



Thursday, March 26, 2009
4:50:18 PM

पावती

Original
नोंदणी 39 म.
Regn. 39 M

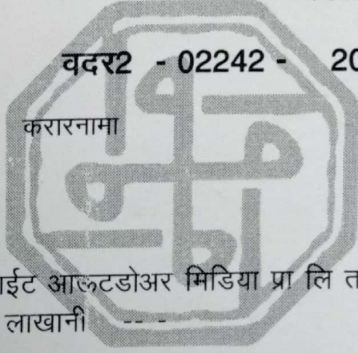
पावती क्र. : 2241

दिनांक 26/03/2009

गावाचे नाव मरोशी

दस्तऐवजाचा अनुक्रमांक वदर2 - 02242 - 2009

दस्ता ऐवजाचा प्रकार करारनामा



सादर करणाराचे नाव: मे/-ब्राईट आल्टडोअर मिडिया प्रा लि तर्फे चेअरमन मॅनेजिंग डायरेक्टर
योगेश लाखानी

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (57)	:-	1140.00
एकूण रु.		31140.00

DELIVERED

आपणास हा दस्त अंदाजे 5:04PM ह्या वेळेस मिळेल

दुय्यम निबंधक
बोरीवली 1 (मालाड)

बाजार मूल्य: 9136512 रु. मोबदला: 4900000रु.

परलेले मुद्रांक शुल्क: 439450 रु.

दस्ताचा प्रकार :डीडी/धनाकर्षाद्वारे;

केचे नाव व पत्ता: दि कपोल बँक ;

डीडी/धनाकर्ष क्रमांक: 073022; रक्कम: 30000 रु.; दिनांक: 09/03/2009

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बह. दुय्यम निबंधक बोरीवली-१,
मुंबई उपनगर जिल्हा.



रोड,

मुंबई-64

BW 725890

ALMS (INDIA) PVT. LTD.

मुद्रांक

13 MAR 2009

मिळेल



Customer's Copy

THE KAPOL CO-OP. BANK LTD.
FRANKING DEPOSIT SLIP

Branch: BORIVALI Date: 17/09/2009

Pay to: Acct. Stamp Duty **151369**

Franking Value	Rs. <u>439150</u>
Service Charges	Rs. <u>100</u>
TOTAL	Rs. <u>439160</u>

Name of the person for whom stamp duty is impressed

Name & Address of the Stamp duty paying party
Pratik Chavan, 1008, Thakur
Pratik Chavan, Goregaon

Tel./ Mobile No. _____

DD / Cheque No. _____

Drawn on Bank _____

(For Bank's Use only)

Tran ID A254 Rs. _____

Franking Sr. No. PL-546 Rs. _____

Cashier _____ Officer _____



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai this 26th day of March in the Christian Year Two Thousand Nine BETWEEN ROYAL PALMS LTD, a Company registered under the Companies Act, 1956 and having its registered office at Survey No. 169, Aarey Milk Colony, Near Unit No. 26, Goregaon (E), Mumbai-400 065 hereinafter referred to as 'the Owners' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their successor or successors) of the One Part AND MR./MRS/M/S. BRIGHT DUTDOOL MEDIA PVT LTD. Same as above having his/her/his address 8th Floor, Crescent Towers Off. New Link Road Andheri (west), Mumbai - 400053 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 heirs, executors and administrators and permitted assigns) of the Other Part.

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INDIA
STAMP DUTY MAHARASHTRA
RSD4391501-PB5498
14:17

FOR THE KAPOL CO-OP. BANK LTD.
The Kapol Co-operative Bank Ltd.,
5, V. Road, Borivali(W),
Mumbai-400 092.
Dereg. STP/C/10609A/2009/2005
Borivali Branch, Bhandarkar Bhavan,
Borivali (W), Mumbai-400 092.

WHEREAS:

(i) Prior to June 1990, the Trustees of A. H. Wadia Charity Trust, (hereinafter referred to as "the said Trust") were absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of agricultural land or ground situate, lying and being at Village Marol Maroshi, Taluka, Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing Survey No.169(part), City Survey No.1627(part) and admeasuring about 240 acres equivalent to 971238 sq.mts or thereabouts and more particularly described in the First Schedule hereunder written and hereinafter referred to as "the said larger property";

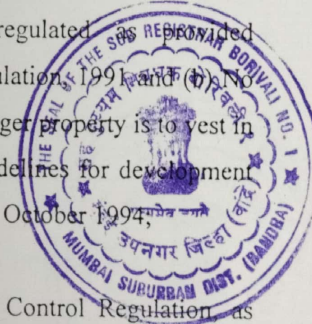
(ii) by and under a consent decree dated 14th June 1990 as common decree in Suit No.1745 of 1983 and Suit No.1657 of 1987 passed by the Hon'ble Court of Mumbai, the said Trust sold, transferred and conveyed the said larger property to the Owners herein;

(iii) the said Consent Decree dated 14th June, 1990 which is to operate as a Conveyance of the said larger property in favour of the Owners is registered on 10th July, 1995 under Sr. No.403/95 in the office of the sub-Registrar of Assurances at Mumbai;

(iv) in the premises aforesaid, the owners herein are absolutely seized and possessed of and otherwise well and sufficiently entitled to the said larger property as owners thereof;

(v) the said larger property falls under "No Development Zone" under the Sanctioned Development Plan for Greater Bombay and consequently (a) Construction of structures on the said larger property or any part thereof is regulated under Regulation 60 of the Development Control Regulation, 1991 and (b) No Sub-division of the said larger land is permissible and the said larger property is to vest in one owner as stipulated in the Government of Maharashtra guidelines for development under such zones by their letter Nos. DCR/2218/UD11 dated 10th October 1994.

(vi) under the aforesaid regulation 60 of the Development Control Regulation as modified by a notification dated 17th February 2000, issued by the Government of Maharashtra, development of such property for residential purpose conjointly with other uses is allowed, subject to certain conditions set out in the said notification dated 17th



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February 2000 and as such the Owners are desirous of developing a part of the said larger property inter alia for construction of a residential building to be known as "LAKEVIEW APARTMENTS - III" by utilization of F.S.I. available for such development under the aforesaid Development Control Regulation, 1991;

(vii) other parts of the said larger property are likely to be developed by the Developers at their own discretion for activities like setting up of resorts, hotels, motels, restaurants, health farms, clubs, golf courses, gliding, powered gliding, skiing facilities and swimming pools, and/or other users or activities as may be permissible under the Development Control Regulations;

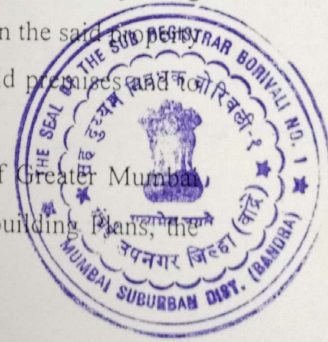
(viii) part of the said larger property on which the said building "LAKEVIEW APARTMENTS - III" is intended to be constructed as per building builtup area and is more particularly described in the Second Schedule hereunder written and is shown in red coloured boundary on the plan thereof annexed hereto and marked Annexure "A" and the said portion is hereinafter referred to as "the said Property";

(ix) pursuant to the application of the said Owners, the Municipal Corporation of Greater Mumbai has granted its Intimation of Disapproval (IOD) on bearing No. CHE/9195/BP (WS)/AP Dated: 15/05/06 and its Commencement Certificate dated 22/09/06;

(x) the Owners being desirous of the Development of the said property have appointed M/s. Mistri Associates as their Architect having their office at 278, Tardeo Road, Patil Estate, Opp. Bhatia Hospital, Mumbai - 400007, for the necessary building plan approvals and completions required for the development of the said property;

(xi) the Owners are entitled to sell the flats/parking spaces under stilts/car parking spaces/basement in the said building to be constructed by the Owners on the said property and to enter into agreements with the Purchaser/s in respect of the said premises and to receive the sale price in respect thereof from time to time;

(xii) the Owners have got approval from Municipal Corporation of Greater Mumbai (hereinafter referred to as "M.C.G.M." for the sake of brevity) the building plans, the specifications, elevations, sections and details of the said building;



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(xiii) while sanctioning the plans and M. C. G. M. has laid down certain terms and conditions, stipulations and restrictions which are to be observed and performed by the Owners while developing the said property and upon due observance and performance of which only the Occupation and/or Completion Certificates in respect of the said building shall be granted by the concerned local authority;

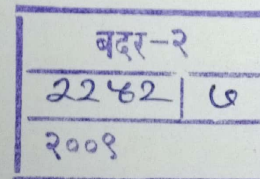
(xiv) the Owners are in the process of commencing the construction of the said building in accordance with the building plans sanctioned by the Municipal Corporation of Greater Mumbai;

(xv) the Purchaser/s demanded from the Owners and the Owners have given to the Purchaser/s inspection of all documents to title relating to the said property Intimation of Disapproval and the plans and specification prepared by the Architects of the Owners and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as the said Act)and the Rules made thereunder;

(xvi) the Purchaser/s has/have also taken physical inspection of the said land and has/have satisfied himself/herself/themselves about the same and about the title of the said Owners to the said property;

(xvii) at the request of the Purchaser the Owners had by a letter of allotment dated _____ allotted/agreed to sell him/her/them flat No. 1101 on 11th floor in "K" Building admeasuring 123.60 sq. mtrs. Carpet Area (approx. 1330 sq. ft.) (which is inclusive of the area of balconies) in building to be known as 'LAKEVIEW APARTMENTS - III' to be constructed on the said property (hereinafter referred to as "the said premises");

(xviii) considering the request of the Purchaser, the Owners have agreed to sell to the Purchaser/s the said flat for the consideration of Rs. 49,00,000/- (Rupees Forty Nine Lakhs Only) only) and on the terms and conditions hereinafter appearing;



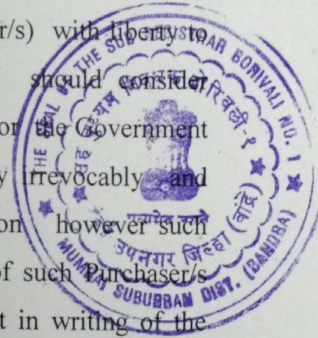
(xix) the copy of Certificate of Report on title in respect of the said property dated 22nd August, 2005 issued by the Advocates and Solicitors of the Owners, M/s Consulta Juris and the copy of the plan of respective floor of the said premises agreed to be purchased by the Purchaser/s approved by the Municipal Corporation of Greater Mumbai and the copy of the extract of property Register Card of the said property have been annexed hereto and marked **Annexures "B" "C" & "D"** respectively;

(xx) prior to the execution of these presents the Purchaser/s has paid to the Owners a sum of Rs. 48,00,000/- Rupees ~~Forty Eight Lakhs Only~~ ^M being part payment of the sale price as stated aforesaid of the said premises to be sold by the Owners to the Purchaser/s as advance payment or deposit (the payment and receipt whereof the Owners do hereby admit and acknowledge) and the purchaser/s has agreed to pay to the Owners the balance of the sale price in the manner set out hereinafter in this agreement;

(xxi) under Section 4 of the said MOF Act, the Owners are required to execute a written agreement for sale of the said flat with the Purchasers being in fact these presents and also to registered the said Agreement under Indian Registration Act, 1908.

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

1. The Owners shall construct a building consisting of ground and twelve upper floors on the said property more particularly described in the Second Schedule hereunder written in accordance with plans, designs, specifications and approvals by the concerned local authority (which have been seen and approved by the Purchaser/s) with liberty to carry out only such variations and modifications as the Owners should consider necessary or as may be required by the concerned local authority and/or the Government to be made in them or any of them which the Purchaser/s hereby irrevocably and expressly authorise/s the Owners to make such changes/modification however such change/ modification shall not adversely affect the said premises of such Purchaser/s PROVIDED THAT the Owners shall have to obtain prior consent in writing of the Purchaser/s of the said premises in respect of such variations or modifications which may adversely affect the said premises of the Purchaser/s.



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2. The Purchaser/s hereby agree/s to purchase/s from the Owners and the Owners hereby agree to sell to the Purchaser/s flat No. 1101 on 11th Floor, in "K" Building admeasuring 123.60 sq. mtrs. Carpet Area (approx. 1330 sq. ft.) (which is inclusive of the area of balconies) as shown in the floor plan thereof hereby annexed and marked **Annexure "C"** in the building to be constructed on the said property and to be known as **"LAKEVIEW APARTMENTS - III"** for the consideration of Rs. 49,00,000 /- (Rupees Forty Nine Lakhs only) which includes the proportionate price for proportionate common areas and facilities appurtenant to the said flat. The nature, extent and description of the common/limited area and facilities are more particularly described in the Third Schedule hereunder written. The said consideration shall be paid by the Purchaser/s in the following manner :-

(a) Rs. 49,00,000 /-(Rupees Forty Nine Lakhs only) on or before the date of execution hereof, the payment and receipt whereof the owners do hereby admit and acknowledge.

(b) Rs. _____ /-(Rupees _____ only) at the time of completion of foundation.

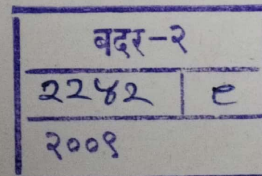
(c) Rs. _____ /-(Rupees _____ only) at the time of completion of 1st slab of the building.

(d) Rs. _____ /-(Rupees _____ only) at the time of completion of 2nd slab of the building.

(e) Rs. _____ /-(Rupees _____ only) at the time of completion of 3rd slab of the building.

(f) Rs. _____ /-(Rupees _____ only) at the time of completion of 4th slab of the building.

(g) Rs. _____ /-(Rupees _____ only) at the time of completion of 5th slab of the building.

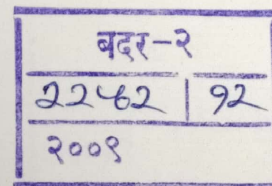
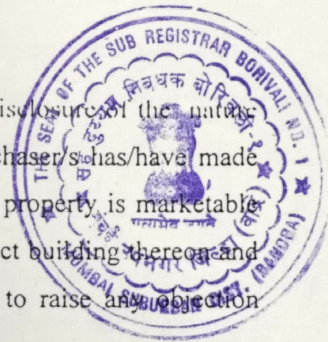


underneath and the Purchaser agrees and irrevocably consents not to have any demand or dispute or objection in that behalf.

10. It is expressly agreed that the right of the Purchaser under this Agreement or otherwise is restricted only to the said flat agreed to be allotted by the Owners and agreed to be acquired by the Purchaser. All other flats and portion or portions of the said new building and the said property including recreation ground, internal roads, open space, terraces, car parking, etc., shall be the sole and absolute property of the Owners, the Owners shall be entitled to develop and/or deal with the same in the manner deemed fit by them without any reference or recourse or consent or concurrence from the Purchaser in any manner whatsoever. The Purchaser hereby confirms and consents to the irrevocable right of the Owners to develop and/or deal with the said property and/or said building and/or the said recreation ground, internal road, in the manner deemed fit by the Owners without any further or other consent or concurrence in future.

11. It is agreed that notwithstanding anything contrary to contained herein, the Owners shall be entitled at any time to construct additional building/structures on the said property and/or additional floors on said buildings being constructed on the said property, even after completion of said buildings and/or even after execution of a conveyance/lease in favour of co-operative society or such other body. Such additional construction may either be on account of additional F.S.I. that may be available from the said property or elsewhere and/or on account of Transfer of Development Rights (TDR) and/or on account of the amendment in the Development Control Rules or Floor Space Index or otherwise or on account of floating rights and all other benefits and rights. The Purchaser hereby confirms and consents to the irrevocable right of the Owners to construct the said building/structures on the said property and/or additional floors on the said building/s proposed to be constructed on the said property in the manner deemed fit by the Owners without any further or other consent or concurrence in future and these consents and confirmation shall be treated as irrevocable No Objection ("NOC") consent, permission given by the Purchaser.

12. It is confirmed that the Owners have made full and true disclosure of the nature of the Owner's title to the said property and the Purchaser/s has/have made enquiries and is satisfied that the title of the Owners to the said property is marketable and free from encumbrances and the Owners is entitled to construct building thereon and to sell the flats therein. The Purchaser hereby undertakes not to raise any objection



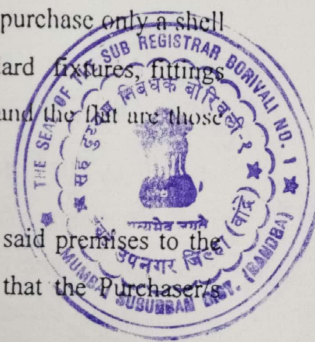
and/or requisition to the title of the Owners to the said property and their right to develop the same. The Owners ensure that the said property is free from all encumbrances and that the Owners have clear and marketable title to the said property so as to enable them to transfer the said property with clear and marketable title on execution of Deed of Lease as provided hereinafter in this agreement.

13. The Purchaser/s agree/s to pay to the Owners interest at 18% per annum on all the amounts which become due and payable by the Purchaser/s to the Owners under the terms of this agreement from the date of the said amount is payable by the Purchaser/s to the Owners.

14. On the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Owners under this agreement (including his/her/their proportionate share of taxes levied upon by the M.C.G.M. or other concerned local authority or authorities) and/or the Purchaser/s committing breach of any of the terms and conditions herein contained, the Owners shall without prejudice to any other right to claim interest or damages, be entitled at their option, to terminate this agreement PROVIDED FURTHER that upon termination of this Agreement as aforesaid the Owners shall be entitled to forfeit the first instalment of the consideration payable hereunder and refund the Purchaser/s the balance amount of sale price of the said premises which may till then have been paid by the Purchaser/s to the Owners but the Owners shall not be liable to pay to the Purchaser/s any interest on the amount so refunded and upon the termination of this agreement, the Owners shall be at liberty to deal with or dispose of and sell the said premises to such person and at such price as the Owners may in their absolute discretion think fit and the Purchasers shall have no right, title or interest, claim or demand of any nature whatsoever against the Owners or in respect of the said premises.

15. The Owners have agreed to sell and Purchaser has agreed to purchase only a shell flat under this agreement with only minimum amenities. The standard fixtures, fittings and amenities to be provided by the Owners in the said building and the flat are those that are set out in Annexure "E" hereto.

16. The Owners shall handover possession / occupation of the said premises to the Purchaser/s on or before 31st day of Oct '09 provided that the Purchaser/s



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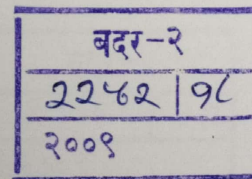
be the essential and fundamental condition of this contract and breach of the same shall entitle the Owners to terminate this Agreement.

27. The Purchasers are aware that the Municipal Corporation is not going to provide water connection to the land as it is under no development zone and in view thereof the Owners will be making provisions for supply of water by creating water reservoirs and shall be providing water. The Purchasers shall also pay the water charges as per the actual consumption as shown in the private water meter to be installed and which water is to be supplied from the reservoir and the storage facilities common for all the occupants of the said larger property. It is understood that the charges of such water supply charges would be much higher and 100% above the normal water charges of the Municipal Corporation of Greater Bombay. Such charges shall be paid by the Purchasers on the bill submitted in that behalf without any demur or objections and such charges shall also be a first charge on the demised land. These charge will be payable by the society or condominium after its formation and execution of lease of the said property in their favour of the Deed of Lease to be executed by the Owners in favour of such society or condominium shall contain a covenant to this effect.

28. So long as each flat/garage/other premises in the said new building is not being separately assessed for municipal taxes, the Purchaser shall pay to the Owners a proportionate share of the Municipal tax assessed on the whole said new building, such proportion to be determined by the Owners on the basis of the area of the said flats agreed to be allotted by the Owners, however for the purpose of determining such proportion, the area of the unsold flat will not be taken into account.

29. The Purchaser/s shall on or before delivery of possession of the said premises, keep deposited with the Owners the following amounts.

- (i) Rs. 34,860/- (Rupees Thirty Four Thousand Eight Hundred only) advance towards proportionate share of taxes and other outgoings on estimated basis for a period of six months.
- (ii) Rs.5,000/- (Rupees Five Thousand Only) share money Society formation charges, legal charges.



any and registration charges payable on this agreement and or any other agreement or document or lease or conveyance in pursuance of this Agreement shall be exclusively that of the Purchaser/s.

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

8th Floor, Crescent Tower,
Off. New Link Road, Andheri (West),
Mumbai :- 400 053

46. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and rules made thereunder.

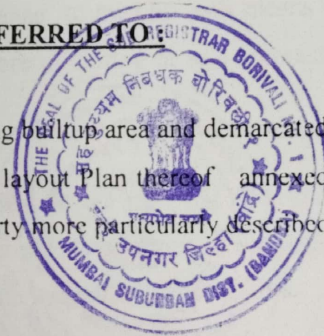
THE FIRST SCHEDULE ABOVE REFERRED TO :

(DESCRIPTION OF THE LARGER PROPERTY)

ALL THOSE pieces and parcels of agricultural land falling in No. Development Zone situate, lying and being at village Marol Maroshi, Taluka Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing Survey No. 169(part) City Survey No. 1627 (part) admeasuring about 240 Acres Equivalent to 975272.50 sq. mts. or thereabouts.

THE SECOND SCHEDULE ABOVE REFERRED TO :

A portion of a piece of land to be constructed as per building builtup area and demarcated in red coloured boundary line as shown on the sanctioned layout Plan thereof annexed hereto as Annexure "A" and being part of the larger property more particularly described in the First Schedule hereunder written.



[Handwritten signature]

[Handwritten initials]

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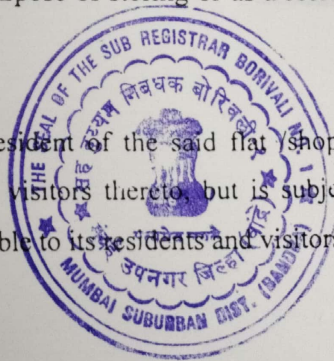
THE THIRD SCHEDULE ABOVE REFERRED TO IN RESPECT OF COMMON AREAS, LIMITED COMMON AREAS AND FACILITIES:-

- (A) Common areas and Facilities, unless otherwise provided in the Declaration of lawful amendments thereto means;
1. The foundation, columns, beams, supports, ducts, chajjas, corridors, walls, staircases, entrance, lobbies, canopies and exists of the said building.
 2. The elevator/s of the building including the lift wells, the lift machine rooms, stairs leading to the lift machine rooms and entrances to the lift cabin.
 3. The underground water tank and the overhead water tanks with all GI pipe fittings including Pump Room, Pumps and Switches and water meters.
 4. Electrical installations, including the wiring of the electric cabins meter and the meters of the Flat Purchasers.
 5. All other parts of the said property necessary or convenient to its existence maintenance and safety or normally in common use except the open car parking spaces allotted by the Owners.

(B) Limited Common Areas and Facilities :-

1. Landing in from the stairs on the floor on which the said flat/premises is located and the space of corridor in front of the entrance to the lift as a means of access to the said flat /shop /unit but not for the purpose of storing or as a recreation area or for residence or for sleeping.

2. This landing is limited for the use of the resident of the said flat /shop /unit located on that particular floor and for visitors the visitors thereto but is subject to means of access for reaching to the other floors available to its residents and visitors.



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3. Those common areas and facilities or terraces reserved for use of certain flats /shops /units to the exclusion of the other flats /shops /units.

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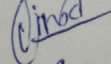
By the withinnamed Owners)


ROYAL PALMS (INDIA) PVT. LTD. formerly)

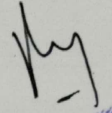
known as AMIR PARKS AND AMUSEMENT)

PRIVATE LIMITED)

in the presence of.....)

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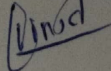
SIGNED SEALED AND DELIVERED)

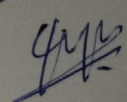
By the withinnamed Purchaser/s)

Mr./Mrs./M/s. Bright Outdoor media Pvt.Ltd.)

CMO BRIGHT OUTDOOR MEDIA)

in the presence of)

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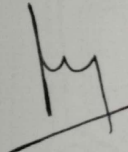


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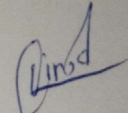
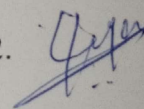
R E C E I P T

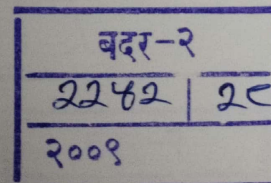
RECEIVED the sum of Rs. 59,00,000 /- (Rupees Forty Nine Lakhs Only. only) from the withinnamed Purchasers Shri/Smt./M/s. Bright outdoor media Pvt. Ltd. by Cheque/Pay Slip/Demand Draft No. _____ dated _____ drawn on _____ as earnest money/Deposit in terms of clause (2) of this Agreement pertaining to payment schedule. (This Agreement will come into force and will be valid only after the proceeds of the cheques/pay slip/ Demand Draft are credited to our account.

ROYAL PALMS (INDIA) PVT. LTD.

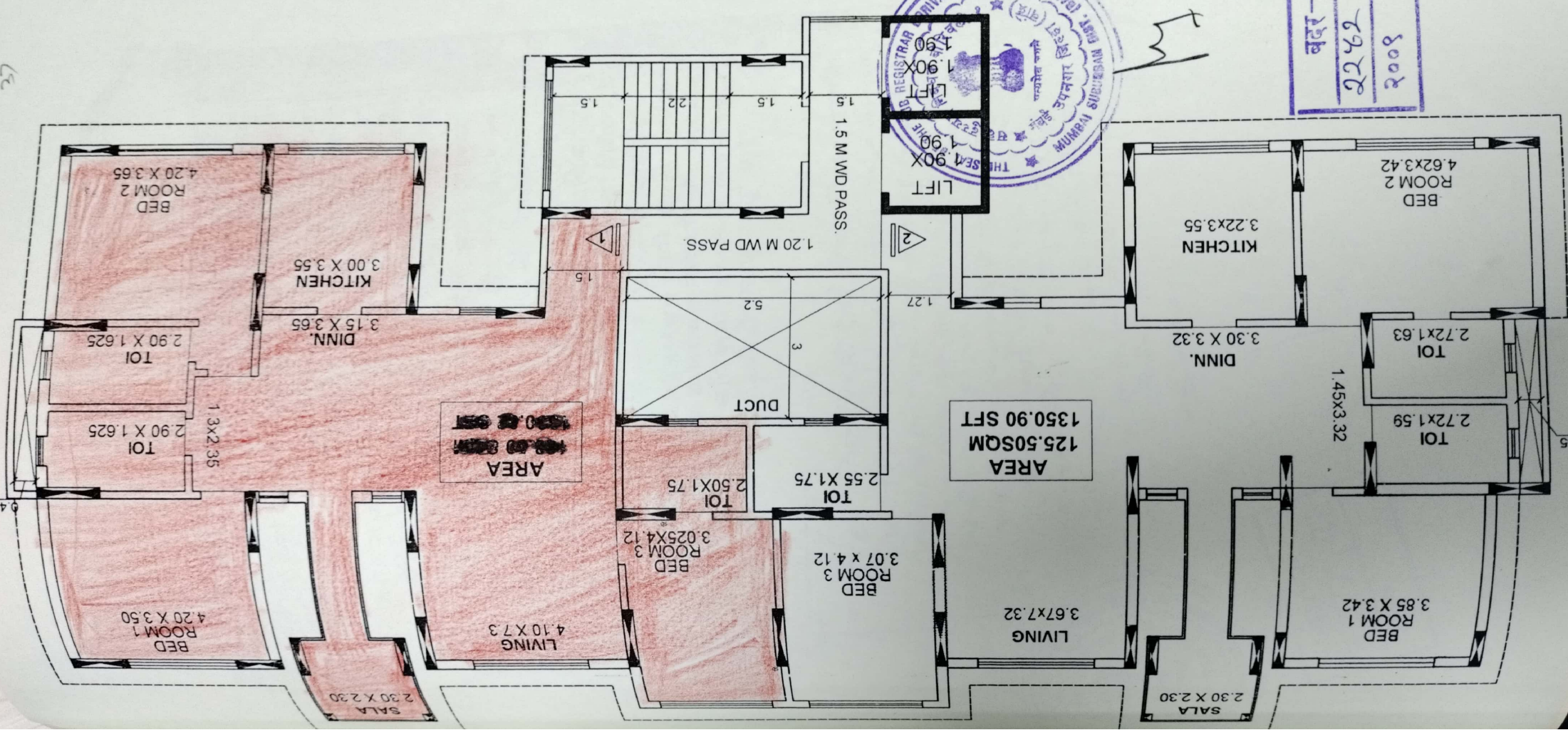

(DIRECTOR)

WITNESSES :

1. 
2. 



TYPICAL PLAN LAKE VIEW III



बदल-२
२२२/७१
२००८

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

NO. CHE/ 9195 /BP(WS)/AP/AR// 22 SEP 2006

COMMENCEMENT CERTIFICATE

Amir Parks & Amusement
Pvt. Ltd.
Owner.

OFFICE OF THE
EX ENGR BLDG. PROPL. (W.S.) R & P. WARD
DR. BABASAHEB AMBEDKAR MARKET BLDG
CANDIVALI WEST, MUMBAI-400 067.

Sir,

With reference to your application No. 5151 dated. 25.4.06 for Development Permission and grant of Commencement Certificate under Sector 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Prop. Residential Bldg. K. C.T.S. No. 1627, S.No.-169(pt) at premises at Street _____ Village Marol Maroshi Plot No. _____ situated at Goregaon (E) Ward P/S.

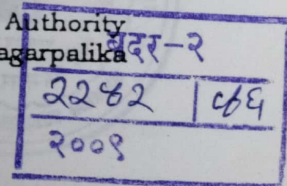
The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any 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 and 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 for Greater Mumbai is satisfied that the same was obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri V.H.Patil Assistant Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Plinth level only

For and on behalf of Local Authority
Brihanmumbai Mahanagarपालिका



Ex. Asst/ Engineer, Building Proposal (West Sub)
P & R Wards

FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

ISSUED 22 SEP 2006

Copy to: 1. Assistant Commissioner (P/South) Ward

2. A.E.W.W. (P/South) Ward

Copy for information please.

Sd/-

Ex. Eng. Bldg. Prop. 'P & K/W' Wards

8) This C.C. is now Re-endorsed for the work upto plinth level as per approved amended plans dtd. 13.02.2007.

ISSUED

17 FEB 2007

Certified True Copy

Sd/-

Ex. Eng. Bldg. Prop. 'P & K/W' Wards

Somji
Assistant Engineer (Bldg Prop)
P/North/South

9) This C.C. is now extended for the entire work i.e. wing A skit + 7 upper floor & wing B Gr + 7 upper floor as per approved amended plan dt 13-2-07

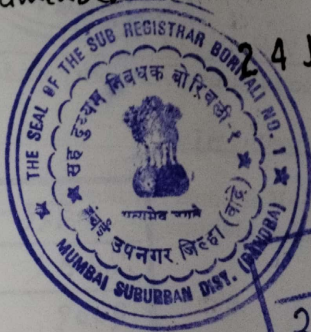
11 JUL 2007

Chitambar
E.E.B.P. (W.S.) P & K/West

10) This C.C. is now extended for the entire work i.e. wing A skit + 1st to 12th upper floor and wing B as Gr + 1st to 12th upper floor as per approved amended plan dt 23-07-07

4 JUL 2007

Chitambar
E.E.B.P. (W.S.) P & K/West



बदल-२
2262/86
२००९

TRUE COPY

Vinayak Lomate
VINAYAK LOMATE
(ARCHITECT)
CA/91/14356



51

दुय्यम निबंधकः

26/03/2009

बोरीवली 1 (मालाड)

4:50:49 pm

दस्त क्रमांक : 2242/2009

दस्तावा प्रकार : करारनामा

दस्तावा प्रकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नु क्र. पक्षकाराचे नाव व पत्ता

लिहून घेणार

नावः मे./ब्राइट आऊटडोअर मिडिया प्रा लि तर्फे

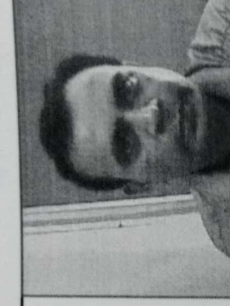
1] बेअरमन मॅनेजिंग डायरेक्टर योगेश लाखानी

पत्ता: घर/फ्लॅट नं. -

गल्ली/रस्ता: 8 वा मजला, क्रिसेंट टॉवर ऑफ न्यु लिक

रोड, अंधेरी प मुं 53

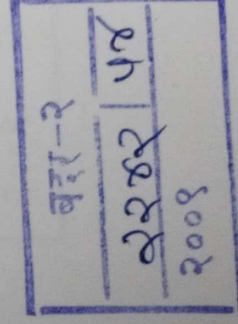
ईमार



खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

2 मे रॉयल पाल्म (इ) प्रा लि फॉर्मली नोन अँड मे अमिर पार्क्स अँड अँस्युझमेंट प्रा लि चे संचालक मोहम्मद नेल्ली तर्फे
मुखत्यार विलिप उपल्लेकर - -



दस्त गोषवारा भाग - 2

वदर2

दस्त क्रमांक (2242/2009)

दस्त क्र. [वदर2-2242-2009] चा गोषवारा
बाजार मुल्य : 9136512 मोबदला 4900000 भरलेले मुद्रांक शुल्क : 439450

दस्त हजर केल्याचा दिनांक : 26/03/2009 04:44 PM
निष्पादनाचा दिनांक : 26/03/2009
दस्त हजर करणा-याची सही :

पावती क्र.: 2241 दिनांक: 26/03/2009
पावतीचे वर्णन
नांव: मे/-ब्राईट आऊटडोअर मिडिया प्रा लि तर्फे
चेअरमन मॅनेजिंग डायरेक्टर योगेश लाखानी --

30000 : नोंदणी फी
1140 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

31140: एकूण

दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 26/03/2009 04:44 PM
शिकका क्र. 2 ची वेळ : (फी) 26/03/2009 04:49 PM

ओळख :

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

1) किरण गंगावणे - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: स्नेहल अंधेरी

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) विनोद भारद्वाज - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: वरीलप्रमाणे

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

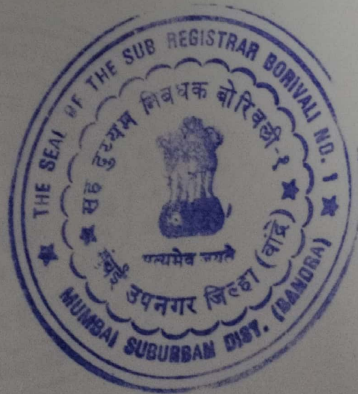
दु. निबंधकाची सही, बोरीवली-1 (मालाड)

रफिक रफिकार, नवला



दु. निबंधकाची सही, बोरीवली-1 (मालाड)
रफिक रफिकार, नवला

वदर-2
2242/44
2009





08/04/2009
4:03:47 pm

दुय्यम निबंधकः

बोरीवली 1 (मालाड)

दस्त गोषवारा भाग-1

वदर2

दस्त क्र 2242/2009

दस्त क्रमांक : 2242/2009

दस्ताचा प्रकार : करारनामा

नु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

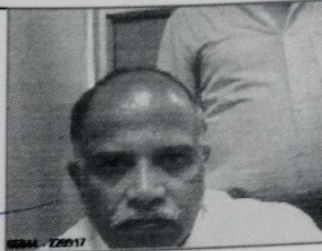
2 नाव: मे रॉयल पाल्म (ई) प्रा लि फॉर्मली नोन अँड मे
अमिर पार्क्स अँड अँम्युझमेंट प्रा लि चे संचालक मोहम्मद
नेन्सी तर्फे मुखत्यार दिलिप उपळेकर - -
पत्ता: घर/फ्लॅट नं: युनीट नं 26, रॉयल पाल्म र

लिहून देणार

वय 50

सही

D. G. ...



वदर-२
२२४२/५६
२००९



दस्त गोषवारा भाग - 2

वदर2

दस्त क्रमांक (2242/2009)

दस्त क्र. [वदर2-2242-2009] चा गोषवारा
बाजार मुल्य :9136512 मोबदला 4900000 भरलेले मुद्रांक शुल्क : 439450

दस्त हजर केल्याचा दिनांक :26/03/2009 04:44 PM
निष्पादनाचा दिनांक : 26/03/2009
दस्त हजर करणा-याची सही :

पावती क्र.:2241 दिनांक:26/03/2009
पावतीचे वर्णन
नांव: मे/-ब्राईट आऊटडोर मिडिया प्रा लि तर्फे
चेअरमन मॅनेजिंग डायरेक्टर योगेश लाखानी --

30000 :नोंदणी फी
1140 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

31140: एकूण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 26/03/2009 04:44 PM
शिकका क्र. 2 ची वेळ : (फी) 26/03/2009 04:49 PM(कार्यवाही पूर्ण)
शिकका क्र. 3 ची वेळ : (कबुली) 08/04/2009 04:03 PM
शिकका क्र. 4 ची वेळ : (ओळख) 08/04/2009 04:03 PM

दस्त नोंद केल्याचा दिनांक : 08/04/2009 04:03 PM

ओळख :

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

1) किरण गंगावणे - - , घर/फ्लॅट नं: -

गल्ली/रस्ता: स्नेहल अंधेरी

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) विनोद भारद्वाज - - , घर/फ्लॅट नं: -

गल्ली/रस्ता: वरीलप्रमाणे

ईमारतीचे नाव: -

ईमारत नं: -

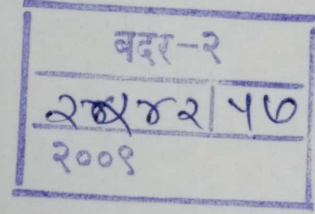
पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

सह. मुख्यम निबंधक बोरीवली-१,
मुंबई उपनगर जिल्हा.



प्रसाधित करणेत येते की, या
दस्तामध्ये एकूण ११० पाने आहेत.

सह मुख्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

सह. मुख्यम निबंधक बोरीवली-१,
मुंबई उपनगर जिल्हा.



वदर...२/ २२४२ /२००९

पुस्तक क्रमांक १, क्रमांक.....वर

नोंदला. ८११०६

दिनांक :

सह मुख्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.