. R. Gupta. Flat Terawala Building.
- 2) Shri R. D. Thakkar. Flat Bay. 80 Mulund

~~...~~
1) D. R. Gupta
2) Shri R. D. Thakkar
25th June 1982

A. M. Kulkarni
Sub-Registrar

Shri. Munsukhlal Mordas Shah
 Aged 38 Years husband of Mrs. At 39
 Amba Ashish Natar Road,
 Mulund (W), Bombay-400 089
 Partner of M/s. Cayatri Construction
 Executing party admitting execution
 of the so called agreement to sale.

[Signature]
 Shri. C. K. Javant Jaw. Dary

WHO KNOWS TO THE SUB-REGISTRAR THAT HE
 KNOWS TO ABOVE EXHIBIT AND VOUCHER

WITNESSED

Date - 23 AUG 1982

[Signature]

Sub-Registrar



Registered No. PS 1680/82 of pages 183 to 190
 Volume 659 AS/07 ADDITIONAL BOOK

Part L

Date 11-6-1985

[Signature]

Sub-Registrar of Bombay

6.0

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~~23-6-62~~
~~23-6-62~~
2

203
EYE

PS 1280
DATE THIS 21st DAY OF June 1982

GAYATRI CONSTRUCTION BUILDERS

Mr. Chetna AND
Sanant Jethi

BUYER/S

AGREEMENT
FOR
FLAT / SHOP / GARAGE

NO. 16 FLOOR 6th

IN

GAYATRI KRUPA

NETAJI SUBHASH ROAD,
MULUND (WEST), BOMBAY - 400 080.

MESSRS MAHESH JANI & CO.
SOLICITORS & ADVOCATES

79, MEDOWS STREET,
FORT, BOMBAY-400.023.

aakashganga Mulund (e.)

67500
680
715

695