

श्रीराम च पावती

पावती

नी. ५७८७

Original/Duplicate

अंधेरी 5

5



Tuesday, November 10, 2015

1:24 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 12407 दिनांक: 10/11/2015

गावाचे नाव: ओशिवरा

दस्तावेजाचा अनुक्रमांक: बदर16-12217-2015

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: ब्राइट आउटडोर मिडिया प्रा. ली तर्फे चेअरमन व मॅनेजिंग डायरेक्टर योगेश जे. लखानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2260.00

पृष्ठांची संख्या: 113

एकूण:

रु. 32260.00

मा मजला, इमा
न्यू लिंक रोड, इ

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे

1:41 PM ह्या वेळेस मिळेल.

सह. दु. नि. का. अंधेरी 5

बाजार मूल्य: रु. 10446000/-

भरलेले मुद्रांक शुल्क : रु. 522300/-

मोबदला: रु. 5000000/-

सह. दुय्यम निबंधक अंधेरी ५,
मुंबई उपनगर जिल्हा

दफ्तरी तर्फे मु
वे नाव: होटेल
4 पॅन नं:-ABK

1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004792873201516E दिनांक: 09/11/2015

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 2260/-

जे. लखानी वय
पर, ब्लॉक नं: अ
तेड:-400058

सह. दुय्यम निबंधक अंधेरी ५

registered original document
Delivery on १०/११/१५



मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

(i) within the limits of any Municipal Corporati



खरी प्रत





10/11/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 5

दस्त क्रमांक : 12217/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) ओशिवरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10446000
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: युनिट नं. 1002, माळा नं: 10वा मजला, इमारतीचे नाव: क्रिस्सेंट रॉयल, ब्लॉक नं: अंधेरी पश्चीम, मुंबई 400058, रोड : वीरा देसाई रोड, ऑफ न्यू लिंक रोड, इतर माहिती: .((C.T.S. Number : 720/A;)) इतर हक्क :
(5) क्षेत्रफळ	1) 55.20 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सम्राट अमोशीएट्स चे भागिदार मोहमद अफजल ए. गफ्फार व अमरीश आर. दफ्तरी तर्फे मुखत्यार - मोहमद सलीम ए. सत्तार वय:-40; पत्ता:-प्लॉट नं:-, माळा नं: 1ला मजला, इमारतीचे नाव: होटेल रीगल पॅलेस, ब्लॉक नं: ओपेरा हाऊस, चर्चिरोड, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-ABKFS0559D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-ब्राइट आउटडोर मिडिया प्रा. ली तर्फे चेअरमन व मॅनेजिंग डायरेक्टर योगेश जे. लखानी वय:- 52; पत्ता:-प्लॉट नं: युनिट नं. 801, माळा नं: 8वा मजला, इमारतीचे नाव: क्रिस्सेंट टॉवर, ब्लॉक नं: अंधेरी पश्चीम, मुंबई, रोड नं: वीरा देसाई रोड, ऑफ न्यू लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:- AACCB9325Q
(9) दस्तऐवज करून दिल्याचा दिनांक	10/11/2015
(10) दस्त नोंदणी केल्याचा दिनांक	10/11/2015
(11) अनुक्रमांक, खंड व पृष्ठ	12217/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	522300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporati

ted to it



खगी प्रब

सह. दुय्यम निबंधक, अंधेरी क्र - ७
मुंबई उपनगर जिल्हा.



CHALLAN
MTR Form Number-6

GRN MH004792873201516E		BARCODE		Date 09/11/2015-12:01:50	Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Type of Payment Stamp Duty		TAX ID (If Any)			
Registration Fee		PAN No. (If Applicable)		AACCB9325Q	
Office Name BDR16_JT SUB REGISTRAR ANDHERI 5		Full Name		BRIGHT OUTDOOR MEDIA PRIVATE L	
Location MUMBAI		Flat/Block No.		UNIT NO. 1002 10TH FL CRESCENT ROY	
Year 2015-2016 One Time		Premises/Building		ALE	
Account Head Details		Amount In Rs.		Road/Street	
0030045501 Stamp Duty		522300.00		VEERA DESAI ROAD, OFF LINK ROAD OSHIM	
0030063301 Registration Fee		30000.00		Area/Locality	
				ANDHERI WEST MUMBAI	
				Town/City/District	
				PIN 4 0 0 0 5 8	
				Remarks (If Any)	
				PAN2=ABKFS0559D--SecondPartyName=SAM	
				RAT ASSOCIATES--	
				Amount In Five Lakh Fifty Two Thousand Three Hundred Rupees	
Total		552300.00		Words Only	
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	REF No.	00040572015110065128 IK94854213
Cheque/DD No			Date	09/11/2015-12:04:55	
Name of Bank			Bank-Branch	STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	
Mobile No. : Not Available					

२०१५



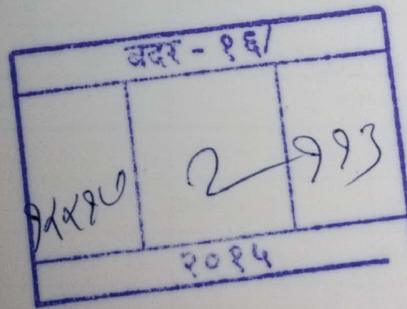
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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल २०१५

१. दस्ताचा प्रकार : करारनामा, अनुच्छेद क्रमांक २५ (ब)
२. गांव ब तालुका : मौजे उरीरिवर, ता. अंधेरी/बोरीवली
३. नगर भूमापन/अंतिम भुखंड क्रमांक: १२०
४. मुल्यांकन दर विभाग/झोन :
५. मिळकतीचे प्रकार : फ्लेट/ऑफिस/शॉप/औद्योगिक गाळा
६. प्रती चौ. मी. दर : रु. १,८०,२००/-
७. दस्तएवज प्रमाणे मिळकतीचा क्षेत्रफळ : ५९५ चौ. फु. = ५५.२० चौ. मी. बांधीव
८. कार पार्किंग : -
९. मजला क्रमांक : १० मजला
१०. बांधकाम वर्ष : २०१२ (म.न.पा. कर बिल/ओ.सी./सोसायटी पत्र प्रमाणे)
११. घसारा : —%
१२. बांधकामाचा प्रकार : आर. सी. सी.
१३. बाजारमूल्य तक्त्यातील मार्गदर्शक सूचना क्र. ४ ज्यान्वये दिलेली घट/वाढ = —%
१४. निर्धारित केलेले बाजारमूल्य: ५५-२० चौ. मी. x १,८०,२०० x १.०५ = १,०४,५६,०००/-
म्हणजेच रु. १,०४,५६,०००/-
१५. दस्तामध्ये दर्शविलेला मोबदला : रु. ५०,००,०००/-
१६. देय मुद्रांक शुल्क : रु. ५२२,३००/- भरलेले मुद्रांक शुल्क: : रु. ५,२२,३००/-
१७. देय नोंदणी फी : रु. ३०,०००/-

लिपिक

सह दुय्यम निबंधक



Articles of Agreement made at Mumbai this th 10 day of ~~November~~ ^{Fifteen} in the Christian Year Two Thousand And ~~Nine~~;

Between

M/s. Samrat Associates, a partnership firm, under the Indian Partnership Act, 1932, as per the Partnership Deed dated 16th November, 2007, through its partners Mr. Mohd. Afzal A. Gaffar and Mr. Amrish R. Daftary hereinafter referred to as the "Developers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners or partner for the time being of the said firm and the heirs, executors and administrators of the last surviving partner) of the **One Part**;

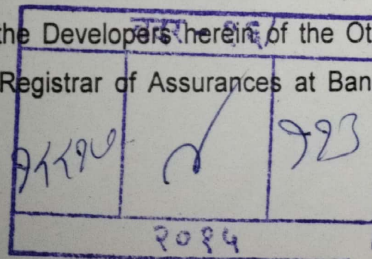
And

Mr./Mrs./Miss/Messrs Bright Outdoor Media Pvt Ltd of Mumbai, Indian Inhabitant/s residing at 8th FLOOR, Crescent Tower, Off. New Link Road, Oshiwara, Andheri (W). Mumbai 400 053, hereinafter called the "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/its heirs, executors and administrators and assigns) of the **Other Part**;

Whereas:

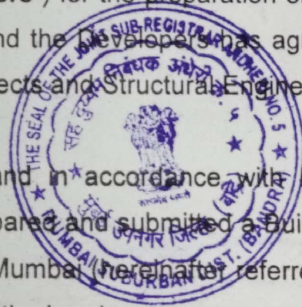
(a) Bharat Mastic Asphalt Combines Private Limited, a limited company, incorporated and registered under the Companies Act, 1956, having its Registered Office at 14, Viral Apartments, S. V. Road, Andheri (W), Mumbai 400 058 (hereinafter referred to as the "Owners"), are subject to the Development Agreement referred to in recital (b) herein below, the legal owners of all that the piece or parcel of vacant land situate, lying and being at Mouje Oshivara, Pans. Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban bearing Survey No. 48, Hissa No. 4 part corresponding C.T.S. No. 720 (part) containing by admeasurement 2,140 square meters or thereabouts and more particularly described in the **Schedule** hereunder written and shown delineated by a red coloured boundary line on the typical Plan thereof hereto annexed and marked **Annexure 'A'** (hereinafter referred to as the "Land");

(b) By a Development Agreement dated the 27th December, 2007 made by and between the Owners of the One Part and the Developers herein of the Other Part, registered with the Office of the Sub-Registrar of Assurances at Bandra



under No. 996/2008 of Book No. I on the 25th day of January, 2008, (hereinafter referred to as the "**said Development Agreement**"), the Owners granted unto the Developers irrevocable development rights in respect of the Land for the consideration and on the terms and conditions therein mentioned;

- (c) The Developers have evolved a Scheme for Development of the Land which involves obtaining permissions, sanctions and approvals (statutory or otherwise) from all Concerned Authorities for development of the Land, and construction of a commercial building to be known as "**Crescent Royale**" thereon (hereinafter referred to as the "**Building**") through utilisation of all available Floor Space Index (hereinafter referred to as "**FSI**") and Transferable Development Rights (hereinafter referred to as "**TDR**") permissible under the Development Control Regulations for Greater Mumbai, 1991 with a view to selling built-up areas therein on an ownership basis and allotting car parking spaces under the Maharashtra Ownership Flats Act, 1963 and forming a Co-operative Society of Purchasers of such built-up areas under the Maharashtra Ownership Flats Act, 1963 and conveying and transferring the Land and the Building to a Co-operative Society;
- (d) The Developers have appointed M/s. Advirkar & Associates, Architects (hereinafter referred to as the "**Project Architects**") registered with the Council of Architects as Project Architects;
- (e) The Developers have appointed M/s. Sura & Associates as Structural Engineers (hereinafter referred to as the "**Structural Engineers**") for the preparation of the structural designs and drawings of the Building and the Developers has agreed to accept the professional supervision of the Architects and Structural Engineers;
- (f) The Developers through the Project Architect and in accordance with RCC Designs prepared by the Structural Engineers prepared and submitted a Building Proposal to the Municipal Corporation of Greater Mumbai (hereinafter referred to as the "**MCGM**") for construction of the Building on the Land;
- (g) MCGM was pleased to sanction the Building Proposal vide Intimation of Disapproval No. CE/7239/WS/AK dated 11th April, 2008 and Commencement Certificate No. CE/7239/WS/AK dated 26th June, 2008 issued by it for construction of the Building consisting inter alia of basement, ground floor and several upper floors, Photocopies of the Intimation of Disapproval and the



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Commencement Certificate are annexed hereto and collectively marked **Annexure 'B'**;

- (h) The title to the Land has been investigated by M/s. M. T. Miskita and Company, Advocates and Solicitors for the Developers who have provided their Certificate of Title dated 26th day of November, 2009 a copy whereof is hereto annexed and marked **Annexure 'C'**;
- (i) By virtue of the said Development Agreement, the Developers alone has acquired sole and exclusive right to sell the Units in the Building to be constructed by the Developers on the Land and to enter into agreement/s with the purchasers of the Units and to receive the sale price in respect thereof;
- (j) The Purchaser has taken inspection of the Land and has familiarised himself/herself/itself of the Scheme of Development of the Land and has read and understood the terms and conditions as laid down in the said Intimation of Disapproval and the said Commencement Certificate;
- (k) The Purchaser also confirms that the Developers have produced for inspection of the Purchaser all information and documents and have made full and true disclosure of all the items covered under Clauses (a) to (k) of Sub-Section 3 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (Maharashtra Act No. 21 of 1963) as amended by amendment (hereinafter for brevity's sake referred to as "the said Act") as well as items covered under Clauses (a) to (g) of Rule 4 of the Maharashtra Ownership Flats Rules, 1964 (hereinafter referred to as "the said Rules") and the Purchaser is satisfied with the same and have no further other information or disclosure to be required from the Developers.
- (l) The Purchaser has agreed to purchase and acquire from the Developers, the Unit no. 1002 on the 10th floor admeasuring 495 square feet (carpet area), of the Building and hereinafter referred to as "the said Unit" and shown bounded 'red' on the floor plan of the said Unit annexed hereto and marked **Annexure 'D'**, with full notice of the terms and conditions and provisions contained in the documents referred to hereinabove and subject to the terms and conditions hereinafter contained;

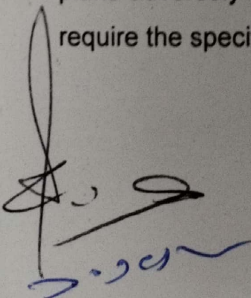
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बदर - १६/		
११२०	<	११३
२०१५		

- (m) The Developers are entering into similar separate agreements with the several other persons and parties for the sale of units in the Building;
- (n) Extracts of Property Register Cards in respect of the Land are annexed hereto and marked **Annexure 'E'**;
- (o) Under section 4 of the said Act, the Developers are required to execute a written agreement for sale of said Unit to the Purchaser, being in fact these presents and also to register the said Agreement under the Registration Act.

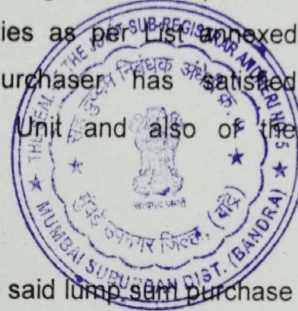
Now These Presents Witnesseth And It Is Hereby Agreed By And Between The Parties Hereto As Follows:

1. The Recitals, Annexures and Schedules in and to this Agreement form an integral part of this Agreement, and in the interpretation of this Agreement and in all matters relating to the development of the Land, this Agreement shall be read and construed in its entirety;
2. The Developers shall, under normal conditions construct the Building upon the Land shown bounded 'red' on the Plan annexed hereto and marked Annexure 'A' and more particularly described in the Schedule hereunder written, in accordance with the sanctioned Building Proposal vide Intimation of Disapproval No. CE/7239/WS/AK dated 11th April, 2008 the original whereof has been inspected by the Purchaser prior to the execution of this Agreement. The Purchaser hereby agree to the Developers making such variations, modifications and additions in the Plans and in the Building, as the Developers or the Project Architects may consider necessary or expedient by or as may be required by any public or local body or authorities. This shall operate as an irrevocable consent of the Purchaser to the Developers under Section 7 of the said Act for carrying out changes in the sanctioned plan or building plans. However, any modifications of the building plans adversely affecting the area of the said Unit agreed to be purchased shall require the specific consent of the Purchaser;



बदर - १६/		
११	१०	१०
२०१५		

3. The Purchaser shall purchase and acquire from the Developers the said Unit being Unit No. 1002 admeasuring 495 square feet (carpet area), shown in the sanctioned Floor Plan hereto annexed as Annexure 'D' on 10th floor of the Building to be constructed on the Land at or for the lump sum purchase price and consideration of Rs. fifty lacs only 50,00,000/- (Rupees Only), inclusive of the proportionate price of the common areas and facilities appurtenant to the said Unit and other Units, in the Building The Developers will provide in the said Unit, fixtures, fittings and amenities as per List annexed hereto and marked **Annexure 'F'** and the Purchaser has satisfied himself/herself/itself about the design of the said Unit and also of the specifications and amenities to be provided therein;



4. The Purchaser has agreed to pay to the Developers the said lump sum purchase price of Rs. 50,00,000/- (Rupees fifty lacs only only) as under:

(a) The Purchaser has paid a sum of Rs. 50,00,000/- (Rupees fifty lacs only only) on _____ by Cheque bearing No. _____ dated _____ drawn on _____ Branch, as earnest money on account of and towards the said purchase price, the payment and receipt whereof the Developer doth hereby admit and acknowledge;

(b) The balance amount of Rs. _____/- (Rupees _____ only) shall be paid in the manner and by the instalments specified below, time being of the essence of the contract:

(i) Rs. _____/- (Rupees _____ only) on or before the completion of the Plinth of the said Building,

बंदर - १६/		
२४११७	१२	१२३
/-		

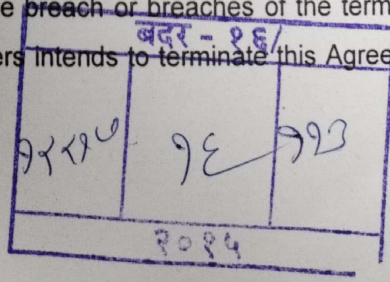
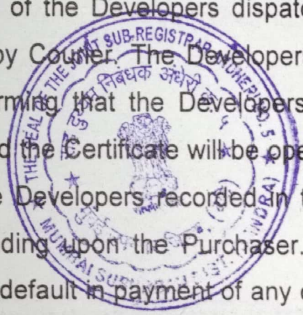
(ii) Rs. _____/- (Rupees _____ only) on or before the completion of the 1st Slab of the said Building;

(xii) Rs. _____/- (Rupees
_____ only) on or before
completion of brick work of the said Building;

(xiii) Rs. _____/- (Rupees
_____ only) against
delivery of possession of the Unit by the Developers to the Purchaser.

The above consideration is, on the date of these presents, the fair and reasonable market value of the Unit in open market that the allotment of the premises to the Purchaser on the said date is in fact a sale in the open market made by and between the parties hereto. It is further expressly agreed by and between the parties hereto that the execution of the Deed/s of Conveyance/Transfer being more a legal formality after formation and registration of the Society or Limited Company, the date of allotment of the said Unit to the Purchaser and its value as on the date shall be the material date for the purpose of Income Tax Act, 1961.

5. The Purchaser shall pay the amounts as aforesaid on the due dates without fail and without any delay or default, time for payment of each of the aforesaid instalments being of the essence of the contract. The Developers will forward to the Purchaser intimation of the Developers having carried out the aforesaid work at the address recorded in this Agreement and the Purchaser will be bound to pay the amount of instalment within eight days of the Developers dispatching such intimation under Certificate of Posting or by Courier. The Developers will keep the Certificate of Project Architects confirming that the Developers has completed item/s of work/s mentioned therein and the Certificate will be open for inspection by the Purchaser at the office of the Developers recorded in these presents. The Certificate shall be final and binding upon the Purchaser. It is further agreed that on the Purchaser committing default in payment of any of the instalments further agreed that on the purchase price or of any other amounts under these presents on their respective due dates (including his/her/its proportionate share of taxes, rates, cesses, other charges, betterment charges, development charges and all other outgoings) the Developers shall be entitled at its option to terminate this Agreement. PROVIDED ALWAYS THAT, the power to terminate herein contained shall be exercised by the Developers after giving the Purchaser 15 (Fifteen) days prior notice (in writing) of its intention to terminate this Agreement and specifying therein the breach or breaches of the terms and conditions on account of which Developers intends to terminate this Agreement,

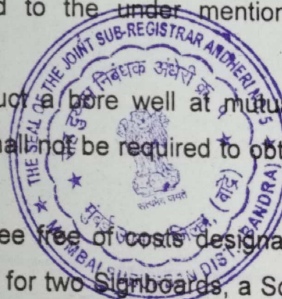


Control Rules or under law, the benefit thereof shall vest in the Developers alone and exclusively, without the Purchaser being entitled to claim any rebate or right in respect thereof, and the Developers shall be entitled to use such unused or further/additional FSI or any part thereof in the construction on the Land or elsewhere or for any other purpose as the Developers may deem fit. The Purchaser shall not be entitled to object to or interfere with the utilisation of such FSI or FSI by virtue of acquisition of TDR on the land by the Developers or its nominees or assigns at any time hereinafter;

9. The Purchaser has agreed to acquire the said Unit after thorough enquiries and inspection of the Building and the Land. The Purchaser has inspected the original Title Certificate dated 26th day of November, 2009 issued by M/s. M. T. Miskita and Company, Advocates and Solicitors.

The Developers have informed the Purchaser that as a part of the agreement to grant development rights to the Developers, the Developers have agreed to reserve/earmark and allot to the Owners of the Land or their nominee the under mentioned rights to such nominee. In accordance with the Development Agreement, the Developers by an Agreement for Sale dated _____ 200__ made by and between Ms. Rupa Kaur Suri as Purchaser of the One Part (hereinafter referred to as the "Transferee") and the Developers of the Other Part, the Developers agreed to sell and the Transferee agreed to purchase the Premises comprising of Basement, ground 1st & 2nd floor for the consideration and on the terms and conditions therein mentioned. By virtue of the said Agreement, the Transferee shall be entitled to the under mentioned exclusive rights:

- (i) the Transferee shall be permitted to construct a bore well at mutually agreed space at her own cost and risk and shall not be required to obtain the Developers permission for the same;
- (ii) the Developers shall provide to the Transferee free of costs designated portions over the topmost floor of the building for two Signboards, a Solar Plant and Air Conditioner Chiller Plant to be erected/installed and maintained by the Transferee at her cost in all respects;
- (iii) the Transferee shall be entitled to install and maintain for her exclusive use a Lift within her premises at her own costs in all respects;

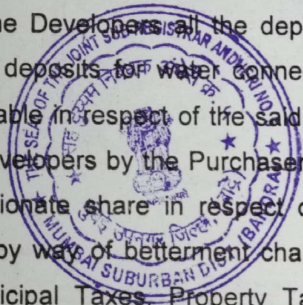


बंदर - १६/		
१११६	२०	११३
२०१५		

- (iv) an independent sewerage connection and a separate connection for waste water disposal to be provided by the Developers' at its costs;

The Purchaser hereby undertakes not to raise any objections and/or requisitions to the right and title of the Developers to the Building or of the Owners to the Land or the said provisions of the said Agreement for Sale;

10. (a) The possession of the said Unit shall be delivered by the Developers to the Purchaser by the end of _____, 20__, subject to the Occupation Certificate to be obtained and subject to the provisions of **sub-clauses (b), (c), (d) and (e)** hereto;
- (b) The Purchaser shall be entitled to take possession of the said Unit only if the Purchaser duly observes and performs all the obligations and stipulations contained in this Agreement and shall have duly paid all the amounts payable by the Purchaser under this Agreement;
- (c) Before taking possession of the said Unit and thereafter whenever required by the Developers, the Purchaser shall sign and deliver to the Developers: (i) all Writings and papers as may be necessary, including letters of possession and for electric meter, transfer forms, affidavits and other papers for formation and registration of the proposed Co-operative Society, (ii) the Purchaser shall pay to the Developers all the deposits payable to the concerned Municipality or deposits for water connection and electricity charges which become payable in respect of the said Unit or the same shall be reimbursed to the Developers by the Purchaser and (iii) the Purchaser shall also pay proportionate share in respect of all payments made/or required to be made, by way of betterment charges, development charges, contributions, Municipal Taxes, Property Taxes, rates, cesses, charges and shall not raise any objection in respect thereof;
- (d) Notwithstanding anything contained in this Agreement, the Developers shall not incur any liability if they are unable to complete the Building and to deliver possession of the said Unit by the aforesaid date, owing to reasons beyond the control of the Developers as provided under Section 8 of the said Act, non-availability of steel and/or cement or other building materials or water supply or electric power or by reason of war, civil

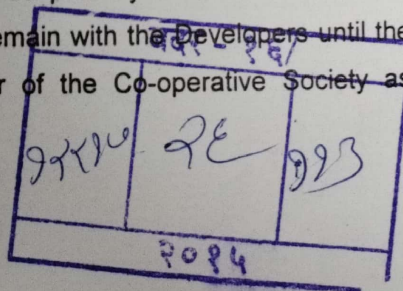
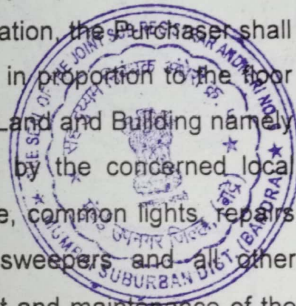


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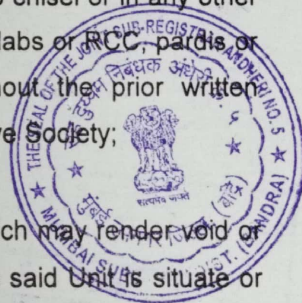
- (a) Rs. 1000/- /-, towards the Share money, and Rs.10/- as entrance fee for becoming a member of the Society;
- (b) Rs. 20,000/- /- towards electricity and water meter deposits charges etc.
- (c) Rs. 15,000/- /- as a lump sum payment towards costs, charges and expenses for the formation and registration of the said Society or other Incorporated Body.
- (d) Rs. 15,000/- /- as a lump sum payment towards legal charges and expenses of the Developers and incidental to this Agreement and towards estimated proportionate share in the costs, charges expenses, legal charges of the Conveyance or other Transfer Deed/s to be executed pursuant to these presents.
- (e) Rs. 1,20,000/- towards advance maintenance charges for the period of one year for the said Unit.

13. Commencing a week after notice in writing is given by the Developers to the Purchaser that the said Unit is ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said Unit) of the outgoings in respect of the Land and Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Land and Building. Until the Co-operative Society is formed and the Land and Building transferred to it, the Purchaser shall pay to the Developers such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Developers provisional monthly contributions of Rs. 10000/- (Rupees Ten thousand only) per month towards the outgoings. The amounts so paid by the Purchaser to the Developers shall not carry any interest and remain with the Developers until the Deed of Conveyance is executed in favour of the Co-operative Society as



other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the stair-cases, common passages or any other structure of the Building and in case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach and damages;

- (vii) not to do or suffer to be done anything in or to the Building in which the said Unit is situated which may be against the Rules and Regulations and Bye-Laws of the concerned local authority or other public authority and in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;
- (viii) not to demolish or cause to be demolished the said Unit or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Unit or any part thereof nor any alteration in which the elevation and outside colour scheme of the Building is affected and keep the portion, sewers, drains, pipes in the said Unit and appurtenances thereto in good tenantable repair and condition and in particular so as to support, shelter and protect the other parts of the Building in which the said Unit is situated and not to chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, partitions or other structural chambers in the said Unit without the prior written permission of the Developers and/or the Co-operative Society;
- (ix) not to do or permit to be done any act or thing which may render void or voidable any insurance of the Building in which the said Unit is situated or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance;
- (xi) not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit into the compound and/or the Land or the adjacent buildings or open spaces and the Building;
- (xii) pay within 10 days of demand, his/her/its share of security deposit demanded by any concerned local authority or Government for giving



[Handwritten signature]
2024

बंदर - १/१		
<i>[Handwritten signature]</i>	30	<i>[Handwritten signature]</i>
2024		

Water Tanks and the Lift Machine. The Purchaser of such terrace shall be entitled to make use of the same for all purpose whatsoever as permissible by law. However, the Purchaser shall not enclose or cover the said terrace without the written permission of the Developer and/or the Co-operative Society, as the case may be and MCGM;

30. Nothing contained in these presents is intended, nor shall be construed, to confer upon the Purchaser any right, title or interest of any kind whatsoever in, to or over the said premises or the said property or any part thereof, such conferment shall take place only upon the execution of the Deed of Conveyance of the said property with the building/s and structures standing thereon, including the said building. Such transfer being in favour of the Society/s or other Incorporated Body/s proposed to be formed, incorporated and registered under and in accordance with the provisions of Maharashtra Co-operative Societies Act, 1960, or the Companies Act, 1956, as may be applicable.

31. The Building shall always be known as "**Crescent Royale**" and the Co-operative Society to be formed and registered shall be named as "**The Crescent Royale Premises Co-operative Society Limited**".



32. In the event of a Society or a Body being formed and registered or incorporated, as provided herein before the sale and disposal by the Developers of all the Units in the said buildings constructed on the said property, and until execution of Conveyance or other Transfer Deed/s, and handing over juridical possession thereof by the Developers, the powers and authorities of such Society/Body or of the Purchaser/s of the said Unit and Purchaser/s of the other Units and premises in the said building shall be subject to the overall control of the Developers about all or any of the matters concerning the said building, the construction and completion thereof and all amenities appurtenant thereto, and in particular, the Developers shall have absolute authority and control, as regards the unsold Units etc. and the disposal thereof, as provided above.

33. It Is Also Understood And Agreed By An Between The Parties Hereto:-

(a) that the terrace space in front of or adjacent to the Units in the Building, if any, shall belong exclusively to the respective purchasers of the said Unit

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बदल - १६		
११२०	२०	११३
२०१५		

Place, _____
Ward/Circle No. _____, and the Permanent Account Number
allotted to me/us is _____ (or) I/We have
applied for my/our Permanent Account Number.

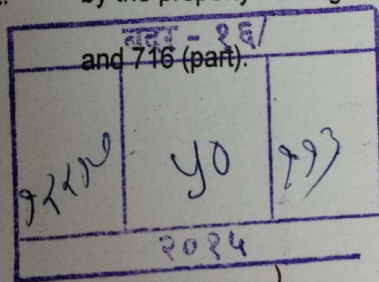
In Witness Whereof the parties hereto have hereunto and to the duplicate
hereof set and subscribed their respective hands and seals the day and year first
hereinabove written.

The Schedule Above Referred To:

Description of the Land

All that piece or parcel of land situate lying and being in the Revenue Village of
Oshiwara, in the Registration District and Sub-District of Mumbai City and Mumbai
Suburban admeasuring approximately 2,140 square meters or thereabouts and bearing
Survey No. 48, Hissa No. 4 (Part) and corresponding C.T.S. Nos. 720 (part) and
bounded as follows:

- On or towards the North: by property bearing C.T.S. No. 579, 580
718 and 719;
- On or towards the South: by the property bearing C.T.S. No. 705
706/1;
- On or towards the East: by property bearing C.T.S. No. 720 (part);
- On or towards the West: by the property bearing C.T.S. No. 718
and 716 (part).



Signed and Delivered
by the withinnamed Developers
M/s. Samrat Associates,
through its partners
(1) **Mr. Mohd. Afzal A. Gaffar**
(2) **Mr. Amrish R. Daftary**
in the presence of

For **SAMRAT ASSOCIATES**

PARTNER



ANNEXURE - 'B'

BMP-1649-2002-10,000 Forms.

This I.O.D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1974

C-3
MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/239/BSH/WS/AK/AK of
COMMENCEMENT CERTIFICATE

C.E. Engineer Bldg. Proposal [W],
H & K - West
Municipal Office, Packer Bldg
Bandra (West), Mumbai-400 050

To: M/s. Samrat Associates
C.A. to
M/s. Bharat Mastic Asphalt P. Ltd.

26 JUN 2008

Sir,
With reference to your application No. 5030 dated 08/02/2008 for Development Permission 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 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work on proposed Service Industrial Bldg. CTS No. 720/A at premises at Street..... village Oshward No..... situated at Andheri (W) Ward 15 West.

The Commencement Certificate/Building Permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the setback line/road width line shall form part of the public street.
2. That no new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner of Greater Mumbai is satisfied that 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 42 of 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.



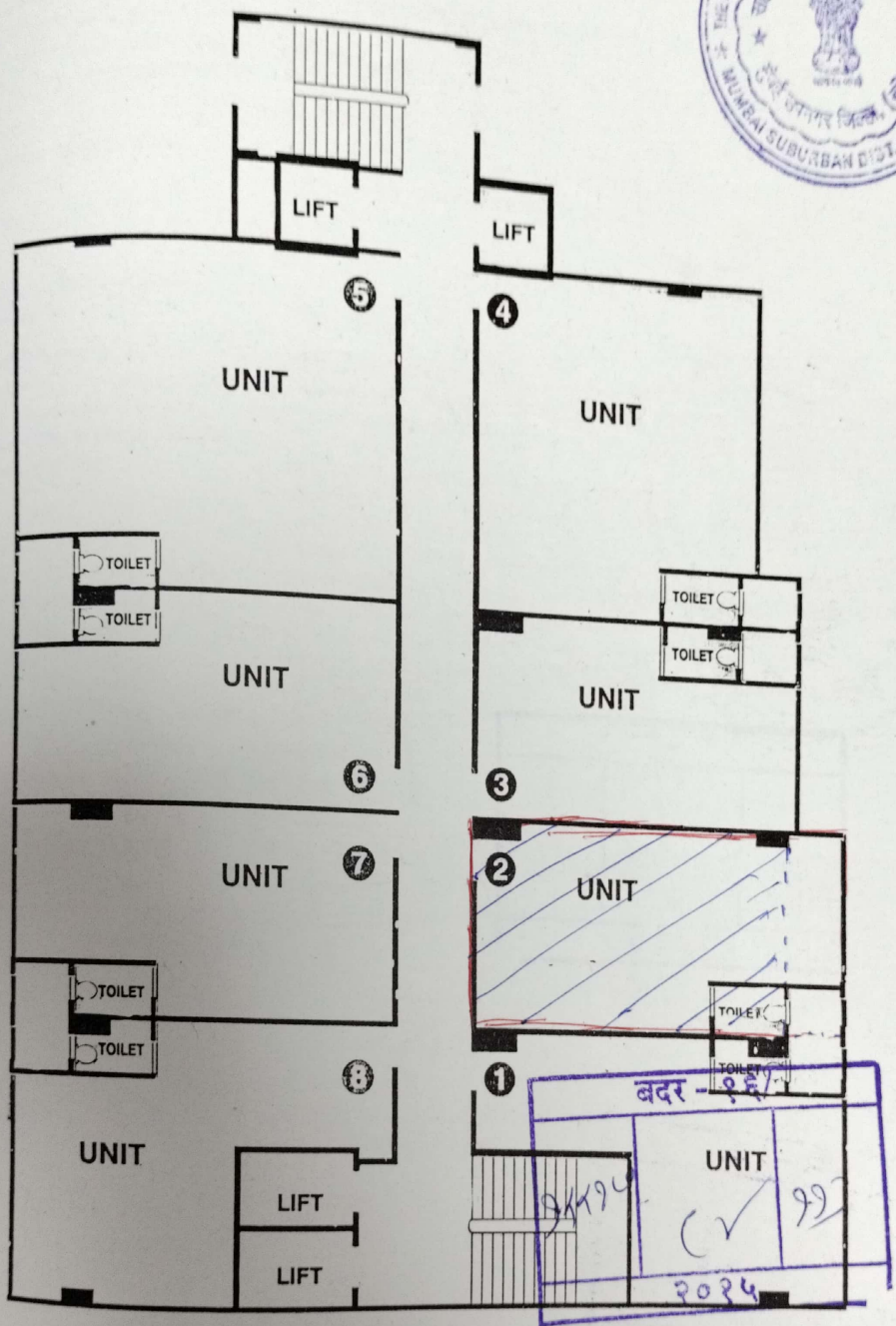
723-951
V. H. PATIL
Assistant Engineer

The Municipal Commissioner has appointed Shri. Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 7 MAR 2009

This Commencement certificate is for carrying out the work up to top of basement only.
For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai
Assistant Eng. Building Proposals
(Western Subs.) 'H & K West' 'H East & P' Wards'
FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI

ANNEXURE - 'D'



Unit No. 1002 on 10th floor.

For SAMRAT ASSOCIATES

[Signature]
[Signature] PARTNER

मंगळवार, 10 नोव्हेंबर 2015 1:24 म.नं.

दस्त गोपवारा भाग-1

बदर16

दस्त क्रमांक: 12217/2015

दस्त क्रमांक: बदर16 /12217/2015

बाजार मुल्य: रु. 1,04,46,000/- मोवदला: रु. 50,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,22,300/-

दु. नि. सह. दु. नि. बदर16 यांचे कार्यालयात

पावती:12407

पावती दिनांक: 10/11/2015

अ. क्र. 12217 वर दि.10-11-2015

सादरकरणाराचे नाव: ब्राइट आउटडोर मिडिया प्रा. ली तर्फे
चेअरमन व मॅनेजिंग डायरेक्टर योगेश जे. लखानी

रोजी 1:23 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2260.00

पृथांची संख्या: 113

दस्त हजर करणाऱ्याची सही:

एकुण: 32260.00

सह. दु. नि. का. अंधेरी 5
सह. दु. नि. का. अंधेरी 5,

मुंबई उपनगर जिल्हा
दस्ताचा प्रकार: करारनामा

सह. दु. नि. का. अंधेरी 5
सह. दु. नि. का. अंधेरी 5,
मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-
खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 10 / 11 / 2015 01 : 21 : 29 PM ची वेळ: (सादरीकरण)

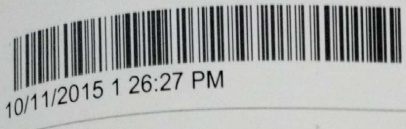
शिक्षा क्र. 2 10 / 11 / 2015 01 : 21 : 58 PM ची वेळ: (फी)

प्रमाणित करणेत येते की, या
दस्ताचा एकूण 993 पाने आहेत

सह. दु. नि. का. अंधेरी 5,
मुंबई उपनगर जिल्हा



बदर - १६/		
92296	992	993
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दस्त गोषवारा भाग-2

बदर 16
दस्त क्रमांक: 12217/2015

दस्त क्रमांक : बदर 16/12217/2015
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: ब्राइट आउटडोर मिडिया प्रा. ली तर्फे चेअरमन व मॅनेजिंग डायरेक्टर योगेश जे. लखानी पत्ता: प्लॉट नं: युनिट नं. 801, माळा नं: 8वा मजला, इमारतीचे नाव: क्रिसेंट टॉवर, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: वीरा देसाई रोड, ऑफ न्यू लिंक रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AACCB9325Q	लिहून घेणार वय :- 52 स्वाक्षरी:-		
2	नाव: सम्राट असोशीएट्स चे भागिदार मोहमद अफजल ए. गफ्फार व अमरीश आर. दफ्तरी तर्फे मुखत्यार - मोहमद सलीम ए. सत्तार पत्ता: प्लॉट नं: -, माळा नं: 1ला मजला, इमारतीचे नाव: होटेल रीगल पॅलेस, ब्लॉक नं: ओपेरा हाऊस, चर्नीरोड, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: ABKFS0559D	लिहून देणार वय :- 40 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र. 3 ची वेळ: 10 / 11 / 2015 01 : 23 : 01 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पक्वतात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव: रुपा एन. बोरा वय: 39 पत्ता: 62/304, गोरई सहकार, एल. टी. रोड, बोरीवली पश्चिम, मुंबई पिन कोड: 400091			
2	नाव: प्रकाश के. पटेल वय: 61 पत्ता: वरिल प्रमाणे पिन कोड: 400091			

शिक्का क्र. 4 ची वेळ: 10 / 11 / 2015 01 : 23 : 52 PM

शिक्का क्र. 5 ची वेळ: 10 / 11 / 2015 01 : 24 : 11 PM नोंदणी पुस्तक 1 मध्ये

सह. मुख्य निबंधक अंधेरी 5
मुंबई उपनगर जिल्हा
EPayment Details.



बदर-१६/ १२२१७ / २०१५
पुस्तक क्रमांक १, क्रमांक १२२१७
दिनांक: १०/११/२०१५
सह. मुख्य निबंधक, अंधेरी क्र. ५
मुंबई उपनगर जिल्हा

sr.	Epayment Number	Defacement Number
1	MH004792873201516E	0002923151201516

Know Your Rights as Registrants
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
mini-CD of scanned document along with original document, immediately after registration.
write to us at feedback.isarita@gmail.com