

323/3885

पावती

Original/Duplicate

Friday, June 06, 2014

नोंदणी क्र.: 39म

5:05 PM

Regn.: 39M

पावती क्र.: 5011

दिनांक: 06/06/2014

गावाचे नाव: गुंदवली गुंदवली

दस्तऐवजाचा अनुक्रमांक: वदर4-3885-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मे/शिव अम स्टील्स प्रा लि चे संचालक संजय एन. बंसल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2940.00

पृष्ठांची संख्या: 147

एकूण:

रु. 32940.00

आपणास भूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 5:22 PM ह्या वेळेस मिळेल.

सह मुख्य अधिकारी, अंपेटी क्र. २,  
मुंबई उपनगर जिल्हा

बाजार मूल्य: रु.36461100 /-

मोबदला: रु.27287500/-

भरलेले मुद्रांक शुल्क :

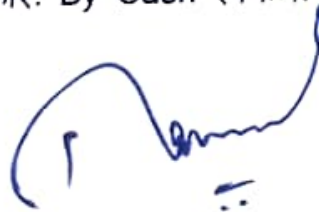
रु. 1823300/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001016663201415S दिनांक: 03/06/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 2940/-



Data of ESBTR for GRN MH001016663201415S

Bank - IDBI BANK

Bank/Branch : IBKL - 6910186/JVPD- SCHEME  
Pmt Txn id : 42770694  
Pmt DtTirne : 03/06/2014 16:56:36  
ChallanIdNo : 69103332014060351335  
District : 7101 / MH/MUM

Stationary No : 13017408443639  
Print DtTirne : 03/06/2014 17:44:56  
GRN : MH001016663201415S

**DEFACED FOR RS:1852300.00**

StDuty Summ : 002004507-75 / Stamp Duty (600000 Portal)  
StDuty Amt : 0000666188201415 (Rs Eight Lakh Twenty Thousand Three Hundred Rupees Only)  
RgnFee Amt : 000000301-70 / Registration Fee  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

**Only for verification-not to be printed and used**

Article : B25  
Prop Mvblty : Immovable  
Prop Descr : OFFICE NO 515 5TH FLOOR THESUMMIT BUSINESSBAY ANDHERI , A K ROADGUNADAVALIMUMBAI  
Maharashtra  
400093  
Duty Payer : PAN-AAFCS9987G MS SHIV AUM STEELS  
Other Party : PAN-AAACO7919F MS OMKAR REALTORS AND DEVELOPERS PVT LTD

Bank Scroll No : 100  
Bank Scroll Date : 04/06/2014  
RBI Credit Date : 04/06/2014  
Mobile Number : 919324586400



बंद-४  
3009/9/1900  
२०१४

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१४.

२९ (०१)

- दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक \_\_\_\_\_
- सादरकृत्याचे नाव मे/शिव झम स्त्रियत
- तालुका : मुंबई / अंधेरी / बोरीवली / फुर्ला
- गावाचे नाव : कुंदवली
- नगरभुमापन क्रमांक/सर्व्हे क्र/अंतिम भुखंड क्रमांक : २६५, २६६, २६६/१ ते १०२
- मूल्य दरविभाग (झोन) : ६० उपविभाग २००
- मिलकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ.मी. दर : \_\_\_\_\_ १६९५ \_\_\_\_\_
- दस्तात नमुद केलेल्या मिलकतीचे क्षेत्रफळ : २०४.४ कैस्पेट / इतर चौ.मीटर / फूट
- कारपार्किंग : ३३.४५८ पार्किंग : \_\_\_\_\_
- मजला क्रमांक : ५ वा उदवाहन विभा नाडी
- बांधकाम वर्ष : \_\_\_\_\_ घसारा : \_\_\_\_\_
- बांधकामाचा प्रकार : आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
- बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र.: \_\_\_\_\_ ज्यान्वये दिलेली घंट / वाढ
- भाडेकरू व्याप्त मिलकत असल्यास : 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) : \_\_\_\_\_  
2. नवीन इमारतीत दिलेले क्षेत्र : \_\_\_\_\_  
3. भाड्याची रक्कम : \_\_\_\_\_
- लिव्ह अॅन्ड लायसन्सचा दस्त : 1. प्रतिमाह भाडे रक्कम : \_\_\_\_\_  
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे : \_\_\_\_\_
- निर्घाशित केलेले बाजारमूल्य : ३,६४,६९,९००/-
- दस्तामध्ये दर्शविलेली मोबदला : २,४२,६९,०००/-  
 $204.42 \times 963400 \times 24\% = 3,40,22,000$   
 $33.45 \times 963400 \times 24\% = 93,40,220$   
३,६४,६९,०००/-
- देय मुद्रांक शुल्क : १८,२३,०५५/- भरलेले मुद्रांक शुल्क : १८,२३,३००
- देय नोंदणी फी : ३०,०००/-

बदल - ४	
३,६४,६९,९००	२,४२,६९,०००
२०१४	

लिपीक

साह दुय्यम निबंधक

महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती  
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

13017408443639



Bank/Branch: IBKL - 6910186/JVPD- SCHEME Stationery No: 13017408443639  
Print Txn id : 42770694 Print DtTime : 03-Jun-2014@17:44:56  
Print DtTime : 03-Jun-2014@16:56:36 GRAS GRN : MH001016663201415S  
ChallanIdNo: 69103332014060351335 Office Name : IGR187-BDR4\_JT SUB REG  
District : 7101-MUMBAI

StDuty Schm: 0030045501-75/STAMP DUTY  
StDuty Amt : R 18,22,300/- (Rs One Eight, Two Two, Three Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment  
Prop Mvblty: Immovable Consideration: R 2,72,87,500/-  
Prop Descr : OFFICE NO 515 5,TH FLOOR THE, SUMMIT BUSINESS, BAY ANDHERI, A K ROAD, G  
UNADAVALI, MUMBAI, Maharashtra, 400093

Duty Payer: PAN-AAFCS9987G, MS SHIV AUM STEELS  
Other Party: PAN-AAFCS9987G, MS OMKAR REALTORS AND DEVELOPERS PVT LTD

Bank official1 Name & Signature



*Kiran Patel*

किरण पटेल  
KIRAN PATEL

Bank official2 Name & Signature

प्रतिपुष्पा दारा / PRITIPUSPA DASH  
एस ओ एम / SOM  
ईआईएन/EIN. 637360



--- Space for customer/office use --- Please write below this line ---



बंद - ४		
<i>2014</i>	<i>4</i>	<i>3000</i>
<i>2014</i>		

Handwritten signature and date: 23/1/13.

Handwritten circled number: 1



This Articles Of Agreement made at Mumbai on this 04<sup>th</sup> day of June in the year Two Thousand fourteen

Between

Messrs. Omkar Realtors & Developers Private Limited a Company registered under the Companies Act, 1956 having its registered office at Omkar House, Off Eastern Express Highway, Sion-Chunnabhatti Signal, Sion (E), Mumbai - 400022 hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the First Part;

Handwritten signature of the promoter.

And

1

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Handwritten signature and initials below the table.

**M/S. Shiv Aum Steels Private Limited** having address at 2<sup>nd</sup> Lane, Darukhana, Reay Road, Mumbai – 400 010. Here in after 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/their respective heirs, executors, administrators/successors and permitted assigns) of the **Second Part**;

**And**

**Mr. Ahmed Gulam Nabi Shaikh** having his address at Gulam Nabi Manzil, Ground Floor, 2<sup>nd</sup> Hasnabad Lane, Santacruz (West), Mumbai – 400 054, hereinafter referred to as **"the Owner"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **Third Part**;

**Whereas:-**

- (a) By Deed of Conveyance dated 27<sup>th</sup> January, 1997 duly registered under Sr.No. BDFR1/280 of 1997 with Sub-Registrar of Assurances of Andheri, MSD made and executed by and between H.P. Estates Private Limited, a company incorporated under the Companies Act, 1956 therein called the Vendor of the One Part and Mr. Ahmed Shaikh Glum Nabi, Sole Proprietor, carrying on business in the name and style of Messrs A.S. Builders therein referred to as the Purchaser of the Other Part ("**the Owner**" herein), the said H.P. Estates Private Limited granted, sold, conveyed, transferred, assured and assigned unto and in favour of Ahmed Shaikh Gulam Nabi various pieces and parcels of land together with structures standing thereon including the land bearing CTS No. 265, 266, 266/1 to 172 of Village Gundavali, Taluka Andheri, Mumbai Suburban District;
- (b) By Development Agreement dated 30<sup>th</sup> April, 2008 made and executed by and between the said Ahmed Gulam Nabi Shaikh, therein referred to as the Owner of the One Part and Messrs Omkar Realtors & Developers Pvt., Limited therein referred to as the Developer ("**the Promoter**" herein), the said Owner granted development rights in respect of the property bearing CTS No. 266 and 266/1 to 172 of Village Gundavali admeasuring 10983.50 sq.mtrs. or thereabout and more particularly described in the Schedule thereunder written to the Promoter herein. The said Development Agreement is registered with the Sub-Registrar of Assurances, Bandra - IV under Sr.No. 3764 of 2008;
- (c) The said Ahmed Gulam Nabi Sheikh and the said Omkar Realtors & Developers Pvt., Ltd. executed Deed of Rectification, rectifying the mistake made by them in omitting CTS No. 265 admeasuring 696.30 sq.mtrs. in the said Development Agreement dated 30<sup>th</sup> April, 2008 by executing Deed of Rectification dated 6<sup>th</sup> May, 2008. The parties thereafter also executed Deed of Confirmation and confirmed the said Deed of Rectification dated 6<sup>th</sup> May, 2008 and registered the said Deed of Confirmation dated 15<sup>th</sup> October, 2008 with the Sub-Registrar of Assurances of Bandra - IV under Sr.No. 9511 of 2009;

(d) The said Ahmed Gulam Nabi Sheikh also executed Power of Attorney dated 30<sup>th</sup> April, 2008 appointing the Promoter herein and its two Directors as his Constituted Attorneys with regard to land

bearing CTS No. 266 and 266/1 to 172 of Village Gundavali, Taluka Andheri. The said Power of Attorney is signed before the Sub-Registrar of Assurances of Andheri;

- (e) The said Ahmed Gulam Nabi Sheikh has also executed another Power of Attorney dated 6<sup>th</sup> May, 2008 with regard to land bearing CTS No. 265 of Village Gundavali appointing the Promoter herein and Mr. Gaurav Gupta and Mr. Rajendra Varma as his Constituted Attorneys before the Sub Registrar of Assurances of Andheri. The said Ahmed Gulam Nabi Shaikh and the said Omkar Realtors & Developers Pvt., Ltd., executed Deed of Confirmation dated 15<sup>th</sup> October, 2009 confirming the said Power of Attorney dated 6<sup>th</sup> May, 2008. The said Deed of Confirmation is registered with the Sub-Registrar of Assurances of Bandra - IV under Sr. No. 9512 of 2009;
- (f) In view of the said Development Agreement dated 30<sup>th</sup> April, 2008 and the said Deed of Rectification dated 6<sup>th</sup> May, 2008 the Promoter herein is entitled to development rights of the property bearing C.T.S. No. 265, 266, 266/1 to 172 of Village Gundavali, Taluka Andheri and more particularly described in the First Schedule hereunder written (hereinafter referred to as "**the said property**");
- (g) Pursuant to the said Development Agreement dated 30<sup>th</sup> April, 2008 and subsequent mutual understanding the Promoter has agreed to construct and hand over to the Owner free of cost 60000 sq. ft. super built up area which shall comprise of full 7<sup>th</sup> floor and part of 8<sup>th</sup> floor of the sale building;
- (h) The property bearing CTS No.266 and 266/1 to 172 were declared as Slum on or about 26<sup>th</sup> September, 1977 and the Notification regarding such slum declaration has been published in official gazette dated 6<sup>th</sup> October, 1977 of page 1830. Hereto annexed and marked **Annexure - A** is a copy of the said official Gazettee dated 6<sup>th</sup> October, 1977;
- (i) Under the said Development Agreement whatever development was available at that time or in future or whatever FSI was available at that time or in future, the same belonged absolutely to the Promoter. The said Mr. Ahmed Gulam Nabi Shaikh will not have any right, title, interest or claim therein. Claim of the said Owner in the said property or the Development thereof, against the Promoter is only to receive consideration and the area as stated hereinabove;
- (j) A scheme for redevelopment of slums through participation of slum dwellers under Regulation No. 33(10) of the Development Control Regulations of Mumbai 1991 read with Appendix IV is formulated which is hereinafter referred to as "**the said scheme**" (which expression shall also mean and include all additions and alterations made from time to time to the said scheme);
- (k) The Slum Rehabilitation Authority granted a Letter of Intent bearing No. SRA/ENG/1987/KE/PL/LOI dated 25<sup>th</sup> May, 2010, for the development of the said property under the said scheme on the terms and conditions set out in the said Letter of Intent (hereinafter called "**the said LOI**") addressed to the Architect Messrs. Ravi Raj & Associates and the Promoter herein for the development of the



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said property under the Slum Rehabilitation Scheme under D.C. Regulation No. 33 (10) read with Appendix IV to the D.C. Regulation;

- (l) The Promoter is entitled to sell all saleable flats/ premises/office of free sale component, TDR and rights and benefits out of the said scheme for such price and terms and conditions as it deems fit and proper;
- (m) The Promoter will construct building/ wing(s) for rehabilitation of slum dwellers and sale in open market on the said property;
- (n) As per the present plans prepared and sanctioned / to be sanctioned for a Rehab Building having three wings; each having (Ground + 15 Floors) ["existing floors"] and one Sale Building / wing(s) having (4 Basements + Ground + Mezzanine Floor + upper 12 Floors + top 13<sup>th</sup> floor terrace) ["existing floors"] for Commercial Office Complex. The offices of Sale Building are available for sale in the open market;

The Promoter has further informed to the Purchaser that after seeking necessary approval pertaining to 5 upper additional floors above the existing floors, as aforesaid, such additional floors will be constructed in consonance with such approval / permissions;

- o) The plans for constructing building on the said property are duly sanctioned / to be sanctioned by Slum Rehabilitation Authority (SRA). The SRA has granted Letter of Intent, Intimation of Approval and Commencement Certificate. The details of the Letter of Intents, Intimation of Approvals and Commencement Certificate granted by the SRA for the Saleable Building are as under:-



- (i) Letter of Intent bearing No. SRA/ENG/1987/KE/PL/LOI dated 25<sup>th</sup> May, 2010;
- (ii) IOA (intimation of approval) No. SRA/ENG/2487/KE/PL/AP dated 10<sup>th</sup> December, 2010 (extended/re-endorsed till date);
- (iii) Commencement Certificate No. SRA/ENG/2487/KE/PL/AP dated 25<sup>th</sup> May, 2011 (extended/re-endorsed till date);
- (p) The Promoter is offering Office space on ownership basis in the said Sale Building;
- (q) The Purchaser/s has/have inspected the site and seen the sale building under construction and has/have taken inspection of all the documents as required under the Maharashtra Flat Ownership Act, 1963 and the Rules framed there under including:-
  - (i) Letter of Intent bearing No. SRA/ENG/1987/KE/PL/LOI dated 25<sup>th</sup> May, 2010 (extended/re-endorsed till date);
  - (ii) IOA (intimation of approval) No. SRA/ENG/2487/KE/PL/AP dated 10<sup>th</sup> December, 2010 (extended/re-endorsed till date);
  - (iii) Commencement Certificate No. SRA/ENG/2487/KE/PL/AP dated 25<sup>th</sup> May, 2011;
  - (iv) the Property Register Card of the said property;

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- (v) The SRA approved Plans for the construction of the said building;
- (vi) Development Agreement dated 30/04/2008;
- (vii) General Power of Attorney dated 30/04/2008;
- (viii) Title Certificate dated 1<sup>st</sup> December, 2009 issued by Law Firm of Khonas, Advocates & Solicitors.
- r) The Purchaser/s has/have satisfied himself/themselves about the Owner's Title to the said property as also the rights of the Promoter to sell the Offices on ownership basis. The Purchaser shall not raise any requisition or objection hereafter;
- s) The Purchaser/s has/have agreed to acquire from the Promoter Office i.e. the Office No. 515 on 5<sup>th</sup> floor of Sale Building called "The Summit Business Bay Andheri" being constructed on the land more particularly described in the First Schedule hereunder written, on the terms and conditions as set out hereinafter and both the parties are executing this Agreement as required under the Maharashtra Ownership Flat Act, 1963 (MOFA, 1963). The said Office No. 515 is more particularly described in the schedule hereunder written and herein after called "the said office"; The said premises is outside the 60000 sq. ft. super built up area to be provided to the Owner.

**Now This Agreement Witnesseth And It Is Hereby Agreed By And Between The Parties Hereto As Follows:-**

1. The parties herein agree and declare that the recitals as incorporated hereinabove shall form the integral part of operative part of this agreement.
2. The Promoter shall sell to the Purchaser/s and the Purchaser/s shall purchase from the Promoter on "ownership basis" Office No. 515 on the 5<sup>th</sup> Floor of Sale Building of the said building called "The Summit Business Bay Andheri" measuring about 793 Sq.ft. (74 sq. mts.) of Carpet Area. The said Building shall be constructed by the Promoter on the plot of land more particularly described in the First Schedule hereunder written. The said Office No. 515 is more particularly described in the Second Schedule hereunder written & hereinafter called as "the said office".
3. The said Building shall be constructed by the Promoter in accordance with the plans, designs, specifications approved by the concerned authority and which have been seen and approved by the Purchaser with only such variations and the modifications as the Promoter may consider necessary or as may be required by the concerned local authorities/the government to be made in them or any of them. Provided always that such variation modification should not reduce area of the said office or change its floor.
4. The Carpet area of the said office is 793 sq. ft.
5. The Purchaser shall pay to the Promoter a lump sum amount of Rs. 27,287,500/- (Rupees Two Crores Seventy Two Lakhs Eighty Seven Thousand Five Hundred and Paise Zero Only) being the purchase price to purchase the said Office which includes proportionate price of the common areas and facilities appurtenant

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to the said office (hereinafter referred to as "the purchase price"). The purchase price is exclusive of payment of Service Tax, VAT and/or any other cess, rate, taxes as are levied or which may be levied hereafter and all other charges including monthly contribution charges, which is payable by the Purchaser/s under this Agreement or otherwise.

6. The Purchaser has paid to the Promoter a sum of Rs. **7,206,501/- (Rupees Seventy Two Lakhs Six Thousand Five Hundred One and Paise Zero Only)** on or before execution of this Agreement being the earnest money (the payment and receipt whereof the Promoter hereby admits and acknowledges) and shall pay to the Promoter balance amount of purchase price of Rs. **20,080,999/- (Rupees Two Crores Eighty Thousand Nine Hundred Ninety Nine and Paise Zero Only)** in the following manner:-

**SCHEDULE OF PAYMENT**

Construction Linked Payment Plan	
Initial Booking	5%
Within 15 days	10%
Initiation of footing & piling	10%
Initiation of 3 <sup>rd</sup> Basement	10%
Agreement	10%
Initiation of 1 <sup>st</sup> Basement	10%
Initiation of 1 <sup>st</sup> floor	5%
Initiation of 2 <sup>nd</sup> floor	5%
Initiation of 3 <sup>rd</sup> floor	5%
Initiation of 4 <sup>th</sup> floor	5%
Initiation of 5 <sup>th</sup> floor	5%
Initiation of 6 <sup>th</sup> floor	5%
Initiation of 7 <sup>th</sup> floor	5%
Initiation of 8 <sup>th</sup> floor	5%
Initiation of 9 <sup>th</sup> floor	5%
Initiation of 10 <sup>th</sup> floor	5%
Initiation of Terrace level	5%
On Fitout possession	5%

The time shall be essence of the contract as to aforesaid payments to be made by the Purchaser to the Promoter.

Out of the total consideration the amount of 10% of the total consideration will be the earnest money paid by the Purchasers to the Promoter

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7. The Purchaser/s is/are aware that the said area of the said Office may increase or decrease to the extent of 5% of the area mentioned herein. If the area of the said Office increases or decreases to the extent of 5%, the consideration payable under this Agreement shall be proportionately adjusted.
8. At the request and instance of the Purchaser/s and for the convenience of the Purchaser/s, the Promoter has granted and permitted the Purchaser/s to park his/ her/ their light motor vehicles in **1 Single Parking 1 Stack Parking** car parking space on podium/under still/the lower basement/upper basement/ the compound, which the Purchaser/s shall be entitled to utilize for his/ her/ their personal use without payment of any consideration by him/them to the Promoter. The right to use such car parking space shall be governed and controlled by the Society or Common Organization of the Purchasers of offices/units in the said building. The location and other details viz. car park numbering, etc. shall be intimated at the time of handing over of possession of the said office.
9. The Purchaser/s agree/s to pay to the Promoter interest at the rate of 18% (eighteen percent) per annum on all amounts, which become due and payable by the Purchaser/s to the Promoter under the terms of this Agreement from the date the said amounts become payable by the Purchaser/s to the Promoter till payment and/or realization.
10. It is an essential and integral term and condition of this Agreement, that only upon the payment of full amount of the purchase price and all other amounts, charges, dues, outgoings, etc. payable hereunder, having been paid on its due date/s without any default by the Purchaser/s to the Promoter and not otherwise, will the Purchaser/s have or be entitled to claim any rights, against the Promoter under this Agreement and/or respect to the said Office.
11. The Purchaser shall pay to the Promoter the installments of price mentioned in clause 6 within 15 days of notification by the Promoter that installment has become due on their respective due dates, time being the essence of the contract. The Purchaser agrees to pay to the Promoter the installments of price mentioned in Serial (1) within 15 days from the date of demand by the Promoter without demur.
12. In the event of the Purchaser/s making any default in payment of any installment of the purchase price and/or other payments under this Agreement on their due date and/or in observing and performing any of the terms and conditions of this Agreement and the default continuing, in spite of 15 days notice to be sent by the Promoter to the Purchaser/s to remedy the breach, the Promoter will be entitled to terminate this Agreement by giving Termination Notice in which event the consequences hereinafter set out shall follow:-
  - (a) the Purchaser/s shall cease to have any right against the Promoter in the said Office or any part thereof;
  - (b) the Promoter shall be entitled to sell the said Office at such consideration and on the terms and conditions and to such

*[Handwritten signature]*

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other person or party as the Promoter may in its absolute discretion deem fit;

(c) on the realization of the entire resale consideration from such other person or party of the said Office the Promoter shall refund to the Purchaser/s the amount paid by the Purchaser/s to the Promoter in pursuance of this Agreement after deducting there-from:-

(i) 10% of the purchase price of the said Office (which is to stand forfeited by the Promoter);

(ii) the taxes and outgoings, if any, due and payable by the Purchaser/s in respect of the said Office upto the date of termination of this Agreement;

(iii) the amount of interest payable by the Purchaser/s to the Promoter in terms of this Agreement from the dates of default in payment till the date of realization of the same;

(iv) in the event of the said resale price being less than the purchase price mentioned herein, the amount of such deficit;

(v) brokerage, if any paid by the Promoter while booking the said office in the name of the Purchaser and;

(vi) the costs incurred by the Promoter in finding a new buyer for the said Office;

In case the amount to be deducted under this clause exceeds the amount received from the Purchaser towards the purchase price, then the Promoter shall recover the shortfall from the Purchaser, which the Purchaser agrees and undertakes to pay within 15 days from the date of demand.

(d) The Promoter shall, in the event of any shortfall, be entitled to recover the said amounts from the Purchaser/s. The said amount shall be accepted by the Purchaser in full satisfaction of all his/her/its/their claim under this Agreement and/or in or to the said Office.

13. The Promoter shall give possession of the said office to the Purchaser on or before **15th October, 2013**, subject to extension of time for a further period of 6 (six Months). If the Promoter fails or neglects to give possession of the said office to the Purchaser/s except on account of reasons beyond its control and of its agents, as per the provisions of Section 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, (hereinafter, for the sake of brevity referred to as "MOFA"), by the aforesaid date/s and/or by the date or dates prescribed in Section 8 of MOFA, the Promoter shall be liable, on demand to refund to the Purchaser/s, the amounts already received by it in respect of the said office, at 9% per annum simple interest, from the date the Promoter receives the same, till the date the amounts and interest thereon are repaid. Provided that

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by mutual consent it is hereby agreed that the dispute as to whether the stipulation specified in Section 8 have been satisfied or not will be referred to the arbitration of an independent person nominated by the Promoter who will act as a sole Arbitrator. Till the entire amount and interest thereon is refunded by the Promoter to the Purchaser/s, there shall subject to prior encumbrances if any, be a charge on the said office as well as the construction of the building in which the said office is situated or were to be situated, provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of the said office, if the completion of the building in which the said office is to be situated is delayed on account of:-

- (i) non-availability of steel, cement, other building materials, sufficient water or electricity supply;
- (ii) war, civil commotion or act of God;
- (iii) any notice, order, rule, notification or directive of the Government and/or any other competent authority or any Court or Tribunal or any quasi-judicial body or authority;
- (iv) other force majeure or unforeseen circumstances or conditions or other causes beyond the control of the Promoter or its agents.

14. The following expressions used herein shall mean the following, namely:-

- a) "The said office" shall mean Plot No. 415 on 5th Floor of Sale Building called "The Summit Business Bay Andheri" on the said land described in the first schedule hereunder written;
- b) "Possession Date" shall mean 15th October 2013 or such other date as per Clause 16;
- c) "Address of the Purchaser" shall mean 2nd Lane, Darukhana, Reay Road, Mumbai-400 010.;
- d) "Building Name" shall mean "The Summit Business Bay Andheri";
- e) "Monthly Contribution" shall mean Rs.35,695 (Rupees Thirty Five Thousand Six Hundred Ninety Five and Paise Zero Only) per month;
- f) "The carpet area" of the said office shall mean the net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation under D.C. Regulations. The carpet area of the said office is 793 sq. ft. i.e. 74 sq. mts.;

g) The term "Purchaser" herein may include the female gender or in the event there is more than one Purchaser, the derivative term used herein with reference to the said expression shall be construed accordingly. If the Purchaser is a Partnership Firm, the said term unless repugnant to the context or meaning thereof mean and include the partners from time to time of the said firm and the heirs, executors and the executors of the last surviving partner. If

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the Purchaser is a Company or Society, the said term shall wherever appropriate mean and include its successors and assigns. In other cases, the said term wherever appropriate shall mean and include all persons claiming right, title and interest through such Purchaser including his/ her/ their successors in interest.

15. The sanctioned plans include the provisions for Niche; Duct and Slabs; Elevational Features and AHU of about 1040 sq. ft. for beneficial use of the said office.

The Purchaser shall not be entitled to claim use of similar facilities available with other offices.

16. In the brochures about the Sale Building and/or in some other places the area of the office may have been described in terms of built up/saleable area. In such a case the built up/saleable area of the building shall mean and include:

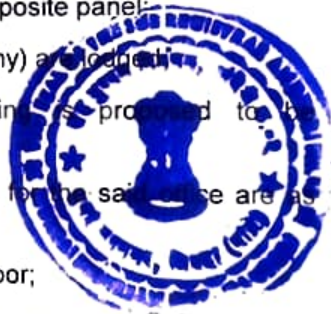
- (i) Area of all the floors measured from external faces of the building including offices, staircase lobbies, lifts, lift lobbies, toilets, WCs, niche, service passage;
- (ii) Staircases cabin, lift, lift machine room, lobby at terrace level;
- (iii) Entrance lobby, lift, staircase, lobby at stilt level;
- (iv) Refuge Floors if provided;
- (v) Service floors if provided;
- (vi) AHU, Telephone Concentrator Room, Electrical panel Rooms, Service Ducts, Pantry/Store;
- (vii) Area for Car lifts and Car lift Machine Rooms (if any);
- (viii) Any other common area not included above.

In the brochures about the Sale Wing and/or website of the Promoter and/or any advertisement material to be published by the said Promoter in any print or electronic media, the Promoter may have represented certain facilities, certain qualities of construction and pictures depicting the said Sale Building. The Purchaser is aware that there may be changes in the actual facade of the Sale Building, amenities, which may be provided by the Promoter to the Purchaser which are listed in this Agreement. The Purchaser/s will not hold the Promoter responsible for any misrepresentation, or non disclosure of facts due to such brochures and/or advertisement material published by the said Promoter. In case of conflict between such brochures and advertisement material on one hand, and this agreement on the other hand, what is stated in this agreement shall prevail.

18. The Purchaser/s shall have pro rata undivided share in the common area and facilities in the above plot and also in the limited common area and facilities.
19. The common areas and facilities for the whole of the plot are as under:-

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- (i) Paving/landscaping around the building as per the Rules of Municipal Corporation of Greater Mumbai;
  - (ii) Compound lights and entrance lobby;
  - (iii) Automobile and/or Passenger Lifts;
  - (iv) The installation of Services such as Electricity, water Tanks/Pumps, motors, ducts and in general all apparatus and all installations fittings and fixtures which may be provided for common use;
  - (v) Outdoor Unit for Centralized Air-conditioning, addressable fire alarm systems with smoke detectors in common area, sprinkler system and corridors, Boom Barriers;
  - (vi) D.G Back-up for lighting and common services (excluding Air-conditioning);
  - (vii) All other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common use (unless included in limited common areas and facilities). All of the above facilities are subject to approval from MCGM;
  - (viii) R.C.C. underground, overhead tanks and rain water harvesting tanks with required number of pumps of approved capacity and make;
  - (ix) RCC Staircase with tread and riser finished in granite at lower ground floor and above & Kota in basement portion;
  - (x) Glass Facade with Aluminum Composite panel;
  - (xi) The plot on which Generators (if any) are located;
  - (xii) The land on which the building is proposed to be constructed.
20. The limited common areas and facilities for the said use are as under:-
- (i) Common Toilets (if any) at each floor;
  - (ii) Terrace / areas at the respective floor;
  - (iii) R.C.C staircase with kotah/grey marble, kadappa flooring, R.C.C. pardi with wooden hand railings / M.S. Railings at respective floor;
  - (iv) One light point per landings;
  - (v) Passages on the ground floor as well as each floor of the building.
21. The Promoter has informed the Purchaser/s and the Purchaser/s is/are aware and hereby accepts and agrees and give irrevocable Consent to the Promoter as under:-
- (i) to develop the said property along with other adjacent property or properties as an integrated development of larger complex;



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- (ii) to grant any Right of Way or license of any right through, over or under the said property to any person or party including occupant, purchaser or person entitled to any area or areas in any Building(s) which may be constructed by the Promoter on the said property or any other adjoining property or properties to the said property or to any other person as the Promoter may desire or deem fit;
- (iii) to revise the boundary or area of the layout in respect of the said property and to submit any revised layout or amended building plans for the purpose of revision of the layout in respect of the said property as the Promoter may desire or deem fit from time to time;
- (iv) to amalgamate or sub-divide or club the said scheme with the other scheme/s on the said property under any other D. C. Regulations or any other adjoining property or properties as the Promoter may desire or deem fit in their absolute discretion;
- (v) to take benefit of any approval of development rights which may become available in respect of the said property with any other property or properties either adjoining the said property or otherwise as may be permissible in law;
- (vi) that the right of the Purchaser/s shall be restricted only to the said Office and the Purchaser/s shall have no right to any space, area or inside or outside the building and the same shall continue to belong to the Promoter;



it is repeated for the sake of clarity that the right of the Promoter to revise the layout and redevelop any portion(s) of the said property is neither affected nor restricted in any manner on account of the execution of this Agreement in favour of the Purchaser/s herein and all such rights are reserved unto the Promoter without any restriction in any manner whatsoever;

- (viii) notwithstanding what is contained herein to the contrary, the Purchaser/s do hereby irrevocably authorize the Promoter to submit any revised plan for the purpose of making any amendment, change or modification in the Building Plans in respect of the said Building in which the Purchaser/s has/have agreed to purchase the said office premises, as provided in the Maharashtra Ownership of Flats Act, 1963, as the Purchaser/s is/are aware that the Promoter has balance Floor Space Index (FSI) and/or development rights in respect of the said property and/or the Promoter may become entitled to any additional development rights or FSI in future and the Promoter intend to construct either additional floor or floors, annexed structures or additional wings to the said building and the Purchaser/s has/have no objection or dispute regarding the same in any manner whatsoever;

(ix) the Promoter may construct a separate Rehab Wing or building or additional floors for the accommodation of eligible staff dwellers who may become eligible in a future date;

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(x) the Transferable Development Right (T.D.R.) and/or the Development Right Certificate (D.R.C.) which may be at any time issued for the said property or any part of the property or arising out of Development of the said property shall always belong to the Promoter. The Purchaser or the common organization of all Purchasers will not have any share, right, title, interest or claim therein. The Promoter shall be entitled to sell, dispose of or alienate the Transferable Development Right (T.D.R.) and/or Development Rights Certificate (D.R.C.) of the said Property or any part thereof to any person or persons of their choice. The price or Consideration received by selling, transferring or alienating such T.D.R., D.R.C. shall always belong absolutely to the Promoter. The Purchaser or the common organization will not have any share, right, title, interest or claim therein. If required by the Promoter requisite provision will be made in Conveyance of the property in favour of the common organization of all the office Purchasers.

(xi) if any, further FSI is granted or any further FSI is available by use of any T.D.R. or otherwise hereafter even after execution of Conveyance in favour of Society, then the Developers shall have exclusive right to use such FSI/TDR and to carry out such construction on the said property or on the building constructed on the said property. The Purchaser and the Society will not have right to carry on any further construction if possible by use of any T.D.R. or otherwise any further F.S.I. is granted or to consume any F.S.I. even permitted in future. However, the costs, charges and expenses of such construction shall be borne and paid by the Developers. The Purchaser and the Society will not object to carrying on such construction by the Developers;

(xii) if any time further construction is carried on, as hereinafter provided, by the Promoter, then he shall be entitled to sell Office(s) or any other units in such further construction on ownership basis to others for their own benefit and shall be entitled to the price and consideration received from them for their own use and benefit. The Purchaser and the said society will not have any share, right, title, interest or claim therein. The Society/ Association of Purchasers or Limited Company shall admit the Purchasers as members of such new and/or additional construction in the society without charging any fees, transfer fees or consideration except normal admission fee and share money amounting to Rs. 600/- from each of them to acquire shares of Society. The Society/ Association or Limited Company of the premises Purchasers shall also admit the Purchasers from the Owner Mr. Ahmed Gulam Nabi Shaikh from the constructed portion given to him, if any, as members of the society without charging any fees, transfer fees or consideration except normal admission fee and share money amounting to Rs. 600/- from each of them to acquire shares of Society;

(xiii) the aforesaid provision regarding construction to be carried on in future by the Promoter shall be subject to their right to sell the same on ownership basis and the Society/ Association of Purchaser or Limited Company to admit such Purchaser as

member shall continue to remain in effect even after the project is completed;

- (xiv) the Purchaser/s declare and confirm that he/she/they/it are aware that the Building in which the said Office(s) is/are situate may be interconnected building along with other building/s under development by the Promoter and the Purchaser have nothing to do with the ground area and the same are not in proportion to each other and the Purchaser/s shall not be entitled to claim any further or other right to the area other than the ground area under its Sale Building and the plinth area and/or the land married to the plinth area of the Sale Building;
- (xv) so long as it does not in any way affect or prejudice the right of the Purchaser/s in respect of the said Office(s), the Promoter shall be at liberty to sell, convey and transfer or otherwise to deal with all other Office(s) and spaces in the said building or otherwise deal with its right, title and interest in the said Property and/or in the said building in any manner it may deem proper;
- (xvi) there are separate accesses to the wings for the occupants of the Rehabilitation Wings and for the Purchaser of the Sale Building. The Promoter may grant right of way to the other Rehab residents and users, inter alia, prospective Purchasers of other sale wing / building in the revised layout as aforesaid, from the access which will be used by the Purchaser/s;
- (xvii) the Purchaser/s is/are aware that the total sanctioned FSI for the said property may not be fully consumed in-situ and the balance FSI may be consumed on the said Sale Building by constructing additional offices/units/structures or additional wings or building. The Purchaser/s hereby gives his/her/its consent and No Objection for any such further construction to be carried on the said property and/or on the said Saleable Wing, by way of further levels or by way of new wing or Wings or separate structure or building by the Promoter in future;

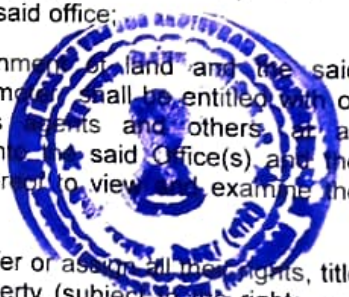


The Purchaser is aware that the upper basement Unit of the said building can be used only for ancillary purpose to the principal use of the Offices. On the said condition the plans are presently sanctioned and therefore the Purchaser shall be bound by the said term and condition. The Promoter are entitled to get the Plans amended from the concerned approving authority, sanctioning the Upper Basement as Offices for Sale in the Open Market, by consumption of approved FSI or otherwise;

- (xix) the said office shall not contain any amenities and is agreed to be sold to the purchaser/s as bare shell (without internal finishes like flooring, Wall finishes, Internal Colour coating, plumbing/wiring, false ceiling and all such amenities). However the Promoter shall make provision for Telephone provision for Jag Block and conduits, MCCB for Electricity supply and Wet-shaft for the said Office;

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- (xx) the Purchaser shall not let, sub-let, transfer assign or part with the said Office(s), interest or benefit of this Agreement or part with the possession and/or personal license of the said Office(s) until all the dues payable by the Purchaser/s to the Promoter under this Agreement are fully paid up and only if the Purchaser have/had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Promoter have permitted in writing to the Purchaser/s in that behalf. The Promoter will be entitled to impose such condition including payment of transfer fees as may be decided by the Promoter for giving Consent for such Transfer;
- (xxi) the Purchaser/s shall observe and perform all the rules and regulations which the Society/Common Organisation of Purchaser of Offices may frame at its inception and the addition, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said Office(s) and on the observance and performance of the Building Rules, Regulations and Laws for the time being of the concerned authority/authorities. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Society/Common Organisation of Purchasers of Offices regarding the occupation and use of the said Office(s) and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement;
- (xxii) the Promoter has furnished to the Purchaser the particulars of estimated outgoings of the said office;
- (xxiii) till a Conveyance or Assignment of land and the said building is executed, the Promoter shall be entitled with or without workmen, surveyors agents and others, at all reasonable times, to enter into the said Office(s) and the said Building or any part thereof to view and examine the state and conditions thereof;
- (xxiv) the Promoter may sell, transfer or assign all the rights, title and interest in the said property (subject to the rights and interests created in favour of the Purchaser) including in respect of the unsold offices in the said Building but without in any manner affecting the Purchaser's rights;
- (xxv) the Purchaser/s has/have already inspected the site and acquainted himself with the nature of the Promoter's title to the said property and their right to sell the said office on "Ownership basis" and shall not raise any requisition or objection thereto hereafter;
- (xxvi) the possession of the Common Areas in the said Saleable Building/Wing(s) shall remain with the Promoter whose responsibility shall be to supervise (through the Maintenance Agency) the maintenance and upkeep of the same until the same is taken over as per applicable laws or directions of the Government/ Statutory body, by the common organization of the purchasers or any other body or Association formed as per provisions of the law;



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(xxvii) if the building or any part thereof gets demolished and/or gets damaged on account of any act of God including earthquake, riots, floods or any other natural calamity, act of enemy, war or other causes beyond the control of the Promoter, such losses and damages incurred to the structure will be fully sustained by the Purchaser/s along with the Purchasers of other offices and the Promoter shall not be responsible for such loss/damage. The Purchasers shall have to make good the loss so sustained by them;

(xxviii) the Developers hereby reserve their right to give for the purpose of advertisement or by putting up hoardings or Neon Light hoardings etc on any open spaces in the said property including on the terrace and compound walls for the said purpose on such terms and conditions as the Developers may desire. The said right shall continue to subsist even after the execution of Conveyance or assignment in favour of the estate or common organization to be formed by the Business office Purchasers;

(xxix) if any, Municipal rates, taxes, cess, assessments are imposed on the said property due to such advertisements or hoardings put up on the open spaces or terraces or any other portion or compound walls of the said property, the same shall be borne and paid wholly by the Developers. The Developers shall be exclusively entitled to the income and profits that may be derived by the display of such advertisement, hoardings at any time hereafter. The Business office Purchaser/s will not object to the same for any reason whatsoever and shall allow the Developers, their agents, servants, etc. to enter into the said property, the terrace and any other open spaces in the said property for the purpose of putting and/or preserving and/or maintaining and/or removing the advertisements and/or hoardings. The Developers shall be entitled to transfer or assign such right to any person or persons whom they may deem fit and the Business office Purchasers or the estate or common organization to be formed by the Business office Purchasers shall not raise any objection thereto.

(xxx) within one month of the possession if the Purchaser/s points out in writing any defect in construction, then the said defect shall be rectified by the Promoter.

22. The Purchaser/s is/ are aware that the Promoter has proposed a Restaurant on the top floor terrace (at present 13<sup>th</sup>). The Purchaser is aware that there are also separate lifts proposed which will directly connect the ground floor and the top floor where the Restaurant is proposed by the Promoter. The said Office (Unit) Purchaser is aware that the Promoter shall be selling the said premises which are to be constructed for restaurant to any Purchaser who may be interested in running the restaurant on the top floor terrace. The said Office Purchaser or society of Office (Unit) purchasers will not complain of any nuisance or inconvenience. However, the repairs, renovation and maintenance charges as also its electricity bill and staff salary of separate lift(s) shall be born and paid by the



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Promoter or such Purchaser of the said Restaurant premises. The Office Purchaser or the Society of the Office Purchasers shall not pay the same. Outside guests and customers shall be entitled to use the Compound, ground floor lobby to enter and exit the said lift(s) and shall be entitled to use the said lift(s) exclusively. The Office purchasers / residents of the said building shall be entitled to visit the said restaurant by the use of four common lifts provided in the said building. The Promoter has decided to have the said Restaurant for the purpose of benefit of the Office purchasers / residents of the said building and outsiders.

23. The Purchaser is aware that the Promoter or the Maintenance Agency nominated by the Promoter shall provide certain Maintenance Services in the said Sale Building until expiry of 3 years from the date of obtaining full Occupation Certificate. The Purchaser hereby agrees to pay his share of costs, charges, expenses and fees payable for the said services to the promoter or the Agency as the case may be. Thereafter the said Society/Common Organization of Office/Unit Purchaser/s shall enter into Maintenance and Service Agreement with the Promoter and/or the said Agency appointed by the Promoter for Maintenance and Services in the said Sale Building for such fees and on such terms and conditions as may be agreed upon. This condition is on essence of the contract.
24. The Purchaser state that it is in his/her/its/their interest to help the Maintenance Agency in effectively keeping the Office(s) and the said building secured in all ways. The Purchaser/s hereby agrees and accepts that for security reasons, the Maintenance Agency shall be at liberty to enforce a framework of guidelines to be followed and observed by the occupant/s in the same building. However, it has been made clear to the Purchaser/s that the entire internal security of the premises shall be sole responsibility of the Unit/office Purchaser/ occupant and the Promoter or the Maintenance Agency shall not be responsible for any theft, loss or damage suffered by the Unit/office Purchaser/ occupant.
25. The Purchaser/s agrees that the Purchaser/s shall from time to time sign all relevant applications, papers, documents and do all the acts, deeds and things in pursuance to the transaction as the Promoter may require for safeguarding the interests of the other Purchaser/s of office(s) of the said sale building including the Purchaser/s. The Purchaser/s shall ensure that in the event the Purchaser/s gives possession of the said Office(s) to any third party by way of lease or Licensee or otherwise, such person shall from time to time, sign all applications, papers and documents and do all other acts, which the Promoter may require for safeguarding the interests of the Purchaser/s of the Office(s) of the said Sale Building.
26. There may be separate Co-operative Society or common organization in respect of the Rehabilitation Building/Wing(s) and Sale Building/Wing(s) standing on the said property or there may be one co-operative Society or common organization of the buildings. There may be two separate Conveyances in favour of two different co-operative Societies or common organization or there may be one single Conveyance in favour of both the Societies



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or single Conveyance in favour of common organization or society. The decision of the Promoter in respect of the formation of the Society and grant of Conveyance shall be valid and binding on the Purchaser and such Society / Societies or common organization for share money, application, and entrance fee of the Association. The Owner agrees to execute Conveyance of the said property in favour of such Society / Societies or common organization, as the case may be.

27. The Promoter shall endeavor to take necessary steps to get the Conveyance executed and registered within a period of 3 years after all the offices are sold by the Promoter or within the period of 3 years of the registration of the Society whichever is later.
28. The office Purchasers is aware that there is going to be building(s) / wing(s) which shall be constructed on a portion of the said property for accommodating the eligible slum dwellers of the said property and the building where they will be accommodated will be called Rehab Building/Wing(s).
29. The Promoter shall also be entitled to sell the TDR and/or DRC of the said property any part thereof, exclusively for its own benefit.
30. Each of the Purchaser and/or the Society shall be liable to maintain, repair, renovate, reconstruct, re-build, on the said property the electric sub-station, drainage line, electric cables, common water pipeline, or any other common facilities to be used and enjoyed by the occupants of the saleable building. The liabilities shall arise to do so from the date of the Purchaser is offered the possession on obtaining Occupation Certificate of his/her/their said office or on execution of the Conveyance or Assignment of the said sale plot and the said building in favour of the society of which he/she/they may become member, whichever is earlier. Thereafter, the Promoter will not be liable to repair, maintain, renovate, reconstruct or re-build the said common facilities. Necessary covenants to this effect shall be made in the Conveyance/Assignment of the said sale plot and the said building to be executed in favour of the Society.
31. The said office shall contain amenities, details whereof are given in **Annexure "I"** herein. Further the details of amenities common to all the purchasers of office in the said Building viz. **"The Summit Business Bay, Andheri"** are listed in the said **Annexure "I-1"**.
32. Under no circumstances, shall the Purchaser get possession of the said office without first paying to the Promoter all the amounts due under this Agreement and also including interest due thereon. The Promoter shall give possession of the said office to the Purchaser on or before the possession date mentioned herein on receipt of Occupation Certificate in respect of the said office, subject to the normal trade circumstances and availability of building materials and other relevant factors, if any, beyond the control of the Promoter. The Purchaser shall be liable to take possession of the office within a maximum period of 15 days from the date of receipt of the notice thereof from the Promoter for this purpose against payment of balance purchase consideration.

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21/4	33. The stamp duty and registration charges, including penalty, payable in respect of this Agreement shall be borne and paid by the
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Purchaser/s alone. The Developers shall not be liable to contribute any amount towards the same. The stamp duty and registration charges, if any, payable in respect of Conveyance, as aforesaid, shall also be borne and paid by the Purchaser/s proportionately.

34. The Purchaser shall, in addition to consideration money, pay the stamp duty, registration charges and all other costs, charges and expenses including Service Tax and Value Added Tax (VAT) or any other taxes, cess and/or any other charges that maybe levied or will be levied relating to all other documents to be executed by the Purchaser/s and/or the Promoter or the Society and other outgoing. The sale price of the said Office is calculated on the aforesaid basis and the Promoter are not and shall not be liable to contribute any amount towards any of the aforesaid costs, charges, expenses and outgoing.
35. In the event of any stamp duty, registration charges or any other levy, cess, tax or payment including Service Tax and Value Added Tax (VAT), etc. becoming due or payable at any time before the Conveyance of the said property to the Society, the Purchaser/s shall deposit with the Promoter the amount proportionately or actually due in respect of the said Office before the Promoter give possession of the said Office or any time thereafter.
36. Nothing contained in these presents is intended, nor shall be construed to be a grant, demise or assignment in law of the said office or any part of the said Building or the said sale plot or the said property to the Purchaser.
37. The Promoter shall be entitled to sell, transfer or assign all their rights, title and interest in the said property (subject to the rights and interests created in favour of the Purchaser/s) including in respect of the unsold offices/units in the said Building, without in any manner affecting the Purchaser/s rights. However, as and when any right or interest is created in the said office in favour of the Purchaser, then the same shall be subject to the Promoter's first lien and charge on the said office in respect of any unpaid amount payable by the Purchaser/s under this Agreement.
38. The Purchaser has already inspected the site and acquainted himself/herself, itself, themselves with the nature of the Promoters' title to the said property and their right to sell the said office on "ownership basis" and shall not raise any requisition or objection thereto hereafter.
39. The Purchaser/s shall, from the date of taking possession of his/her/their office:-
- (a) maintain the said office at his/her/their own costs as a prudent person in good and tenable condition;
  - (b) not to use the same in violation of any provision of law applicable thereto;
  - (c) not to use or permit the same to be used for any purpose other than permissible under any law for the time being in force;
  - (d) not to cause any nuisance or annoyance to the neighbors;



2017-18		
2017	2018	2019

hoardings put up on the open spaces or terraces or any other portion or compound walls of the said property, the same shall be borne and paid wholly by the Promoter. The Promoter shall be exclusively entitled to the income and profits that may be derived by the display of such advertisement, hoardings at any time hereafter. The Purchaser will not object to the same for any reason whatsoever and shall allow the Promoter, their agents, servants, etc. to enter into the said property, the terrace and any other open spaces in the said property for the purpose of putting and/or preserving and/or maintaining and/or removing the advertisements and/or hoardings. The Promoter shall be entitled to transfer or assign such right to any person or persons whom they may deem fit and the Purchaser or common organization to be formed by the Purchaser shall not raise any objection thereto.

76. If any dispute, difference or question shall arise between the parties hereto or any person or persons claiming through any party hereto and the other party or between the persons claiming through both the parties hereto regard to interpretation of any one or more clauses herein or as to the rights, liabilities and obligations of the parties or accounts or as to the charges, then the same shall be referred to arbitration. Arbitration proceedings shall be under the provisions of Arbitration & Conciliation Act, 1996 or any modification or re-enactment thereof

77. The Income Tax Permanent Account Numbers of the parties are as under:-

Sr.no.	Parties	PAN No.
1	Messrs. Omkar Realtors & Developers Private Limited	AAACO7919F
2	M/S. Shiv Aum Steel Private Limited	AAFCS9987G

**In Witness Whereof** the parties hereto have hereunto set and subscribed their respective hands and signatures the day and year first hereinabove written.

**The First Schedule Above Referred To:**

All those piece or parcel of land or ground situate, lying and being at Village Gundavali admeasuring 10983.50 sq.mtrs. or thereabout with structures standing thereon and bearing CTS No. 266 and 266/1 to 172, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

**The Second Schedule Above Referred To:**

बंदर-४		
By	By	By
The Sunnyside Business Bay		

Office no. 515 on the 5th floor of the sale building called "The Sunnyside Business Bay Andheri" lying and located on the property most particularly described in the first schedule herein. The carpet area of the Office (inclusive of balconies attached thereto all internal walls and pillars, if any) is 74 Sq. mtrs. equivalent to 793 Sq. ft.



Signed And Delivered )

by the within named the Promoter )

**M/s. Omkar Realtors & Developers Pvt. Ltd.** )

in the presence of )

- 1) Rakesh
- 2) Sachin



Signed And Delivered )

by the within named the Purchaser/s )

**M/S. Shiv Aum Steel Private Limited** )

Through its director Sanjay N. Bansal

in the presence of ... )

- 1) Rakesh
- 2) Sachin



Signed And Delivered )

by the within named the Purchaser )

**Mr. Ahmed Gulam Nabi Shaikh** )

through his C.A. Mr. S. O.R.D.P.L )

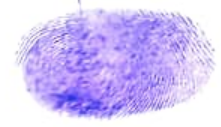
in the presence of ... )

- 1) Rakesh
- 2) Sachin



For OMKAR REALTORS & DEVELOPERS PVT. LTD.

Director / Authorised Signatory



For SHIV AUM STEELS PVT. LTD.

DIRECTOR



For OMKAR REALTORS & DEVELOPERS PVT. LTD.

Director / Authorised Signatory



बदर-४		
सुय	30	मे
२०१४		

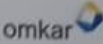


5th & 7th FLOOR PLAN

Unit no:- 515

23-8  
 Buy Re 904  
 2028

**PROPOSED SLUM REHABILITATION SCHEME ON PLOT BEARING C.S.No- 266, 266 /1 TO 172 OF VILLAGE GUNDAVALI, ANDHERI (E), FOR PRAKASHWADI SRA CHSL, MUMBAI**

<b>OMKAR REALTORS &amp; DEVELOPERS PVT. LTD.</b> <small>Omkar House, 107 Eastern Avenue, Highgate, Goregaon (West), Mumbai - 400 032          Tel: +91 22 6622 4100 Fax: +91 22 6622 4000          Web: www.omkartors.com</small>	DATE: 15-05-12	
	DWG NO:	
	SCALE:	

Omkar Realtors & Developers Pvt. Ltd.

*[Signature]*  
 Authorised Signatory



**SHIV AUM STEELS LIMITED**

515, THE SUMMIT BUSINESS BAY, A K ROAD, NR WEH METRO STN, ANDHERI-EAST, MUMBAI 400093

Mobile : 98\*\*\*\*\*97  
Email : info\*\*\*\*\*umsteels.com  
PAN :  
GST :

BILL DATE  
**05-Oct-2023**

TARIFF  
**LT II (A)**

BILL DISTRIBUTION NO  
**Andheri/MIDC/  
14/307/001/001/001**

METER STATUS  
**Active**

CONNECTION DATE  
**30-07-2019**

BILLING STATUS  
**Regular**

CYCLE NUMBER  
**14**

SANCTIONED LOAD (kW)  
**5.00**

PRESENT READING DATE  
**03-Oct-2023**

TYPE OF SUPPLY  
**THREE PHASE**

BILL NUMBER  
**100071384098**

PREVIOUS READING DATE  
**01-Sep-2023**



CA NO:152816004

**₹5810.00**

**Due Date: 26-Oct-2023**

The due date refers to only current bill amount, previous balance is payable immediately

Bill Month  
**Sep-23**

Bill Period **02-Sep-2023 - 03-Oct-2023**

Units Consumed  
**512**

Previous Units : 525

Current Month Bill  
**₹5829.97**

Previous Outstanding  
**₹1.24**

- Round sum payable by discount date **12-Oct-2023** Amt **₹5770.00** Discount **₹46.74**
- Round sum payable after due date **26-Oct-2023** Amt **₹5890.00** DPC **₹72.87**

**Nearest Collection Centre (Cash/Cheque)**

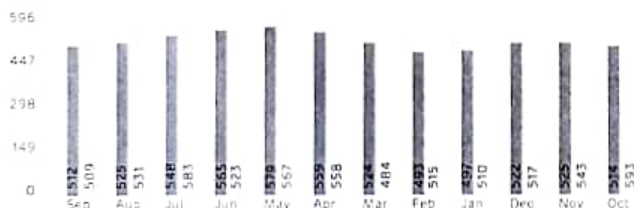
Adani Electricity, Opp MIDC Police Station, MIDC, Andheri (E), Mumbai-400093

Scan code to pay your bill via (use any UPI app)

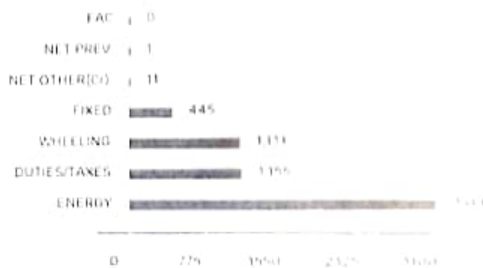
UPI BBPS NACH

**CONSUMPTION TREND**

■ Current year ■ Previous year



**MAJOR BILL COMPONENTS (Rounded off Amt)**



**METER DETAILS**

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
9009924	52129.00	51617.00	1	512

Total Consumption 512

**IMPORTANT MESSAGE**

- Please note that all important communication related to your account are being sent on 98\*\*\*\*\*97 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services.
- In view of MERC order in case no. 325 of 2019, cash payment limit towards electricity bills is fixed at Rs 5,000/- per account per month. For payment of amount greater than Rs 5,000 please use convenient digital channels / online / cheque modes.
- Tentative meter reading date for your OCT 23 bill is 02/11/2023.

**HELP CENTER**

- 19122 Toll Free No (24x7) | www.adanielectricity.com
- helpdesk.mumbai@adanielectricity.com
- Adani Electricity, Opp MIDC Police Station, MIDC, Andheri (E), Mumbai 400093

For power interruption complaint or restoration status  
SMS POWER<9 digit account no> to 7065513050 from mobile no  
Whatsapp POWER<9 digit account no> to 9594519122 from any mobile number  
Give us missed call on 1800 532 9998 from your registered mobile no  
Portal Related Complaint call us 19122  
For internal complaint redressal system (ICRS), visit our website www.adanielectricity.com

Join us on

amazon pay

Bill payments  
ka smarter way  
Pay bills, earn rewards!





RECEIPT NO. **3238608**

**BRIHANMUMBAI MAHANAGAR PALIKA**  
WARD

Receipt of  
Billing

SHIV AUM STEELS LTD

Date: 29/10/2022 11:15:12

Receipt No: 2022ACR03747501

Tax: Property

Account No: KE0902010100124

Assessee's Name :

State Code	PAN No.	GST No.	JIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Pee+M.Ro+D.S.Only+Disch+E.Urli+Waul+Adm.Chgg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202210BIL16056790	01/10/2022	118441	0-0+0+0+0+0+0	118441	0	118441	118441
202220BIL16056791	01/10/2022	118441	0-0+0+0+0+0+0	118441	0	118441	118441



Seq. No.	Instrument type	Date	No.	MICR No.	Bank	Chq. Amt.	236882	0	236882	236882
1	Chq	29/10/2022	000880	407038021	STANDARD CHARTERED BANK	236882				

Net Amount	CGST	SGST	UGST	IGST	Gross Value
236882	0	0	0	0	236882

Total In Words: Two Lakh Thirty Six Thousand Eight Hundred Eighty Two Only

Advance Payment  
Remark: Full Payment  
Type of Collection

HSN/SAC NO.: 999111  
MCGM PAN NO.: AAAALM00421  
MCGM GST NO.: 27AAALM0042L9Z4

Created By: KE-V-SRE-02.CVS  
Printed By: Nikhil Dattaram  
Printed On: 29/10/2022 11:15

Note: All amounts in Rupees

IP: 192.22.236 Page: 1 of 1 MAC:

**Cheque Received Subject to Realisation**

वर्षातून एकदा वार्षिक निवडणुका होऊन नगरपालिकाचे कार्यवाहक अधिकारी नियुक्त होतो. नगरपालिकाच्या कार्याची जबाबदारी कार्यवाहक अधिकारीक असते. नगरपालिकाच्या कार्याची जबाबदारी नगरपालिकाच्या कार्यवाहक अधिकारीक असते. नगरपालिकाच्या कार्याची जबाबदारी नगरपालिकाच्या कार्यवाहक अधिकारीक असते. नगरपालिकाच्या कार्याची जबाबदारी नगरपालिकाच्या कार्यवाहक अधिकारीक असते.



**बृहन्मुंबई महानगरपालिका**  
**करनिर्धारण व संकलन खाते**  
**मालमत्ता करदेयक**

**ENTERED**

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये वजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक KE0902010100124	मालमत्ता वर्ष 2022-2023	देयक क्रमांक 202210BIL16056790 202220BIL16056791	देयक दिनांक 01/10/2022
---------------------------------	----------------------------	--	---------------------------

पधकाराचे नाव व पत्ता : SHIV AUM STEELS LTD  
515, 5TH FLOOR, THE SUMMIT BUSINESS PARK PREMISES CO.OP. SOCIETY LT, GTS NO.265,266/1TO 172,OPP.PVR CINEMA SIR M.V. ROAD, ANDHERI(E), MUMBAI-400093

प्रथक -  
Asstt. Assessor & Collector, K East Ward, Municipal Office Building,  
Azad Road, Gundavali, Andheri (East), Mumbai - 400 069.

ईमेल - aacke.ac@mcgm.gov.in दूरध्वनी नं. 022 2684 3392

मालमत्ता क्रमांक, घटक क्रमांक, इमारतीचे नाव/ विस, सी.टी.एन नं. / प्लॉट नं., यावले नाव, मार्ग नं., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे  
null Prakash Wadi null A.K.Road Andheri (E) VILLAGE GUNDAVALI Mumbai 400093

प्रथम करनिर्धारण दिनांक: 29/11/2011 जलजोडणी क्रमांक: - एकूण भाडवली मूल्य: ₹ 26918435

एकूण भाडवली मूल्य ₹ Two Crore Sixty Nine Lakh Eighteen Thousand Four Hundred Thirty Five Only (अक्षरी)

31/03/2010 या तारखेपर्यंतची पक्काची ₹ 0 दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची पक्काची ₹ 0

देयक काढावधी: 01/04/2022 ते 31/03/2023

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
सर्वसाधारण कर						
जल कर			36340			36340
जल लागू कर			0			0
मलनिःसारण कर			22881			22881
मलनिःसारण लागू कर			0			0
म.न.पा. शिक्षण उपकर			14131			14131
राज्य शिक्षण उपकर			13459			13459
रोजगार हमी उपकर			10768			10768
बुध उपकर			2692			2692
पथ कर			673			673
एकूण देयक रक्कम			17497			17497
कलम 152 अ नुसार ददाची रक्कम			118441			118441
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
वसुली निव्वळ रक्कम			0			0
प्रतिदानाची निव्वळ रक्कम			118441			0
अक्षरी रुपये			0			118441
			₹ One Lakh Eighteen Thousand Four Hundred Forty One Only			₹ One Lakh Eighteen Thousand Four Hundred Forty One Only
अंतिम देय दिनांक:						31/12/2022

"To make payment through NEFT:  
IFSC - SBIN0000300, Beneficiary A/C No: - MCGMPTKE0902010100124, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC  
बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152 अ अन्वये, अर्थेच वाढकामाकर मालमत्ता कर व शाश्वती वसुलीची सोदा कणे, याचा, असे अर्थेच वाढकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असोपर्यंतच्या कोणत्याही शालाकधीसाठी विनियमित आहे असा अर्थेचार्थ साबळा जाणार नाही.

महाराष्ट्र अन्न प्रतिबंधक व क्रीम मरुतक उत्पादनेना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवट्यादार यांनी अधिनिर्धारण व अधिदान पत्रणा मुद्रित करून प्रत्येक "प्रपत्र-अ" अधिदान द्याय प्रतिक्रमा जाणेसाठी व दुवे पत्रे सादर करावे

मदरचे मानमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ब) वा अंतर्भाव होण्यामापेश जारी करण्यात येत आहे



**PAID**  
236832  
000889  
29/10/22  
Checked by: [Signature]

**महेश पाटील**  
करनिर्धारक व संकलक

Office Copy

omkar

## OMKAR REALTORS &amp; DEVELOPERS PVT. LTD.

Near Cine Max Theatre, Andheri Kurla Road.

Near Gurunanak Pump, INDIA

Ph. 022.66254100

## RECEIPT

Received with thanks from

First Allottee: **M/s. SHIV AUM STEEL**  
**2ND LANE,**  
**DARUKHANA**  
**REAY ROAD MUMBAI 400010**  
**Contact No: 932458400**

Receipt No.: **REC0031/00163/15-16**  
 Date: **07/07/2015**  
 Application No.: **B00031/00056/12-13**  
 Customer ID: **FAPPRK/00105/12-13**

Co Allottee(s):

Payment in respect of Unit No.: 515, 5th at The Summit Business Bay,  
 Andheri Kurla Road, Near Gurunanak Pump

in The Summit Business Bay Near Cine Max Theatre,

via Cheque No.540680 dated: 07/07/2015 Drawn on: kotak mahindra bank

Description	Amount (Rs.)
On Initiation of 7th floor UNIT CHARGES (183.00 + (SERVICE TAX + EDU.CESS + H.CESS - 7.00 + 0.00 + 0.00)	190.00
On Initiation of 9th floor UNIT CHARGES (* 364.375.00 + (SERVICE TAX + EDU.CESS + H.CESS - 49,118.00 + 982.00 + 491.00)	1,414,966.00
On Initiation of 10th floor UNIT CHARGES (* 364.375.00 + (SERVICE TAX + EDU.CESS + H.CESS - 49,118.00 + 982.00 + 491.00)	1,414,966.00
On Initiation of Terrace Level UNIT CHARGES (* 364.375.00 + (SERVICE TAX + EDU.CESS + H.CESS - 49,118.00 + 982.00 + 491.00)	1,414,966.00
On possession UNIT CHARGES (* 364.375.00 + (SERVICE TAX + EDU.CESS + H.CESS - 49,118.00 + 982.00 + 491.00)	1,414,967.00
On possession Maintenance (285.600.00 + (SERVICE TAX + EDU.CESS + H.CESS - 34,272.00 + 685.00 + 343.00)	320,900.00
On possession Property Tax	142,659.00
On possession Share Money Application	600.00
On possession Society formation & Registration (25.000.00 + (SERVICE TAX + EDU.CESS + H.CESS - 3,000.00 + 60.00 + 30.00)	28,090.00
On possession Water & Electric Charges (50.000.00 + (SERVICE TAX + EDU.CESS + H.CESS - 6,000.00 + 120.00 + 60.00)	56,180.00
On possession Legal charges (25.000.00 + (SERVICE TAX + EDU.CESS + H.CESS - 3,000.00 + 60.00 + 30.00)	28,090.00
On A/c	1.00

Rupees Sixty Two Lacs Thirty Six Thousand Five Hundred Seventy Five Only

6,236,575.00

Service tax No. AAAC07919FST001

\* Receipt is valid subject to realisation of cheque  
 \* Acceptance of this payment won't guarantee  
 transfer of ownership of unit till final payment is received

System User

(Prepared by)

This is system generated statement. No signature required

for OMKAR REALTORS &amp; DEVELOPERS PVT.





SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2487/KE/PL/AP

Date: 3 OCT 2015

To,

Shri. Anand V. Dhokay  
M/s. Anand V Dhokay Architects & Designer,  
F-63, "Palm Acres",  
Mahatma Phule Road,  
Mulund- (E), Mumbai- 400 081.

**Sub:** Part Occupation Permission for Sale wing i.e. 4<sup>th</sup> to 7<sup>th</sup> upper floors of composite Building under approved S.R. Scheme on Plot bearing C.T.S Nos. 265, 266, 266/1-172 of Village Gundavali, Taluka Andheri, of 'K/E' Ward of M.C.G.M, Mumbai 400 093 for Prakashwadi CHS Ltd.

- Ref :**
1. Earlier Part OC granted on 13/04/2015.
  2. Your application for Part Occupation to sale wing dated 20/08/2015.
  3. Architect's completion certificate dtd. 11/08/2015
  4. Site Supervisors completion certificate dtd. 20/08/2014
  5. Structural Engineer's completion certificate dtd. 14/04/2014 (Sale Wing).

Gentleman,

With reference to above and completion certificates, I have to inform you that the permission to occupy part portion of Sale Wing i.e. 4<sup>th</sup> to 7<sup>th</sup> upper floors of Composite building, completed under the Supervision of Architect Shri. Anand V. Dhokay, Architects and Designer, License No.CA/87/10855, Structural Engineer Mr. Achyut Watve of M/s. JW Consultants LLP (MCGB Reg. No. STR/W/10) and Site Supervisor Shri. Navroz Minoos Bharucha, Lic. No. B/265/SS-11, may be occupied on the following conditions.

**SRA/ENG/2487/KE/PL/AP**

1. In continuation with the earlier Part OC granted on 13/04/2015, this Occupation permission is granted for part portion of Sale Wing i.e. 4<sup>th</sup> to 7<sup>th</sup> upper floors of Composite building.
2. The certificate under Section 270A of BMC Act shall be obtained from A.E.W.W.- 'K/E' ward and a certificate copy of the same shall be submitted to this office.
3. That the developer shall take due precautions for safety etc. while completing the balance/remaining work and abide by the indemnity bond, indemnifying SRA regarding any complaints from the occupants due to the ongoing work.
4. That the remaining LOI/IOA conditions shall be complied at respective stages.
5. That the developer shall complete the balance work including finishing items as per approved plan for the floors approved hereunder as per the agreement between developer & purchaser and SRA & its officers shall be indemnified on all accounts in this regards.

One set of part OCC plans is returned herewith as token of approval.

Note :- This permission is issued without prejudice to action under M. R. & T. P. Act 1966.

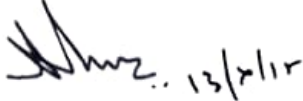
Yours faithfully,

—sd—  
Executive Engineer-(W.S.)  
Slum Rehabilitation Authority

**Copy to:-**

- ✓ 1) Developer: M/s. Omkar Realtors & Developers Pvt. Ltd.
- 2) Assistant Municipal Commissioner, 'K/East' Ward.
- 3) A.E.W.W. 'K/East' Ward.
- 4) A.A. & C 'K/East' Ward.

For information please.

  
Executive Engineer-(W.S.)  
Slum Rehabilitation Authority



ENTERED

omkar

**OMKAR REALTORS & DEVELOPERS PVT. LTD.**

REGD. OFFICE: 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**INVOICE**

**The Summit Business Bay**

CTC No. 266 and 166/1 to 172 of Village Gundavali, Taluka Andheri, MSD at Andheri Kurla Road, Andheri (E), Mumbai 400093.

PAN : AAACO7919F  
GSTIN : 27AAACO7919F1ZC

Invoice No : DR1020001342  
Invoice Date : 05-12-2017  
Due Date : 31-12-2017

**Bill To : 515**  
M/s. SHIV AUM STEELS PVT. LTD.  
Member GSTIN : 27AAFCS9987G1ZL

Income Accounts	Rate/Comments	HSN/SAC	Amount
Maintenance Fee	Maintenance Charges for Oct, Nov, Dec 2017	9972	71,400.00
Output State GST	@9%		6,426.00
Output Central GST	@9%		6,426.00

**Current Bill Total** Rs.84,252.00  
Arrears as of 05-12-2017 Rs.88,207.00

**Total Payable** Rs.172,459.00  
Rs.One Lakh Seventy-Two Thousand Four Hundred and Fifty-Nine Only

**IMPORTANT NOTE:** Bills for this quarter (w.e.f. Jul.2017) has been calculated @ Rs. 8/- per sqft. as discussed in the meeting held on 01-06-2017.

- Discrepancies in the bill must be informed in writing within 7 days of receipt of the bill.
- Please make your payment in favor of "Omkar Realtors & Developers Pvt. Ltd. Maintenance A/c Summit Prakashwadi " or RTGS/NEFT to Bank Name: **ICICI Bank Ltd., A/c No. 074005001065**, Branch Name: Sion Branch, **IFSC Code: ICIC0000740** Address: Shop No. 9, Mary Land Corner, Sion, Mumbai - 400 022.
- The residents wish to pay the maintenance bill online, the details with transaction ID, Project Name, Unit No. etc... should be shared with us on [pradeep.sonawane@omkar.com](mailto:pradeep.sonawane@omkar.com), [vijay.iyer@omkar.com](mailto:vijay.iyer@omkar.com) & [acc.tsbb@gmail.com](mailto:acc.tsbb@gmail.com) for proper accounting.
- Mention your Unit No. & Contact Details on the reverse of the cheque.
- Late payment shall attract interest @ 18% per annum. Cheque returned/bounce charges - 500/-
- This is an Interim bill, it is actual in case of HVAC.
- The actual reconciled statement of expenses prepared and presented upto December-2016.
- For bill related queries you may contact Mr. Pradeep Sonawane at [pradeep.sonawane@omkar.com](mailto:pradeep.sonawane@omkar.com) and/or Accounts Dept [acc.tsbb@gmail.com](mailto:acc.tsbb@gmail.com)
- No cash payments.
- This is a system generated invoice. Delivery of hard copy is not a mandatory for payments.

For Omkar Realtors & Developers Pvt. Ltd.

(Pradeep Sonawane)



*Vijay*

FOR SHIV AUM STEELS PVT. LTD.

*[Signature]*  
DIRECTOR

E & E.O

For complete Account Statement, Queries or Online Payment, please download the [ADDA App](#)  
Electronically Generated document require Signature

ENTERED



Scan code to download our MOBILE APP

Your Electricity Bill for : Dec-17

**BILL OF SUPPLY**

Account No.: 152418158 Bill No.: 100308067973 Bill Date: 30-12-2017

Name : SHIV AUM STEELS PVT LTD

Address : 515, THE SUMMIT BUSINESS BAY,  
A K ROAD, NR WILHELM STR,  
ANDHERI EAST MUMBAI 400093

Mobile No.: 9821310797 (Please call 1800 200 3030 to update) PAN : AAFC9987G

Bill Distribution No. : SOUTH CENTRAL/SCZ3-MIDC/11/560/0017/105/001

Cycle No. : 11 Tariff : LT II (A) GSTIN : 27AAFC9987G1ZL

Type of Supply : THREE PHASE Category : COMMERCIAL

Your bill amount payable (round sum)

₹ : 7390.00  
Due by\* : 20-01-2018\*

\*Refers only to current bill amount. Previous balance is payable immediately.

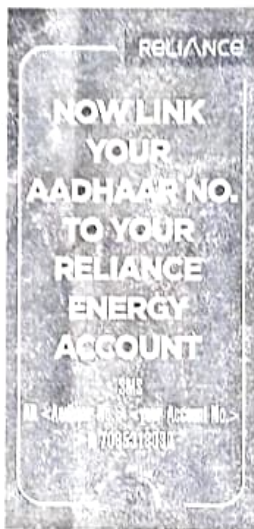
Round sum bill payable (after discount of ₹: 59.88) on or before discount date 06-01-2018  
₹ : 7330.00

Round sum bill payable (including DPC of ₹: 92.34) after due date 20-01-2018  
₹ : 7480.00

\*Payable until one month after due date, thereafter interest applicable as per MERC tariff order.

**Important message**

- Tentative meter reading date for your Jan-18 bill is 27/01/2018.
- Please Check/Update your PAN and GSTIN number to nearest Customer Care Centre or mail to energy\_helpdesk@relianceada.com with copies of PAN and GSTIN for verification.



**Track your consumption**

Bar Graph	Units (kWh)	Month/Yr
	608	Nov-17
	599	Oct-17
	575	Sep-17
	573	Aug-17
	591	Jul-17
	538	Jun-17
	574	May-17
	558	Apr-17

**Contact us**

For all your queries (24 hours):  
Toll-free: 1800 200 3030 or 19122  
You can now dial 19122 to reach our toll-free no.

www.relianceenergy.in Join us on :  
9022 81 3030 (Whatsapp chat 8am-8pm)

Your nearest Customer Care Centre/Internal Grievance Redressal Cell (IGRC):  
E-4, MIDC, Andheri(E), Mumbai - 400 093  
Fax: 3009 4200 • Email: energy\_helpdesk@relianceada.com

Only for grievances unresolved by IGRC, reach Consumer Grievance Redressal Forum at: E-7, MIDC, Andheri (E), Mumbai - 400 093 • Tel: 3009 4247 • email: consumer\_forum@cgfrinfra.org.in • website: cgfrinfra.org.in

Units consumed Dec-17 592

Tarunath Kalyanpur  
Business Head (South Central Division)  
(For Reliance Infrastructure Ltd.)

**10% CASHBACK ON YOUR BILL WITH**

**PhonePe**

INDIA'S PAYMENTS APP

Maximum Cashback of Rs. 50 per transaction. User can avail the offer once during the offer period.

This electricity bill neither reflects a title nor is to be used as a proof of ownership. Every property of Reliance Energy

FOR SHIV AUM STEELS PVT. LTD.

DIRECTOR



# महानगर टेलीफोन निगम लिमिटेड, मुंबई MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

टेलीफोन बिल सह कर चालान / Telephone Bill cum Tax Invoice

4th Floor, Telephone House, V B Marg, Dadar (West), Mumbai 400 028. GSTN No. 27AAACM0828R1Z3



Name and address : S.No: 161060  
SHIV AUM STEELS PRIVATE LIMITED  
OFFICE NO 515 5TH FLOOR  
THE SUMMIT BUSINESS BAY, OPP CINEMAX  
ANDHERI KURLA ROAD ANDHERI E  
MUMBAI 400093

Instn. Address : OFFICE NO 515 5TH FLOOR, THE  
SUMMIT BUSINESS BAY, OPP CINEMAX, ANDHERI KURLA  
ROAD ANDHERI E MUMBAI 400093 MAHARASHTRA  
SUBSCRIBER'S GSTN/UIN : 27AAFC9987G1ZL  
Original for Recipient.

Reverse Charge is not Applicable.

वाम जाणि पत्ता / वाम और पत्ता :  
शिव अमृत स्टील्स प्राइवेट लिमिटेड  
ऑफिस सं 515 5वीं तल  
सुमीत बिजनेस बे, सिनेमॉक्स के सामने  
अंधेरी कूला रोड अंधेरी ई  
मुंबई - 400093

07/01/2018

For Your Billing Complaints Please Contact Account Office (TR)  
Nodal Officer

- Public Grievances 9M(Complaints-W3)  
3rd Flr., Goregaon, Tel Exch Bldg, B V Rd, Goregaon (W),  
Mumbai - 40 Tel: 28705600 Fax: 28705115 E-mail:  
agmccw2@mtnl.net.in
- Billing Complaints 9M(TR)  
Tel: 28706033 Fax: 28702022 E-mail: castrw2@mtnl.net.in
- Appellate Authority 9M(OP) WII  
Goregaon, Tel Exch Bldg, B V Rd, Goregaon (W), Mumbai Tel:  
28700998 Fax: 28711411 E-mail: agmccw2@mtnl.net.in

GSTN No. : 27AAACM0828R1Z3

बिल कावार्थधि  
Billing Period 01/12/2017  
से / to  
31/12/2017

जलम ई-मॉस  
Due Date 29/01/2018

दर राशि  
Amount Payable 3383.00

टेलीफोन नं. Telephone No.	साहक काता क्रमांक C.A. No.	बिल नं. Bill No.	बिल दिनांक Bill Date	श्रेणी कोड Category Code	शुल्क योजना Tariff Plan	ग्रुप कोड Group Code	ब्रॉडबैंड शुल्क योजना Broadband Tariff Plan
26827900	2080436157	MLCB2083222921	07/01/2018	NON-OYT GENERAL	Plan -500		BB-1500-12M
प्रारंभिक मीटर रीडिंग Opening Meter Reading	अंतिम मीटर रीडिंग Closing Meter Reading	मीटर कॉल Meter Calls	डेबिट कॉल Debit Calls	क्रेडिट कॉल Credit Calls	फ्री कॉल Free Calls	नेट कॉल देयक Net Calls Chargeable	
17166	18268	1102	0	0	400	702	

Data Usage in GB: Dec-17 6.46

Details of Payments received after last bill :

BillDate	BillAmnt	DueDate	PaidDate	PaidAmnt
07/12/2017	3321.00	28/12/2017	21/12/2017	3321.00

Prev. Month Usage : Sep-17 24.5, Oct-17 24.37, Nov-17 39.86

### वर्तमान शुल्क { विवरण } Current Charges Details

वर्तमान शुल्क { विवरण } Current Charges Details	राशि (रुपये) Amount (Rs.)
मासिक सेवा शुल्क Monthly Service Charges	525.00
कॉल शुल्क Call Charges	772.20
ब्रॉडबैंड मासिक सेवा शुल्क Broadband Monthly Service Charges	1500.00
ब्रॉडबैंड उपयोग शुल्क Broadband Usage Charges	0.00
मासिक सी पी ई सेवा शुल्क Monthly CPE Services Charges	70.00
अन्य टैक्सोबल डेबिट Other Taxable Debits	0.00
अन्य टैक्सोबल क्रेडिट Other Taxable Credit	0.00
कुल कर योग्य मूल्य Total Taxable Value	2867.20
सी पी एन टी @ 9% CGST @ 9%	258.05
एस सी एन टी @ 9% SGST @ 9%	258.05
कुल राशि Gross Amount	3383.30
अन्य गैर टैक्सोबल डेबिट Other Non Taxable Debit	0.00
अन्य गैर टैक्सोबल क्रेडिट Other Non Taxable Credit	0.00
	3383.00

HSN CODE / एचएसएन कोड : 9984

Surcharges of Rs 20/- will be charged to the next bill if paid after due date.

- E & O.E.
- Cheque / DD Should be drawn in favour of "MTNL MUMBAI" 2080436157
- Broadband customers are requested to visit [www.mtnlmumbai.in](http://www.mtnlmumbai.in) for revised tariff details.
- W.E.F. 01/07/17 GST @ 18% is applicable. To avail ITC, Update your GST Regn. No. if any, through <http://selfcare.mtnl.net.in/mumbai/gstregn.aspx>

महानगर टेलीफोन निगम लिमिटेड मुंबई  
ग्राहक सेवा केन्द्र, मिन्ट रोड

22 JAN 2018

Cheque/Cash Received

22/154 हवेलीवाल विन्डिंग, मिन्ट रोड, फोर्ट, मुंबई - 01

Digitally signed by  
Ms. Shripal Nimkar  
Senior Manager (CSMS CG)



208043615720832229210701201800003383

Pay your MTNL bills instantly on



FOR SHIV AUM STEELS PVT. LTD.

*(Signature)*  
DIRECTOR

Date: - 2<sup>nd</sup> May 2016

To,

The Asst. General Manager,  
State Bank of India,  
D. N. Road Branch,  
Videocon House,  
Fort, Mumbai - 400 001.

Sir,

WE, hereby certify that,

1. Agreement for Sale with respect to Unit No. 515 City Survey No. 266 and 266/1 to 172,( Village Gundavali, Taluka Andheri MSD at Andheri Kurla Road, Mumbai 400 093.) has been registered with M/s. Shiv Aum Steels Private Limited, on Dt.06/06/2014 as per our records.
2. That title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts as stated in aforesaid Agreement For Sale.
3. We confirm that we have no objection whatsoever to M/s. Shiv Aum Steels Private Limited mortgaging the flat to State Bank of India, D. N. Road Branch, Fort, Mumbai for the amount to be advanced by SBI to M/s Shiv Aum Steels Private Limited.
4. We further confirm that the Society will be formed in due course.
5. We have borrowed project finance from financial Institution as stated in Agreement for Sale , however, will not create any encumbrances on the Unit agreed to be sold to M/s. Shiv Aum Steels Private Limited during currency of the loan sanctioned/ to be sanctioned by the Bank.
6. We are agreeable to accept State Bank of India as nominee for the flat allotted to M/s. Shiv Aum Steels Private Limited
7. We have noted Bank's charge on the abovementioned property, as per Bank's Letter No. SME/SASPL/PMS/2016-17/40 dated 25/04/2016

Yours faithfully,

For Omkar Realtors & Developers Pvt. Ltd



Authorized Signatories

Share Certificate No.: 112

Member's Regn. No.: 105

No. of Shares : 20 (TWENTY)



# THE SUMMIT BUSINESS PARK PREMISES CO-OPERATIVE SOCIETY LIMITED

CTS NO. 265,266/1 To 172 OPP. PVR CINEMA, OFF GUNDAVLI VILLAGE, SIR M.V. ROAD, ANDHERI (EAST), MUMBAI- 400093

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No.: **MUM/SRA/HSG/ (TC)/ 12937/ 2018** DATE :1-11-2018

## Share Certificate

Authorised Share Capital of Rs. 5,00,000 divided into 10,000 Shares of Rs. 50 each

This is to certify, that M/S. Shiv Aum Steels Pvt. Ltd.

Unit No. 515

is/are the Registered Holder/(s) of TWENTY fully paid up shares of Rs. FIFTY each, numbered from 2221 to 2240 both inclusive, in **THE SUMMIT BUSINESS PARK PREMISES CO-OPERATIVE SOCIETY LIMITED**, Andheri (East), Mumbai 400093 subject to the Bye-Laws of the said Society.

Given under the Common Seal of the said Society at, Andheri (East), Mumbai, 400093 on this 23<sup>rd</sup>

day of FEBRUARY 2021

Authorised  
M. C. Member

Secretary

Chairman