

Share Certificate No 48

Member's Register No. 48

SHARE CERTIFICATE

AUTHORISED SHARE CAPITAL RS. 5,00,000 DIVIDED INTO 10,000 SHARES EACH OF RS. 50/- EACH



COSMOS ATLANTIC PLAZA

PREMISES CO-OP. SOCIETY LTD

Reg. No. MUM/S.R.A./H.S.G./(T.C.) 11931/2011 Dt. 11-08-2011

F.P. No. 569 Part, T.P.S. - IV of Mahim Division, Bhavani Shankar Road, Garage Galli, Dadar (W), Mumbai - 400 028.
(Registered under The Maharashtra Co-Operative Act. 1960) (Maharashtra Act XXIV of 1961)

This is to certify that Shri. /Smt. / M/s. Sanjay Ramesh Gala.


Unit No. 1-101 on First. Floor

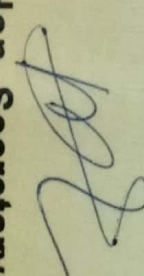
is / are the registered holder(s) of Ten fully paid-up shares of Rs. **FIFTY** each numbered from 471 to 480
both inclusive in COSMOS ATLANTIC PLAZA PREMISES CO-OPERATIVE SOCIETY LTD. DADAR Mumbai 400 028.

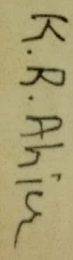
Subject to Bye-Laws of the said Society.

Given under the Common Seal of the said Society at Mumbai on this day of _____

1-6 MAR 2018


Chairman


Hon. Secretary


M. C. Member



Friday, November 20, 2009

3:10:30 PM

Original

नोंदणी 39 म.

Regn. 29/11/09

पावती

पावती क्र. : 8065

गावाचे नाव लोअर परेल

दिनांक 20/11/2009

दस्तऐवजाचा अनुक्रमांक

बबइ2 - 08025 - 2009

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: संजय रमेश गोला - -

नोंदणी फी

: - 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (60)

: - 1200.00

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आपणास हा दस्त अंदाजे 3:25PM ह्या वेळेस मिळेल

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दुय्यम निबंधक

मुंबई शहर 2 (वरळी)

बाजार मुल्य: 5320939 रु. मोबदला: 1773800 रु.

भरलेले मुद्रांक शुल्क: 295700 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि कॉसमॉस को ऑप बँक लि, दादर शाखा;

डीडी/धनाकर्ष क्रमांक: 958663; रक्कम: 30000 रु.; दिनांक: 29/09/2009

सह दुय्यम निबंधक

मुंबई शहर क्र. २



Customer's Copy	
THE KAPOL CO-OP. BANK LTD. FRANKING DEPOSIT SLIP	
Branch: 26149	Date: 2-10-2009
Pay to: Acct. Stamp Duty	
Franking Value	Rs. 2,95,800
Service Charges	Rs. 2-0
TOTAL	Rs. 2,95,820
Name & Address of the Stamp duty paying party	
Shri. Sanjay Ramesh Gala	
308 B wing, Ridhi Siddhi Apts	
R.A. Kidwai Marg, Matunga,	
Mumbai - 400 019	
Tel./Mobile No. 98223350	
Desc. of the Document Agreement	
DD/Cheque No. 958664	
Drawn on Bank: The Capital Co-op. Bank	
BFD (For Bank's Use only)	
Tran ID	A254 Rs.
Franking Sr. No.	PL-546 Rs.
Cashier	129216-29216
Officer	



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai on this 8th day of October 2009 BETWEEN M/S. CHAITANYA DEVELOPERS a registered Partnership firm duly registered under the provisions of Indian Partnership Act 1932 having its Registered Office at Cynthiandra, 3rd Floor, Gokhale Road (N), Dadar, Mumbai - 400 028, hereinafter called "The Sellers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner or proprietor for the time being of the said firm the survivors or survivor of them and the heirs, executors, administrators and assigns of such last surviving partner) of the ONE PART AND SHRI/SMT./M/S. Sanjay Ramesh Gala Mumbai, Indian Inhabitant, having his/her/their address at 308, B wing, Ridhi Siddhi Apt., R.A. Kidwai Marg Matunga, Mumbai - 400 019 hereinafter called "the Purchaser/s" (which expression shall unless it

The Kapol Co-operative Bank Ltd.,
Mile Palle (East) Branch,
107/108, D-Shyamkamal Building,
Near B. N. Aggarwal Market,
Vile Parle, (East), Mumbai-400 057
D-58, Sakinaka, C. R. 106/105/05/1989-92

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be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors and administrators) of the OTHER PART:

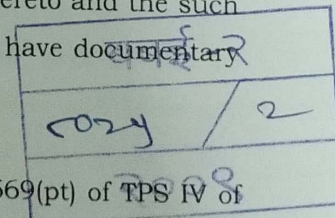
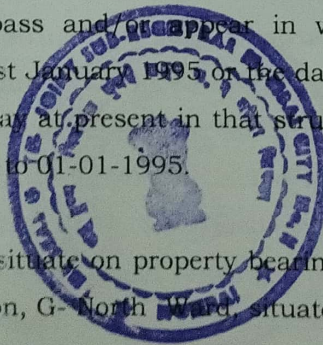
WHEREAS:

(a) The Government of Maharashtra with a view to control the mushrooming of new slums in and around the city of Greater Mumbai and to improve the living conditions of existing Slum Dwellers by providing them neat and clean environment and basic essential amenities enacted the provisions of Maharashtra Slum (Improvement clearances and Redevelopment) Act 1971 and with a view to have planned growth of the city revised building bye-laws and Development Control Rules and published the same under the title " Development Control Regulations for Greater Mumbai 1991 " and as specifically provided under regulations 33 (10) for the Development of censused slum in Appendix IV.

(b) For effective implementation of the Slum Redevelopment Scheme the present Maharashtra Government has introduced amendments/modifications to D.C.R No.33(10) Appendix -IV of the sanctioned Development Control Regulations Act 1991 and by providing Additional Guide Lines to the Municipal Corporation for Greater Mumbai being the Town Planning Authority for the City of Greater Mumbai with the aim of providing well ventilated self-contained tenements FREE OF COST to each eligible slum dwellers family as defined in the said modifications bearing Ref No.DCR/1095/1209/CR-273/95 UD-II dated 27th August 1996 & 3rd May 97 (hereinafter referred to as "the said Notifications) i.e each eligible FAMILY UNIT OF notified Slum whose names and structures have photo pass and ~~appear~~ appear in voters list prepared to with reference to 1st January 1995 or the date prior thereto and the such inhabitants stay at present in that structure and have documentary evidence prior to 01-01-1995.

(c) The land situate on property bearing F.P.No.569(pt) of TPS IV of Mahim Division, G- North Ward, situated at Bhavani Shankar Road,

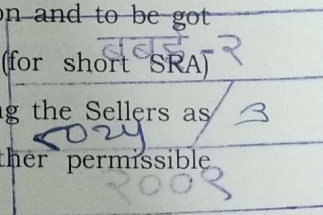
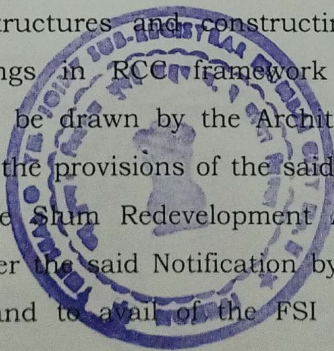
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Dadar(West), Mumbai 400-028 total admeasuring 6592.72 sq.mts. or thereabout belonging to Municipal Corporation of Greater Mumbai and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said property") is a notified slum area vide Notification dated 3rd December, 2004 issued by the Government of Maharashtra in the Official Gazette within the meaning of the said Act and on the said property the members of Ram Shyam Krupa SRA Co-op. Housing Society Ltd. a Society duly registered under the provisions of the Maharashtra Co-operative Societies Act 1960 under Regd. No. BOM/WGN/HSG/(TC)-7995 of 1996-97 having its Registered Office at Ramshyam Wadi, Jalan Wadi, Bhavani Shankar Road, Dadar(West), Mumbai 400 028 (for short the said Society) had their huts/structures which were in use, occupation and possession of the eligible members of the said Society who were paying pitch rent.

(d) Since the said Society did not possess requisite manpower and finance the said Society in the General Body meeting held on 11th May 2003 agreed to grant development of the said property/land to the Sellers herein by and under agreement dated 15th June, 2003. The said Society also executed and delivered a Power of Attorney dated 15th June, 2003 in favour of Mr. Nandkumar Sadashiv Naik and Mr. Pradip Bastimal Chopra jointly and severally empowering them to do all such acts, deeds, matters and things.

(e) Under the Slum Redevelopment Scheme it has been provided that each of the slum dwellers/ eligible member of the said Society shall be entitled to secure self-contained tenement of 225sq.ft. carpet area as provided in the said Notification irrespective of the area occupied by them free of costs for each of them by demolishing their existing huts/structures and constructing at site thereof multi-storeyed buildings in RCC framework as per the plans and specifications to be drawn by the Architect of the said Society in conformity with the provisions of the said Notification and to be got approved by the Slum Redevelopment Authority (for short SRA) established under the said Notification by appointing the Sellers as the Developer and to avail of the FSI and all other permissible

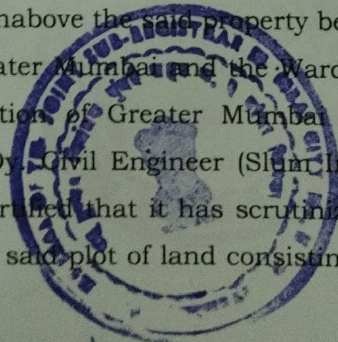


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additional FSI by Government of Maharashtra under the said Notification with which the Developer is entitled to construct surplus/ additional tenements in excess of what is required to rehabilitate the existing eligible members of the said Society and which can be sold by the Developers to the members of the public as per their choice and discretion on ownership basis on such terms and conditions as they may deem fit and proper and to retain the sale proceeds thereof.

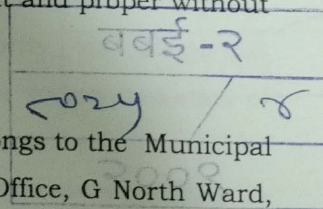
(f) For the obligation undertaken by the Sellers under the hereinbefore recited Agreement to provide self contained tenements of 225 sq. ft. carpet area as provided in the hereinbefore recited Notification dated 27th August 1996 issued by the Government of Maharashtra irrespective of the area occupied by each of the Slum dwellers, free of costs by demolishing the existing huts/structure and constructing on site thereof multi-storied buildings in R.C.C. frame structure as per the plans and specifications drawn by the Architect of the society in conformity with the provisions of the said Notification and to be approved by the Slum Re-development Authority established under the said Notification, the said society have irrevocably appointed the Sellers herein to avail the benefit of additional F.S.I. outside T.D.R. granted by the Government of Maharashtra under the hereinbefore recited Notification dated 27th August 1996 and the Sellers are entitled to construct and avail of surplus/additional tenements in excess of what is required to rehabilitate the existing eligible members of the aforesaid society and which the Sellers are entitled to sell to the members of the public as the Sellers on ownership basis at such consideration and on such terms and conditions as the Sellers may deem fit and proper without being accountable to the said society.

(g) As recited hereinabove the said property belongs to the Municipal Corporation of Greater Mumbai and the Ward Office, G North Ward, Municipal Corporation, of Greater Mumbai by its communication addressed to the Dy. Civil Engineer (Slum Improvement) Municipal Corporation has certified that it has scrutinized the proposal for re-development of the said plot of land consisting of 442 huts/hutment



Handwritten signature: Nitya R.

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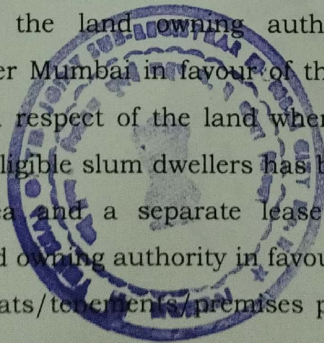


dwellers put forward by the said Society through its Architects Shri Mukesh Bahadur of M/s. Consultants Combined and on such verification it has been confirmed that the huts on the said land were censused in the year 1976 and they are in the office demand register. The said S.R.A. has sanctioned the scheme of redevelopment on the said property and has issued L.O.I., Annexure II and I.O.A. and C.C.

(h) The Sellers have got the layout plans sanctioned for the entire Complex out of which 4 buildings bearing No.1 to 4 shown on the plan hereto shaded in pink are to be constructed for providing permanent accommodation to the eligible members of the said society and one building No.5 mentioned as "Free Sale Building" shown on the layout (Block Plan) plan shaded in blue as well as a part of ground floor and first floor of building no.1 is available for free sale as free sale components for Commercial purposes. Under the hereinbefore recited Notification dated 27th August 1996 the Slum Rehabilitation Authority is empowered to approve and sanction the building plans and accordingly the Sellers have got the building plans approved by the Slum Rehabilitation Authority and obtained Intimation of Approval under Sub-Regulation 2.3 of Appendix-IV of D.C.R. No. 33(10) under No.SRA/ENG/1466/GN/ML/AP on 4th July 2005. The Sellers have obtained Letter of Intent dated 9th July, 2007 as modified by a letter dated 5th November, 2007. The sellers have also obtained Intimation of Approval and Commencement Certificate copies of the said Intimation of Approval and Commencement Certificate of the building plan addressed by the Slum Rehabilitation Authority to the Sellers is annexed hereto as Annexure - A (colly).

(i) The hereinbefore recited notification envisages lease for 30 years to be executed by the land owning authority viz. Municipal Corporation of Greater Mumbai in favour of the society/societies of the Slum Dwellers in respect of the land whereat the buildings for rehabilitation of the eligible slum dwellers has been constructed with the appurtenant area and a separate lease is envisaged to be executed by such land owning authority in favour of the society of the Purchaser/s of the flats/tenements/premises pertaining to the land

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on which the free sale component in the building are situate and the appurtenant land thereto.

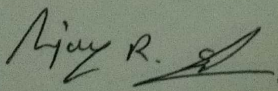
(j) Under the hereinbefore recited Agreement the society has agreed that the Sellers shall be entitled to obtain separate lease of the land pertaining to free sale components of the project from the Municipal Corporation of Greater Mumbai or in the alternative the said society shall sub-demise such portion of land on which the free sale components premises/building with the land appurtenant are situate in favour of the Sellers or their nominee or nominees including a Co-operative society or Association or Limited company as the case may be.

(k) The entire property in respect of which the scheme is sanctioned are being redeveloped by the Sellers is described in the first schedule hereunder written. A portion of the said property on which the building no.5 being free sale component is to be constructed thereon with the land appurtenant thereto is described in the second schedule hereunder written and there is an internal road which is a common internal road for all the five buildings.

(l) The Sellers have entered into agreements with M/s. Consultants Combined, Architects for availing their services for designing, planning and supervision for construction of the buildings.

(m) The Sellers have appointed a structural Engineer Mr. Kailash Anwala for the preparation of the structural design and drawings of the buildings and the Seller accepts the professional supervision of the said Architect and the structural Engineer till the completion of the said building.

(n) By virtue of the said Agreement and the said approvals the Sellers alone have the sole and exclusive right to sell the shop/office/unit/tenements/ stilt parking/open space parking (for shot "the premises") in the said free sale building to be constructed by the Sellers on portion of the said land described in the second schedule hereunder

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written and to enter into agreements with the Purchaser/s of the and to receive the sale price in respect thereof.

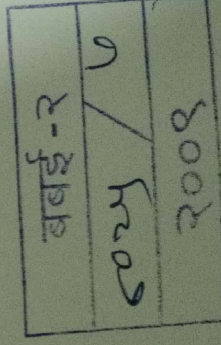
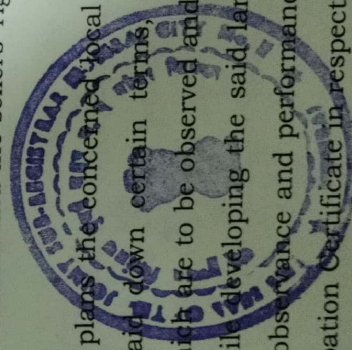
(o) The Purchaser/s has demanded from the Sellers and the Sellers have given inspection to the Purchaser/s of all the documents of title relating to the said land, the approvals, the said Agreements and the plans, designs and specifications prepared by the Seller's Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as "the said Act") and the rules made there under.

(p) The copy of the Title Report issued by the advocates of the Sellers, copies of the Property Register Card showing the nature of the title of the Sellers to the said land on which the Premises are constructed or are to be constructed of the plans and specifications of the premises agreed to be purchased by the Purchaser/s approved by the concerned local authority have been annexed hereto and marked ANNEXURE "B" "C" and "E" respectively.

(q) The said building no.5 is named as Atlantic Plaza being constructed on the property described in the second schedule hereunder written shall consist of basement, ground and five upper floors. At present the plans have been approved for construction of basement, ground and three upper floors and all the proposals have been put up for construction of additional two floors and the same are under process. Prior to negotiating for acquiring the premises by the Buyer he has accepted the said facts and the sellers' right.

(r) While sanctioning the said plans the concerned local said Slum Rehabilitation Authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Sellers purchaser/s while developing the said land and the said building/s and upon due observance and performance of which only the Completion and Occupation Certificate in respect of the said building/s shall be granted by the concerned local authority.

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(s) The Sellers accordingly desire to commence/ construction of the said building/s in accordance with the said plans.

(t) The Purchaser/s has approached to the Sellers for allotment of the premises.

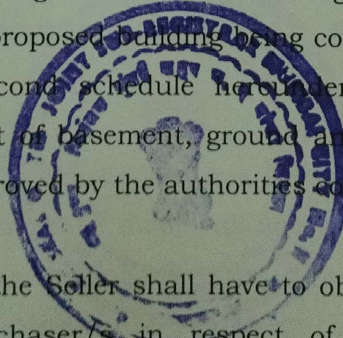
(u) Relying upon the said representations, declarations and agreement, the Seller agrees to sell to the purchaser/s a Unit at the price and on the terms and conditions hereinafter appearing.

(v) Under section 4 of the said Act, the Sellers are required to execute a written agreement for sale of said Unit to the purchaser/s, being in fact these presents and also to register said agreement under the Registration Act.

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

1 The Seller shall construct the said building comprising of Basement, Ground and 5 or more upper floors on the portion of the said land forming part of the property described in the First Schedule hereunder written which portion is and more particularly described in the Second Schedule hereunder written in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Seller may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them. The subject matter of this agreement is the unit agreed to be purchased by the Buyer in the proposed building being constructed on the land described in the second schedule hereunder written. The said building shall consist of basement, ground and five or more upper floors as shall be approved by the authorities concerned.

Provided that the Seller shall have to obtain prior consent in writing to the Purchaser/s in respect of such variations or



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modifications which may adversely affect the said Unit of the Purchaser/s.

2 The Purchaser/s hereby agrees to purchase from the Seller and the Seller hereby agrees to sell to the Purchaser/s one Shop/Office/Unit No. 101 of carpet area admeasuring 33.63 sq.mtrs. i.e. 362 sq.ft. on First Floor as shown in the floor plan thereof hereto annexed and marked ANNEXURE "D", covered/open Garage No. nil in the "ATLANTIC PLAZA" Building (hereinafter referred to as "the Unit") for the total consideration of Rs. 12,73,800 (Rupees Seventeen lacs seventy three thousand eight hundred only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common/limited common areas and facilities which are more particularly described in the Third Schedule hereunder written. Prior to execution the purchaser/s has paid Rs. 14,00,000 (Rupees Fourteen lacs only) to the Seller. The Purchaser/s hereby agrees to pay to the Seller the balance amount of the total consideration being Rs. 3,73,800 (Rupees Three lacs seventy three thousand eight hundred) only in the following manner:

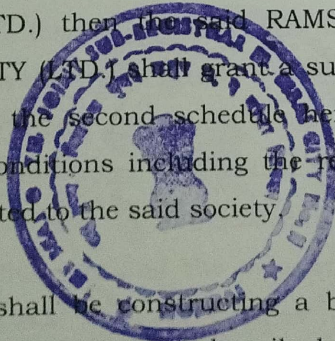
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| (i) On completion of the Raft Slab | 25% |
| (ii) On Completion of the Ground Floor Slab | 25% |
| (iii) On Completion of the First Floor Slab | 25% |
| (iv) On Completion of the Second Floor Slab | 10% |
| (v) On Completion of the Third Floor Slab | 5% |
| (vi) On Completion of the Fourth Floor Slab | 5% |
| (vii) On Completion of Terrace Floor Slab | 5% (less) Rs. 10,000/- |
| (viii) On or before possession | Rs. 10,000/- |

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3 The Purchaser/s hereby declares that before execution of this Agreement, the Seller have made full and complete disclosure and the Purchaser/s has taken full, free & complete inspection of particulars and disclosure of the following:-

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- (a) nature of Seller's title to the said property described in the First Schedule hereunder written and all encumbrances, if any, thereto, along with all relevant documents.
- (b) all plans and specifications duly approved and sanctioned by the Slum Rehabilitation Authority;
- (c) nature and particulars of fixtures, fittings and amenities to be provided in the building to be constructed on the said property;
- (d) all particulars of design and materials to be used in construction of the building on the said property;
- (e) the nature of organization of persons to be constituted and to which the title is to be passed being either a co-operative society governed by the provisions of the Maharashtra Co-operative Societies Act, 1960
- (f) the various amounts that are to be paid interalia towards the ground rent, revenue assessment, municipal and other taxes and water and electricity charges, including water deposit and electricity deposits as are for the time being in force.
- (g) That the Brihan Mumbai Mahanagar Palika may grant a separate lease for a period of 30 years in respect of the property described in the second schedule hereunder written in favour of the ultimate lessee or in the alternate in the event of the lease being granted by the Brihan Mumbai Mahanagar Palika in favour of the said RAMSHAM KRUPA CO. OP. HSG. SOCIETY (LTD.) then the said RAMSHAM KRUPA CO. OP. HSG. SOCIETY (LTD.) shall grant a sub-lease of the said land described in the second schedule hereunder written on the terms and conditions including the renewal and which lease shall be granted to the said society
- (h) The Sellers shall be constructing a building named Atlantic Plaza on the said property described in the second schedule



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(iii) Rs. 3,500/- for formation and registration of the society or Limited Company (not to be accounted).

(iv) Rs. 2,095/- for reimbursement of the amount towards permanent deposit for I.O.A. & Layout, electric meter deposit; water meter deposits and other deposits paid to the various authorities.

(iv) Rs. 22,979 for 18 months to meet proportionate share of municipal taxes, water tax, common electric bills and other charges.

Total Rs. 86,674/- (Rupees Eighty six thousand six hundred seventy four Only)

22 The Buyer of the respective units shall be entitled to use and occupy their respective units only.

23 Notwithstanding anything inconsistent or to the contrary contained herein, it is specifically agreed between the parties hereto and the Purchaser/s is aware that the Sellers will be entitled to and shall have an absolute right to construct new or additional structures or any addition to the structures existing for the time being on the said property including on the said portion of the property inter alia for utilizing thereon any additional Floor Space Index (FSI) which is or which may hereafter become available to the Sellers including on account of the Sellers acquiring Transferable Development Rights (hereinafter referred to as "TDR") or to which the Sellers shall or may hereafter become entitled in respect of any other properties under the Development Control Regulations of B.M.C. for the time being in force. The Sellers shall also be entitled to from time to time, to make additions or alterations or variations or modification in the said layout of the said property including the said portion of property in order to utilize or avail the said F.S.I. which may be available as mentioned herein.

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24 The Sellers have further informed the Purchaser/s and the Purchaser/s is aware and hereby agree that in the event any area of the said properties agreed to be developed by the Sellers is under reservation, is wholly or partially released from such reservation or if such reservation is shifted to any other area, the Sellers will be fully entitled to develop the said area so released or made available on shifting of such reservation or otherwise and also be entitled to utilize and consume the F.S.I. in respect thereof on the said properties or on any other property/properties and the Purchaser/s will not object to or obstruct the same in any manner whatsoever.

25. The Sellers have informed the Purchaser/s that since this will be layout of many buildings the S.R.A. may cause one or several deeds, lease, sub-lease as the case may be. However, if it is not permissible or feasible to give building wise conveyance then at the sole discretion of the Sellers, lease shall be executed of the entire property in favour of the Apex Body. However, each building may have separate Society. The Purchaser/s in each building shall form an ad-hoc committee of each building pending execution of lease-deed/conveyance/sub-lease. The said Committees shall look after the day to day management of the respective buildings including payment of taxes and all outgoings. However, the internal roads and all internal common amenities and facilities and the infrastructure of the said lay outs and maintenance thereof shall be made by the Apex Body / Society. It is further made clear that each Committee of the said buildings shall at least have one Office bearer on the said Apex Body / Society and Apex Body / Society will elect their own Managing Committee in accordance with the provisions of the Maharashtra Co-operative Societies Act. It is agreed that all the expenses that may be required to be incurred for the purpose of the maintenance of common amenities like internal roads, and common amenities and facilities shall be borne and paid by the Purchaser/s of the said buildings in accordance with the directions that may be given from time to time by the Managing Committee of the Apex Body / Society.

26. The Purchaser/s agrees and gives his irrevocable consent that the Seller shall have a right to make additions amendments and

* *M. R. S.* *M*

spaces, lobbies, staircases, terraces, recreation spaces etc., will remain the property of the Seller until the F.S.I. is consumed, all Units are sold, full payment is received and the said land and Building is transferred to the Society/Limited Company as hereinbefore mentioned.

34. Any delay tolerated or indulgence shown by the Seller in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Seller shall not be construed as a waiver on the part of the Seller of any breach or non-compliance of any of the terms and conditions of this Agreement by the purchaser/s nor shall the same in any manner prejudice the rights of the Seller.

35 The purchaser/s and/or the Seller shall present the lease/conveyance/sub-lease at the proper registration office for registration within the time limit prescribed by the Registration Act forthwith inform the Seller the serial number under which the same is lodged to enable and the Seller to attend such office and admit execution thereof.

36 The Purchaser/s shall bear and pay the requisite stamp duty on this agreement under the provisions of Bombay Stamp Act at his/her own costs, lodge this Agreement for registration with the sub-Registrar of Bombay and forthwith inform the Seller the Serial Number under which the same is lodged to enable them to admit execution of the same.

37 All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered Post A.D./Under Certificate of posting at his/her/their address, specified below:

308, B Wing, Ridhi Siddhi Apt.,
R.A. Kidwai Marg, Marunga,
Mumbai - 400 019

बवई-२
२०२५ / २६
२००९

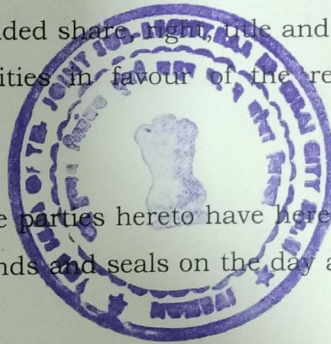
38 All costs, charges and expenses in connection with the formation of the Co-operative housing Society or Limited Company or

* Miy R. ✓
Mh

Association as well as all the costs of preparing, engrossing, stamping and registering all the agreements, including this agreement, conveyance, transfer deeds or any other document or documents required to be executed by the said owners and the Seller or the Buyers or Co-operative Society as well as the entire professional costs, charges and expenses payable for the same shall be paid by the purchaser/s immediately on demand. The Purchaser/s shall pay the professional fees in respect of the documents to be made and also in respect of the services rendered or to be rendered by the Seller Advocates as provided in this clause.

39 Notwithstanding anything stated hereinabove, the Seller shall be entitled to submit the said property under the provisions of the Maharashtra Apartment Ownership Flats Act, 1970, and in such an event, the Purchaser/s shall at his/her/their costs, charges and expenses be entitled to execution of a Deed of Apartment and/or Conveyance and in such an event, the Seller shall cause the said owners to execute such relevant documents for effectuating a proper transfer of the said Unit and undivided share, right, title and interest in the common areas and amenities in favour of the respective Buyers of the respective Units.

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



SIGNED SEALED AND DELIVERED)

By the within named)

FOR M/s. CHAITANYA DEVELOPERS

"THE SELLERS" **M/S. CHAITANYA**)

DEVELOPERS)

by the hand of its Authorised Signatory)

Authorised Signatory

Shri Pradip Chopra)

in the presence of)

1. _____)

2. _____)

वर्ष - २
२०२४ / २६
२००९

x *Pradip R. Chopra*



SIGNED SEALED AND DELIVERED)

by the within named)

PURCHASER/S Shri/Smt. _____)

Sanjay Ramesh Gala)

in the presence of)

1. Prof. B. R.)

2. _____)



Sanjay R.

RECEIVED on or before execution hereof from the _____)

withinnamed Purchaser , the sum of **Rs. 14,00,000/-**)

(Rupees Fourteen lacs _____ Only))

being the amount as mentioned within to be Paid)

by him /her to us through the following cheques of :-)

(1) Ch.no. 16243 dt. 25-5-2009 drawn on _____)
Bank of Maharashtra, Bhoiwada Branch,
for Rs. 10,00,000/-

(2) Ch.no. 848741 dt. 18-7-2009 drawn on The _____)
Cosmos Co-op. Bank Ltd., Dadar(W) Branch,
for Rs. 2,00,000/-

(3) Ch.no. 848742 dt. 28-7-2009 drawn on The _____)
Cosmos Co-op. Bank Ltd., Dadar(W) Branch,
for Rs. 2,00,000/-

WE SAY RECEIVED
FOR CHAITANYA DEVELOPERS

ASD

(AUTHORISED SIGNATORY)



WITNESSES:

बबई-२
०२५ / ३०
२००९

=====

THE FIRST SCHEDULE ABOVE REFERRED TO

=====

All those pieces or parcels of land bearing Cadastral Survey No. 1/1309, 1/1320 bearing Final Plot No.569(pt), T.P.S. IV Mahim Division admeasuring 6592.72 square meters or thereabouts, situated lying and being at Garage Gully, Dadar(West), in the Registration District and Sub-District of Mumbai City.

=====

THE SECOND SCHEDULE ABOVE REFERRED TO;

=====

Sub-Plot on which free sale component building Atlanta Plaza is to be constructed.

All those pieces or parcels of land bearing Cadastral Survey No. 1/1309 / 1320 of Lower Parel Division bearing Final Plot No.569(pt), T.P.S. IV Mahim Division admeasuring 2634.72 square meters out of 6592.72 sq.mtrs. or thereabouts, situated lying and being at Garage Gully, Dadar(West), in the Registration District and Sub-District of Mumbai City.

=====

THE THIRD SCHEDULE ABOVE REFERRED TO;

=====

COMMON AREA AND FACILITIES

The Staircase, staircase landings, lifts, lift-well, staircase entrance area, septic tank, soak pit, suction tank, overhead tank, pump room, watchman cabin, compound wall, machine room, electric cabin will be covered in this common area and facilities.

It is further clarified that the open space, i.e. required land appurtenant to all surroundings of the building which is open to sky garages, portion covered, stilt, basement parking will not be covered under this definition.

बवई-२
२०२५ / ३१
२००९

ANNEXURE "A"

SLUM REHABILITATION AUTHORITY

5th floor, Girha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.07 for Brihanmumbai.

No. SRA/CH.E./ENG/R.1405/32/ML/AP

4 JUL 2005

To,

M/s. Chaitanya Developers

11th floor, 3rd floor, Gokhale Road, (W) Dadar Mumbai-28

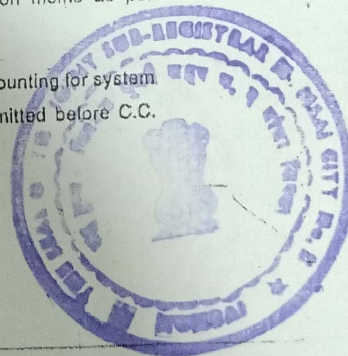
With reference to your Notice, letter No. 2951 dated 17/12/04 199 and
delivered on 17/12/04 199 and the plans, Sections, Specifications and Description and
further particulars and details of your building at Sale
F.P. No. 569 (pt) of T25-IV of
Main Divn. at Chavan's Shanker Road, Dadar (W) Mumbai-28

turnished to me under your letter, dated _____ 199 I have to inform you that the
proposal of construction of the building or work proposed to be erected or executed, is
heraby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966
as amended up-to-date, subject to the following conditions :

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

- A.1) That the Commencement Certificate u/s. 44/69 (1) (a) of the MR & TP Act, Shall be
obtained before starting the proposed work.
- A.2) That the compound wall shall be constructed, after getting the plot demarcated from
the concerned authority, on all sides of the plot clear of the road widening line with
foundation below level of bottom of road side drain without obstructing the flow of
rain water from the adjoining holding, to prove possession of holding before starting
the work as per D.C. Regulation No. 38 (27)
- A.3) That the Structural Engineer shall be appointed, and Supervision memo as per
Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the structural design & calculations for the proposed work accounting for system
analysis as per relevant I. S. code along with plan shall be submitted before C.C.

CONSULTANTS COMBINED
ARCHITECTS
CERTIFIED TRUE COPY
M. Shetty
VINAY SHARMA
(Reg. No. CA: 62:6737) MUKESH BAHADUR
(Reg. No. CA: 82:7237)



बवई-२
२०२५ / ३२
२००९

ANNEXURE "A"

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/1466/GN/ML/AP

COMMENCEMENT CERTIFICATE

13 OCT 2005

for,

M/M/A Chaitanya Development

situated at S.I. P. Gokhale road (North)

Dadar Mumbai-20

SRA With reference to your application No. 2561 dated 17/10/04 for Development and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. IV C.T.S. No. 100 of 500 of Village Mahim Divn. T.P.S. No. IV G/W, 100, situated at Bhavani Shankar Road

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned SRA/ENG/663/GN/ML/LOI dt. 30/8/2003

in LOI UR No. SRA/ENG/1466/GN/ML/AP dt. 17/2005

and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission should be commenced within three months from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in Maharashtra Regional and Town Planning Act, 1966.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) The development work in respect of which the same is granted or any of the restrictions imposed carried out or the use thereof is not in accordance with the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) Any of the condition subject to which the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. V. P. Kharche under section 45 of

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of this said Act.

This C.C. is granted for work up to plinth level only for building

For and on behalf of Local Authority

The Slum Rehabilitation Authority

Devedas
Executive Engineer (SRA) III
(I/c)

FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

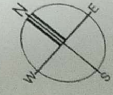
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copy / 2
2008



101

FIRST FLOOR PLAN

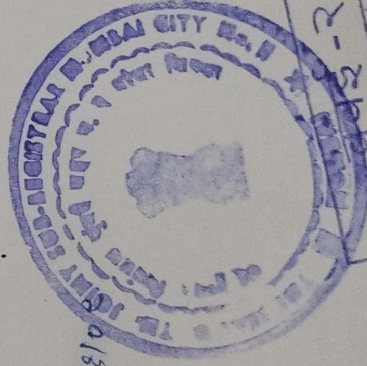
"ATLANTIC PLAZA" ON PLOT BEARING FP. No: 569 (pt)
 TPS. IV, MAHIM DIVISION, BHAVANI SHANKAR ROAD DADAR.
 Developer: CHAITANYA DEVELOPERS.



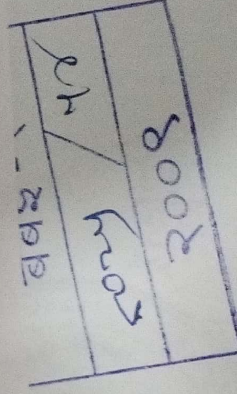
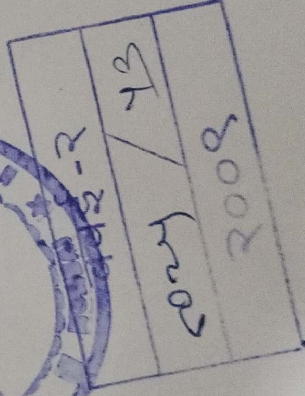
घोषणापत्र

मी अनिता कांबळे याद्वारे घोषित करतो की, दुय्यम
निबंधक सुषी - २ यांचे कायलयात कारार नामा या शिषकाचा दरत
नोंदणीसाठी सादर करण्यात आला आहे. श्री. सदीप चीपडा व ३. यांनी
दि. १९/१०/०९ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस
सादर केला आहे / निषादीत करून कदुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार
यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही
मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही.
सादरचे कुलमुखत्यारपत्र पूर्णपणे वेच असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सादरचे कथम चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस
मी पात्र राहिन याची मला नाणीव आहे.

दिनांक :- २०/११/०९



कुलमुखत्यारपत्रधारकाचे नाव
व सही



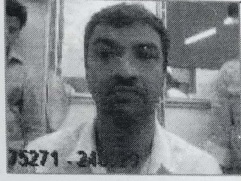



07/11/2009
11:25 pm

दुय्यम निबंधक:
मुंबई शहर 2 (वरळी)

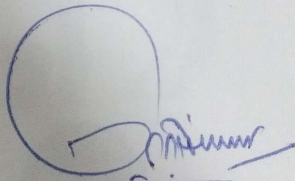
दस्त गोषवारा भाग-1

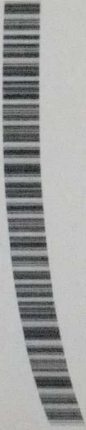
बवइ2
दस्त क्र 8025/2009
4e

दस्त क्रमांक : 8025/2009
दस्ताचा प्रकार : करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: सजय रमेश गाला - पत्ता: घर/फ्लॅट नं: 308 बी विंग, रिध्दी सिध्दी अपार्टमेंट, माटुंगा, मुं-19 गल्ली/रस्ता: ईमारतीचे नाव:- ईमारत नं:- शहर/गाव:- तालुका:- पिन:- पॅन नम्बर: AAK	लिहून घेणार वय 36 सही		
2	नाम: चैतन्य डेव्हलपर्स चे भागीदार प्रदीप चोपडा तर्फे मुखत्यार अनिल कांबळे - पत्ता: घर/फ्लॅट नं: तिसरा मजला, गोखले रोड, दादर पं, मुं-28 गल्ली/रस्ता:- ईमारतीचे नाव:- ईमारत नं:- पेट/वसाह	लिहून घेणार वय 36 सही		




सह दुय्यम निबंधक
मुंबई शहर क्र. २



दस्त गोषवारा भाग - 2

बवड्ट

दस्त क्रमांक (8025/2009)

६०

दस्त क्र. [बवड्ट-8025-2009] चा गोषवारा
दस्ता मुल्य : 5320939 मोबदला 1773800 भरलेले मुद्रांक शुल्क : 295700

पावती क्र.: 8065 दिनांक: 20/11/2009
पावतीचे वर्णन
नाव: संजय रमेश गाला -

दस्त हजर केल्याचा दिनांक : 20/11/2009 03:05 PM

दिनांक : 08/10/2009

दस्त हजर करणा-याची सही : *Ajay R.*

30000 : नोंदणी फी

12000 : नकल (अ. 11(1)), पृष्ठांकनाची

नकल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

31200: एकूण

[Signature]

दु. निबंधकाची सही, मुंबई शहर 2 (बरळी)

दस्ताचा प्रकार : (25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 20/11/2009 03:05 PM

शिकका क्र. 2 ची वेळ : (फी) 20/11/2009 03:10 PM

शिकका क्र. 3 ची वेळ : (कडुली) 20/11/2009 03:11 PM

शिकका क्र. 4 ची वेळ : (ओळख) 20/11/2009 03:11 PM

दस्त नोंद केल्याचा दिनांक : 20/11/2009 03:11 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते इस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) भरत राजा लालजी- - , घर/फ्लॅट नं. -

गल्ली/रस्ता: ए/102, वृंदावन 1, मालाड प, मुं-9

ईमारतीचे नाव:-

ईमारत नं. -

पेट/वसाहत:-

शहर/गाव:-

तालुका:-

पिन:-

2) अमित रमेश गाला- - , घर/फ्लॅट नं. -

गल्ली/रस्ता: वरीलप्रमाणे

ईमारतीचे नाव:-

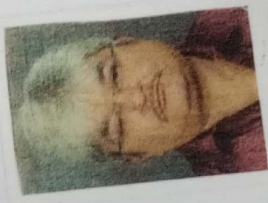
ईमारत नं. -

पेट/वसाहत:-

शहर/गाव:-

तालुका:-

पिन:-



[Signature]



[Signature]



[Signature]

दु. निबंधकाची सही
मुंबई शहर 2 (बरळी)



प्रमाणित करणेत येते की, ६० पाने आहेत
दस्तामध्ये एकूण..... ६०२५/२००९
पुस्तकक्रमांक १. बवड्ट-२/६०२५/२००९
नोंदला २०/११/२००९
दिनांक *[Signature]*

सह. दुय्यम निबंधक मुंबई शहर - २
अपीलाची सुनावणी करण्या खेरीज
निबंधकाचे सर्व अधिकार असलेला

102y/00
DATED THIS 8th DAY OF October 2009

BETWEEN

M/S. CHAITANYA DEVELOPERS

Cynthiandra, 3rd Floor,

Gokhale Road North,

Dadar (W), Mumbai - 400 028

SELLERS

AND

MR. / ~~MRS.~~ M/S. SANJAY RAMESH

GALA

Address 308 - B Wing, Riddhi Siddhi Apt

R. A. Kidwai Marg,

Matunga Mumbai - 400 019

PURCHASER/S

AGREEMENT FOR SALE OF

SHOP NO. 101 ON FIRST FLOOR OF

ATLANTIC PLAZA AT

BHAVANI SHANKAR ROAD, DADAR (WEST)

MUMBAI - 400 028

Advocates & Solicitors

M/S PRAVIN MEHTA & MITHI & CO.

7-Hind Rajasthan Chambers,

6, Oak Lane, Fort,

Bombay - 400 023





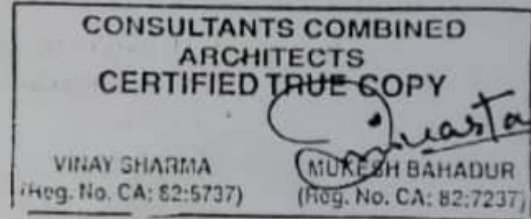
Slum Rehabilitation Authority

Administrative Building,
Anant Kanekar Marg,
Bandra (East), Mumbai-51.
Email: info@sra.gov.in

No. SRA/ENG/1466/GN/ML/AP

Date : 126 AUG 2011

To,
Shri Mukesh Bahadur of
M/s. Consultants Combined.
B-101, Manek Kunj (Meghwadi),
Dr. S.S.Rao Road, Lalbaug,
Parel,
Mumbai-400 012.



Sub : Full occupation certificate for Sale building no. 5 under S.R.Scheme on plot bearing F.P. No. 569(pt) TPS-IV of Mahim Divn., situated at Bhavani Shankar road Dadar (W), Mumbai - 28, known as "Ram Shyam Krupa CHS Ltd."

Sir,

With reference to above, I have to inform you that the permission to occupy the entire balance 5th floor of sale bldg. no. 5 completed under the supervision of Architect Shri. Mukesh Bahadur of M/s. Consultants Combined vide license No. CA/82/7237, the Structural Engineer Shri. Kailash Anwala vide license No. STR/A/39 and Site Supervisor Shri. Hiren Tanna vide Licence No T/52/SS-I, may be occupied on the following conditions.

1. That occupation permission is now granted for entire Sale building.
2. That you shall submit P.R. Cards before asking BCC of sale bldg.

3. That you shall submit lease agreement with MCGM before asking BCC of sale bldg.

A set of certified completion plan is returned herewith please.

Yours faithfully,

[Handwritten Signature] 26/07/14
Executive Engineer - II
Slum Rehabilitation Authority

