

SAMRAT DEVELOPERS

C/o. HOTEL REGAL PALACE

Sopariwala Estate, Tata Road No. 1, Opera House, Mumbai-400 004.

Phone : 363 1211 / 363 4225 / 363 2090

Date : 13/03/2006

Possession Letter

To,

JAGRUTI YOGESH LAKHANI

801/ Raj-Sun-Flower, Royal Complex,

Eksar Road, Babhai Naka,

Borivali (w), Mumbai-400 091

Pursuant to our Agreement dated 27th December 2004. We hereby confirm having handed over to you the peaceful and vacant possession of Unit No. 403, on 4th Floor in "Crescent Towers", S: No. 580, off New Link Road, Oshiwara, Andheri (West), Mumbai-400 058.

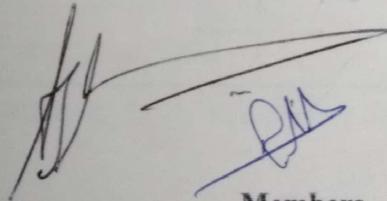
Hereafter, any furniture work or additions/ alterations to be carried out by you in the said office will be as per BMC rules and regulation and at your own risks and costs which please note.

Place: Mumbai

Date : _____.

For Samrat Developers

I/ We Confirm the above



Members

under the Indian Partnership Act, 1932 and carrying on business at 112/14 Bhandari Street & 153/167 Sheriff Devji Street, Mumbai 400 003 (hereinafter referred to as "the Owners") are seized and possessed of or otherwise well and

B. S. MAYEKAR
Proper Officer.

Stamp: STATE REGISTRATION OFFICE, OCT 25 2004, with handwritten initials and numbers.





Thursday, February 10, 2005

4:01:22 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 1522

दिनांक 10/02/2005

गावाचे नाव ओशिवरा

दस्तऐवजाचा अनुक्रमांक वदर9 - 01519 - 2005

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: जागृती योगेश लाखानी - -

नोंदणी फी :- 12200.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 860.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (43)

एकूण रु. 13060.00

ISFERABLE

te: 25/10/2004

inter No.: 7

Amount
(In Rs.)

60550.00

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आपणास हा दस्त अंदाजे 4:16PM ह्या वेळेस मिळेल

Handwritten signature
22/4/05

सह. दुय्यसुयमि विंढकंधेरी-३,
अंधेरी ३ (अंधेरी)
मुंबई उपनगर जिल्हा.

D. O. :

n Amount
(in Rs.)

बाजार मुल्य: 1210500 रु. मोबदला: 885000रु.

भरलेले मुद्रांक शुल्क: 60550 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ इंडिया ;

डीडी/धनाकर्ष क्रमांक: 012842; रक्कम: 12200 रु.; दिनांक: 09/02/2005

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 22/4/05

Total :

* Rs. : 60550.00 Rupees Only Sixty Thousand Five Hundred Fifty

Cashier / Accountant

Signature / Designation



RS 60550

JAGRUTI YOGESH LAKHANI

43/20

Articles of Agreement made at Mumbai this 24th Day of December.

the Christian Year Two Thousand ~~Four~~ between Messrs. Samrat Developers, a Joint Venture having its registered office at HOTEL REGAL PALACE, TATA ROAD No 1, OPERA HOUSE, MUMBAI-400004,

(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 the partners or partner for the time being of the said Joint Venture and the heirs, executors and administrators of the last surviving partner of the Joint Venture) of

the One Part and Mr/Mrs/Messrs JAGRUTI YOGESH LAKHANI of Mumbai, Indian Inhabitant/s residing at F1AT NO 801, 8th FLOOR, RAJ SUN FLOWERS ROYAL COMPLEX, EKSAR ROAD, BORIVALI (WEST) MUMBAI 400 092 hereinafter referred to as

"the Purchasers" (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) of the Other Part,

And Whereas M/s. Maharashtra Drug-Chem. a partnership firm registered

under the Indian Partnership Act, 1932 and carrying on business at 112/14 Bhandari Street & 153/167 Sheriff Devil Street, Mumbai 400 003 (hereinafter referred to as "the Owners") are seized and possessed of or otherwise well and

B. S. MAVEKAR

Proper Officer,

General Stamp Office, (Bandra)



9492-12

GENERAL STAMP OFFICE BANDRA

2022 SPECIAL DUESIVE 112819 OCT 25 2004

Handwritten signatures and notes at the bottom of the page.

5-Y. Lakheri
sufficiently entitled to all that piece or parcels of land bearing Plot No.68 and City Survey No.580 admeasuring 1730.52 square metres situated at Village Oshiwara, Mumbai 400 053.(being part of Survey No.41 and part of the layout sanctioned by the Brihanmumbai Municipal Corporation (B.M.C.) by its letter No. 40/10C1 dated 2nd June 1966 more particularly described in the First Schedule hereunder written;

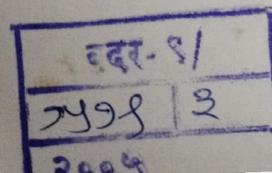
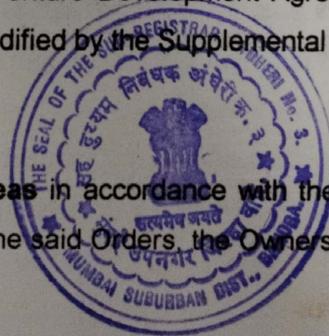
And Whereas pursuant to the Application made by the Owners, the Competent Authority passed an Exemption Order dated 16th January, 1995 under Section 20 (1) of the Urban Land (Ceiling And Regulation) Act, 1976 as amended by the Order dated 16th January 1995 permitting the development of the surplus land in accordance with the terms and conditions contained therein;

And Whereas the Owners have evolved a Scheme for development of the property in accordance with the said Order dated 5th December 1995 as amended and modified by the Order dated 16th January 1995 for development of the said property by constructing an Industrial Unit with a view to selling the said Industrial Units for use on what is popularly known as Ownership basis and eventually transferring the land and the Industrial Units to a Co-operative Society to be formed under applicable laws;

And Whereas the Owners submitted a Building Proposal to the B.M.C through their Architects Mr. Adhivekar for construction of a building for industrial use on the said land which was approved by the B.M.C. vide I.O.D. No. CE/6012/WS/AK dated 24th June, 1996 and Commencement Certificate No. CE/6012/WS/AK dated 5th June 2000;

And Whereas the Owners and Mohd. Afzal Abdul Gaffar, Mohd. Aftab A. Gaffar, Pravin Chandra L. Dholakia, Abdul Sattar Haji Esmail, Amrisha R. Daftary, Salim Ebrahim and Vali Mohd Haji Usman agreed to implement the Scheme of Development on a Joint Venture basis on terms and conditions set out in the Joint Venture Development Agreement dated 20th October 2000 as confirmed and modified by the Supplemental Joint Venture Agreement dated 16th July 2001;

And Whereas in accordance with the terms of the Joint Venture and in accordance with the said Orders, the Owners submitted a fresh revised proposal



for construction of the Industrial Estate to the B.M.C. which was approved vide its letter dated 16th October 2002;

And Whereas upon the Commencement Certificate No CE/6012/WS/AK dated 5th June 2000 being issued by the B.M.C., the Joint Venture commenced and have virtually completed the construction of the Industrial Estate in accordance with the building plans and specifications sanctioned by the B.M.C.

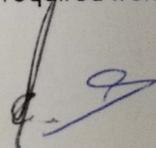
And Whereas photocopies of the I.O.D. and Commencement Certificate are annexed hereto and marked as Annexure-A collectively;

And Whereas photocopy of the Property Register Card relating to the said property is hereto annexed and marked "Annexure-B";

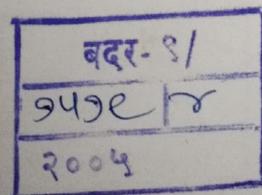
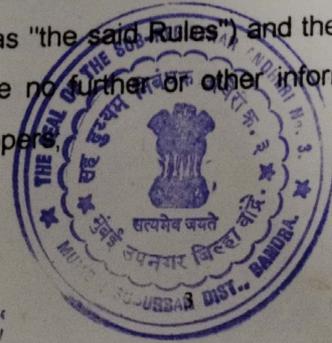
And Whereas the title of the said property has been investigated by M/s. M.T. Miskita & Co., Advocates & Solicitors who have issued their Certificate of Title dated 6th January 2004 a photocopy whereof is hereto annexed and marked as Annexure-C;

And Whereas the Purchaser/s being desirous of purchasing the Unit No. 403 on the 4th Floor of the Building having a carpet area of 354 Square Feet (hereinafter referred as "the Unit") has/have familiarized himself/herself/themselves with the Scheme of Development and has/have read and understood the terms and conditions of the said Orders made under the U.L (C & R) Act, 1976, and the I.O.D. and C.C.

And Whereas the Purchaser/s hereby confirms that the Developers have produced for inspection of the Purchaser/s 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.XLV 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) or Rule 4 of the Maharashtra Ownership Flats Rules, 1964 (hereinafter referred to as "the said Rules") and the Purchaser/s is/are satisfied with the same and have no further or other information nor disclosure to be required from the Developer.



X J. J. Wankar



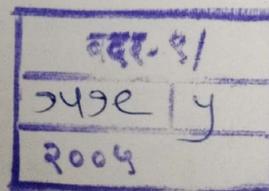
And Whereas the parties are desirous of recording the terms and conditions agreed upon between themselves for the sale of the said Unit;

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

1. The Developers will complete the construction on the said property more particularly described in the First Schedule hereunder to be called "CRESCENT TOWERS" in accordance with the plans and specifications seen and approved by the Purchaser/s, and as per the true copy thereof received by the Purchaser/s prior to the execution of this Agreement. The Purchaser/s hereby agree/s to the Developers making such variations, modifications and additions in the plans and in the said building, as they may consider necessary or expedient by the Developers' Project Architect or as may be required by any public or local body or authorities. This shall operate as an irrevocable consent of the Purchaser/s to the Developers under Section 7 of the Maharashtra Ownership Act, 1964 for carrying out such changes in the building plans. Any modifications of the building plans adversely affecting the area of the Unit agreed to be purchased shall require the specific consent of the Purchaser/s.

2. The Purchaser/s shall purchase and acquire from the Developers the aforesaid Unit being Unit No. 403 on the 4th floor of the building admeasuring 354 Square feet (Carpet area) shown in the Floor Plan hereto annexed and marked Exhibit '____', (hereinafter referred to as "the said Unit") at or for the total price and consideration of Rs. 885000/- (Rupees Eight lac eighty five thousand Only) inclusive of the proportionate price of the common areas and facilities appurtenant to the said Unit and other Units, in the said building which are hereinafter collectively referred to as "the said building premises". The Purchaser/s hereby agree/s and undertake/s to pay to the Developers the said total purchase price of Rs. 885000/- (Rupees Eight lac eighty five thousand Only)

The Developers will provide in the said Units fixtures, fittings and amenities as per List annexed hereto and marked "Annexure-D";



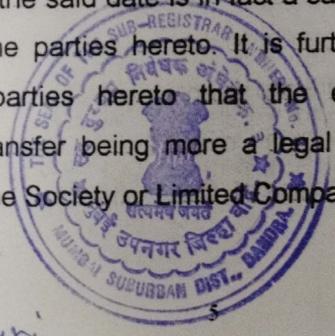
3. The Developers hereby agree subject to the provisions of the presents to observe, perform and comply with all terms, conditions, stipulations and restrictions, if any, that may be imposed by the State Government and/or the Municipal Corporation or the concerned sanctioned authority and obtain the Occupation/Part Occupation Certificates in respect of the said Industrial Estate from the Concerned Authorities before handing over possession of the Unit to the Purchaser/s.

4. The Developers hereby declare that they will utilise/have utilised the Floor Space in accordance with the Development Control Regulations for Greater Bombay 1991. The construction of the said Industrial Estate has been sanctioned by the Municipal Corporation on the basis of the aggregate of the F.S.I. as attributable to the said property. The Purchaser/s hereby declares that if at any time prior to the execution of the Deed/s of Transfer as provided in this Agreement, the Floor Space Index at present applicable to the said property remains partly unutilised by the Developers or the same is increased due to any change in the Development Control Rules or under law, the benefit thereof shall vest in the Developers alone and exclusively, without the Purchaser/s being entitled to claim any rebate or right in any manner in respect thereof, and the Developers shall be entitled to use such unused or further Floor Space Index or any part thereof for construction on the said property or elsewhere or for any other purpose as they deem fit.

5. It is expressly agreed and understood by and between the parties that the apparent consideration for the purpose of the transaction under this Agreement shall be and is Rs. 88,50,000/- (Rupees Eight Lacs eighty five thousand Only) mutually agreed under Clause 2 to be paid by the Purchaser/s to the Developers. The said date, the above said apparent consideration is as at the date of these presents fair and reasonable market value of the said Unit in open market for sale to the Purchaser/s and when ordinarily fetch the said market value, and that the allotment of the said premises to the Purchaser/s 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

J. Y. Lakshani
J. Y. Lakshani

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said Unit to the Purchasers and its value on the said date shall be the material date for the purpose of Income Tax Act, 1961;

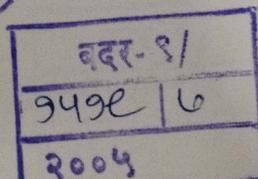
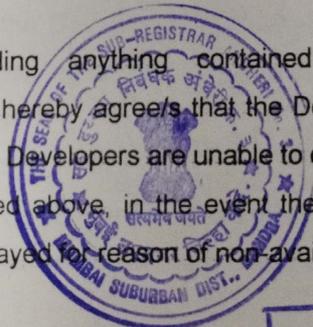
6. Without prejudice to all other rights of the Developers under this Agreement and/or in law, the Purchasers shall be liable to pay interest at the rate of ___ percent per annum on all amounts which shall remain due and outstanding after a period of Seven days from the date of the same becoming due, whether demanded or not.

7. The parties hereto hereby agree and declare as follows:-

a) The possession of the said Unit shall be given by the Developers to the Purchaser/s subject to the Building Occupation Certificate in respect thereof being issued by the concerned local body or authority, and further subject to the provisions of sub-clause (b) to (c) hereto, on or before _____, 20____ but in any case until the execution of the Deed/s of Conveyance of the said property described in the First Schedule hereto with the said building "Crescent Towers" constructed thereon, in favour of the Society or the Body, to be formed by the Purchasers of the Units in the said building, the possession of the said property and the said Units constructed therein including the said Unit in the said building, shall be deemed to be that of the Developers alone and exclusively until the execution of the Deed of Conveyance in favour of the Society or other incorporated body.

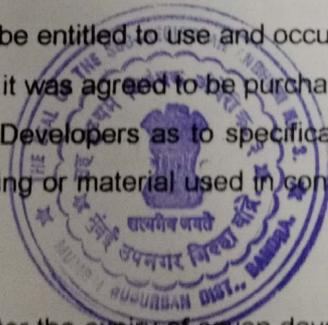
b) The Purchaser/s shall be entitled to take possession of the said Unit as contemplated in Sub-clause (a) hereof, only if the Purchaser/s shall have duly observed and performed all the obligations and stipulations contained in this Agreement to be observed and performed by the Purchaser and shall have duly paid all the amounts payable by the Purchasers under this Agreement to the Developers.

c) Notwithstanding anything contained in this Agreement, the Purchaser/s hereby agree/s that the Developers shall not incur any liability if the Developers are unable to deliver possession of the said Unit as stated above, in the event the completion of the Industrial Estate is delayed for reason of non-availability of steel, cement, sand



or other building materials of any type, on account of strike, accident, civil commotion, riot, or any Act of God, or on account of any Court or Tribunal or the Government and/or any other Public Body or authority, or on account of withholding or delay in the grant of the Building Occupation Certificate, and/or any other necessary facilities, permission or sanction, or on account of any obstruction or hindrance caused to the Developers by any other person or persons claiming or alleging any right over the said property or any part, or as a result of any proceedings adopted by such person or persons or by any person or persons claiming through them.

- d) Before taking possession of the said Unit and thereafter whenever required, the Purchaser/s shall sign and deliver to the Developers all writings and papers as may be necessary, including letter of possession, for electric meter, transfer forms and other papers for formation and registration of the proposed Society/s or Body/s.
- e) Before taking possession of the said Unit, the Purchaser/s shall pay to the Developers all the deposits payable to the Municipal Corporation of Greater Bombay 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, who 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 including taxes for land under construction, rates, cesses, charges and/or all other amounts in respect of the said property, and shall not raise any objection in respect thereof.
- f) Upon taking possession of the said Unit and thereafter, the Purchaser/s shall be entitled to use and occupy the said Unit for the purpose for which it was agreed to be purchased, but without having claim against the Developers as to specifications, amenities of any defect in the building or material used in construction of the building and the said Unit.
8. The Purchaser/s shall, after the expiry of seven days after the receipt of the notice from the Developers that an Occupation Certificate has been



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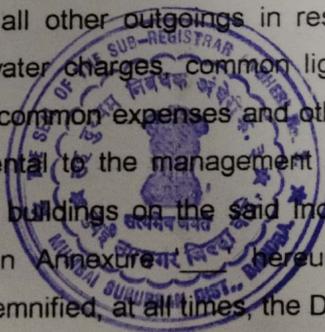


obtained, inter alia, in respect of the said Unit, be liable to bear and pay all local taxes and charges for electricity and other services by way of maintenance, upkeep etc., and outgoings payable proportionate in respect of the said Unit as provided in Clause (13) hereof.

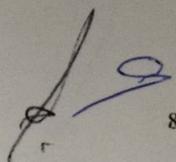
9. The Purchaser/s and the purchasers of the other Units in the said building to be constructed on the said property shall join in forming and registering a Society or other incorporated body to be known as "Crescent Towers".

Society or _____ Company. The Purchaser/s shall from time to time sign and execute other papers and documents and the Bye-laws and constitution of such Society or Body, and for becoming a member thereof, and return the same to the Developers within 10 (ten) days of the same being forwarded to the Purchaser/s, and the Purchaser/s shall consent to any changes or modifications made in the draft Bye-laws or the constitution as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

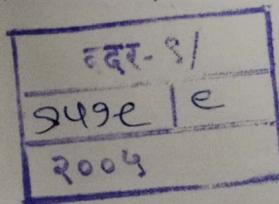
10. The Purchaser/s agree/s and undertake/s to pay regularly to the Developers or in case of formation of an Ad-Hoc Committee of the Purchasers of said Units with the consent of the Developers, to such Ad-Hoc Committee by the 5th day of each month, in advance whether demanded or not, until execution of the Deed of Conveyance of the said property as hereinafter stated, and thereafter the Purchaser shall pay to the Society or other Incorporated Body that may be formed, the proportionate share of the Transfer as the Developers or the said Society of the Incorporated Body may decide, of all rates, charges, levies, assessed or imposed upon or in respect of the said property or the said building on the said property, or for the use thereof, or upon the Unit Owners, occupiers, caretakers, etc., thereof by any local body or the Government and payable either by Developers, occupiers, caretakers, etc., of land/building and shall also pay proportionate share of all other outgoings in respect thereof viz. taxes, insurance, sanitation, water charges, common lights, pumps, chowkidars sweepers and all other common expenses and other expenses as may be necessary and/or incidental to the management and maintenance of the said building and other buildings on the said Industrial Estate and more particularly described in Annexure _____ hereunder written, and shall indemnify, and keep indemnified, at all times, the Developers in that behalf.



x J. J. Lakshmi



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shall as far as possible bear the above name "Crescent Towers Industrial Estate" as part of its name.

J. J. Lakshani

20. The Purchaser hereby confirms that prior to the execution of this Agreement, the Purchaser has fully satisfied himself/herself/ themselves about the title of the Developers to the said property described in the First Schedule hereunder written. The Purchaser/s shall not be entitled to investigate the title any further hereafter or raise any objection or requisition on any matter relating thereto.

21. The Purchaser/s hereby Covenants to pay to the Developers on demand, the following amounts before taking possession of the said Unit: -

(a) Rs. _____/-, towards the Share money, and Rs.10/- as entrance fee for becoming a member of the Society;

(b) Rs. 10,000/- towards electricity and water meter deposits charges etc.;

(c) Rs. 10,000/- as a lumpsum 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 lumpsum 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. 20,000/- towards advance maintenance charges for the period of one year for the said Unit.

22. The account of amounts referred to in Clause 2d (d) above shall be made up by the Developers on the execution of the Conveyance or other such Transfer Deed, and the balance, if any, after deducting therefrom, the amounts, if any, payable by the Purchaser/s to the Developers under and in accordance with the provisions of this Agreement, shall be paid over by the Developers to the Society/s or Body/s or the Ad-Hoc Committee/s if any,

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rights and obligations of the parties in all matter relating to premises, fixtures and amenities.

40. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if addressed to the Purchaser/s and sent by prepaid postal charges, under Certificate of Posting, at the following address:-

FLAT NO 801, 8th Floor

RAJ SUN FLOWER

ROYAL COMPLEX,

EKSAR RD, BORIVALI (W)

MUMBAI - 400092.

41. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963, and the rules in force there under or any other provisions of the law applicable thereto.

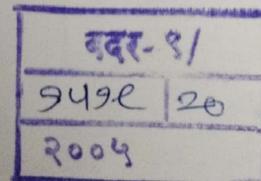
42. The Stamp Duty, Registration charges and other expenses of and incidental to this Agreement and the registration thereof, shall be borne and paid by the Purchaser/s alone. The Purchaser/s shall bear and pay the professional fees or charges of the Purchaser's Advocates/Solicitors, and of any other persons engaged or employed by the Purchaser/s.

43. After execution of this Agreement, the same will be presented and lodged with the Sub-Registrar of Assurances at Bombay for registration thereof by the Purchaser/s, who shall pay the necessary Stamp Duty and registration charges and other fees in respect thereof, and shall intimate to the Developers the lodgement number and date in case the Agreement is lodged by the Purchaser/s, immediately thereafter, for the purpose of admitting the execution hereof by the Developers. If the Purchaser/s fails to do so, the Developers shall not be responsible for the delay of non-registration thereof and the consequence arising therefrom

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 FIRST SCHEDULE ABOVE REFERRED TO:

All those pieces or parcels of land bearing Plot No.68 and City Survey No.580 admeasuring 1739.52 square metres situate at Village, Oshiwara,



Mumbai 400 (being part of Survey No.41 within the Registration District and Sub-district of Mumbai Sahar and Mumbai Upnagar and bounded as follows, that is to say –

On or towards the East by: partly by Plot No. 67
On or toward the West by: partly by Plot No. B-69 and partly by 44' wide proposed Road
On or towards the South by: partly by Plot No. B-67
On or towards the North by: Plot No. B-69

Signed and Delivered by the
withinnamed Developers
M/s. Samrat Developers in
the presence of
1. Rayesh N. Vane
2. Ravi

For SAMRAT DEVELOPERS.
Members.

Signed and Delivered by the
withinnamed Purchasers
Mrs. JAGRUTI YOGESH LAKHANB x J. J. Lakhanb
in the presence of
1. Rayesh N. Vane
2. Ravi



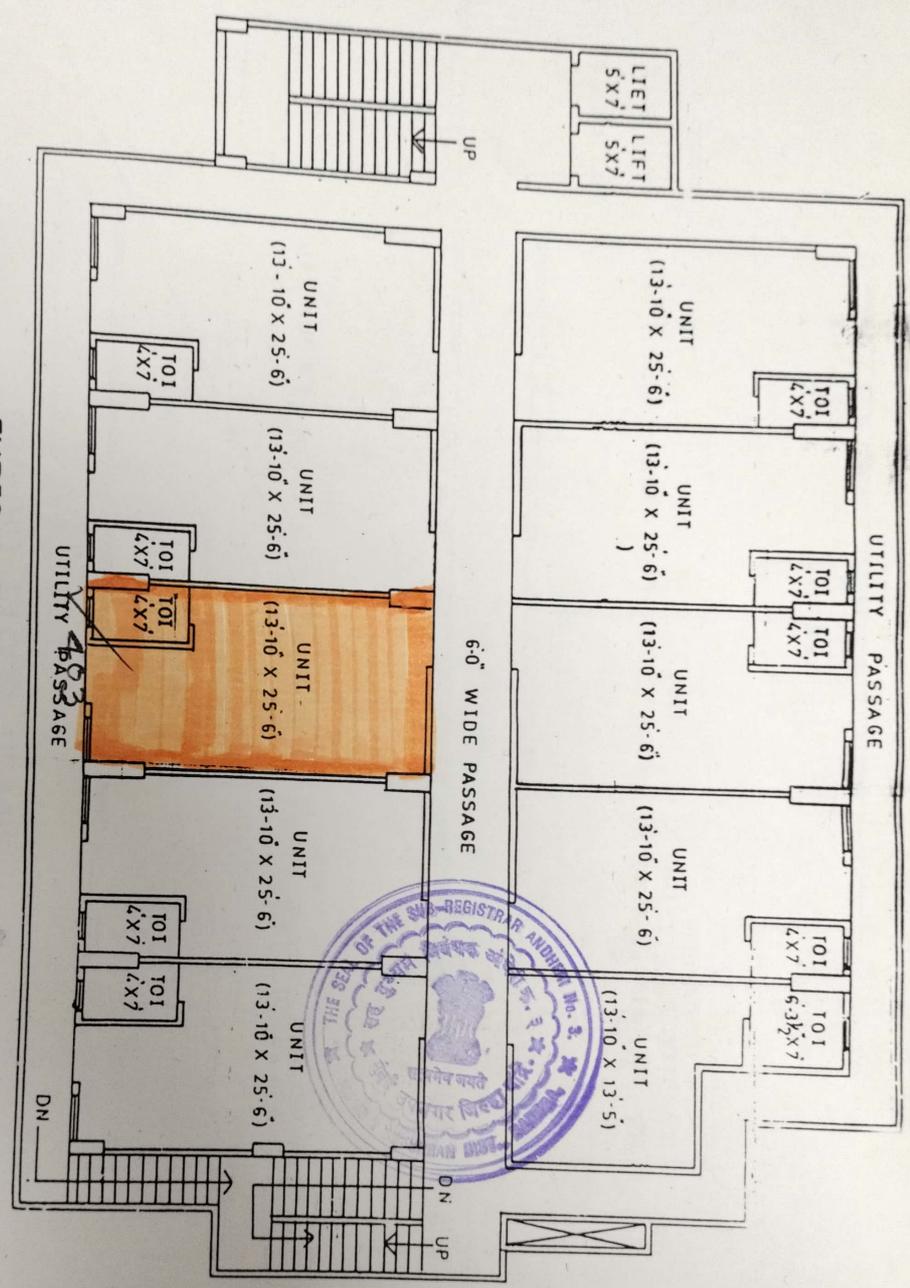
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DEVELOPER
SAMRAI DEVELOPERS

CRESCENT TOWERS
C 15, NO-580, VILLAGE - CHINCHUDDA,
OFF. LINK ROAD, ANDHERI(WEST),

ARCHITECTS
ADVIRKAR & ASSOCIATES

TYPICAL FLOOR PLAN
(1st TO 7th FLOOR)



Unit no. 403,
4th floor

X J.Y. Lakshmi

For SAMRAI DEVELOPERS.
Members.

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MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 5012 /MH/WS/M/AK of

COMMENCEMENT CERTIFICATE

This O.D. C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1976

Ex. Engineer Bldg. Proposal (W.S.)
H. and - K Wards.
Municipal Office, R. K. Patkar Marg
Bandra (West), Mumbai-400 050

To, *Shri. Sumanil Kapadia* E-5 JUN 2001
of Mrs. Mahureshtra Dny Chem.

Sir,

With reference to your application No. 8191 dated 11/01/96 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 of *Ind. Bldg.* CTS No. *580*
at premises at Street village *Ashivare* Plot
No. situated at *Andheri West* Ward *K/ East*

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 & 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.

The Municipal Commissioner has appointed *Shri. A.K. Kulkarni*
Asst. Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto

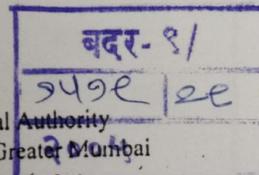
23 JUN 2001

Commencement Certificate is carrying out the work up to *top of Basement Slab*

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

[Signature]
Executive Eng./Assistant Eng. Building Proposals
(Western Subs.) "H & K/West" "K/East & P"/Wards"

FOR
MUNICIPAL CORPORATION FOR GREATER MUMBAI



10/02/2005
4:02:12 pm

दुय्यम निबंधकः
अंधेरी 3 (अंधेरी)

दस्त गोषवारा भाग-1

वदर9

दस्त क्र 1519/2005

दस्त क्रमांक : 1519/2005
दस्ताचा प्रकार : करारनामा

शु. क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा टसा

1 नाव: जागृती योगेश लाखानी - -
पत्ता: घर/फ्लॅट नं: 801
गल्ली/रस्ता: -
ईमारतीचे नाव: राज सनफ्लॉवर कॉम्प्लेक्स
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: बोरीवली प
तालुका: -
पिन: 92
पन नम्बर: -

लिहून घेणार

वय 41

सही

J. J. Lakshani



खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

शु. क्र. पक्षकाराचे नाव

2 सम्राट डेव्हलपर्स जॉईंट व्हॅचर चे सभासद मोह. अफझल अे गफार व अमरीश आर दफ्तरी तर्फे मुखत्यार - -

वदर-९/
१५१९ | ३९
२००५



दस्त गोषवारा भाग - 2

वदर9

दस्त क्रमांक (1519/2005)

दस्त क्र. [वदर9-1519-2005] चा गोषवारा
बाजार मूल्य : 1210500 मोबदला 885000 भरलेले मुद्रांक शुल्क : 60550

दस्त हजर केल्याचा दिनांक : 10/02/2005 03:56 PM
निष्पादनाचा दिनांक : 01/12/2004
दस्त हजर करणा-याची सही :

J. S. Lakshmi

दस्ताचा प्रकार : 25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 10/02/2005 03:56 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 10/02/2005 04:01 PM

ओळख :

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

1) रूपा बोरा - , घर/फ्लॅट नं: 304

गल्ली/रस्ता: -

ईमारतीचे नाव: गोराई सहकार

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: बोरीवली

तालुका: -

पिन: 91

2) धिरज जयसवाल - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पावती क्र.: 1522 दिनांक: 10/02/2005
पावतीचे वर्णन
नांव: जागृती योगेश लाखानी - -

12200 : नॉदणी फी
860 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

13060: एकूण

दु. निबंधकाची सही, अंधेरी 3 (अंधेरी)

दु. निबंधकाची सही
अंधेरी 3 (अंधेरी)

वदर-९/
१५१९/००
२००५





दस्ता गोषवारा भाग - 2

वदर१

दस्ता क्रमांक (1519/2005)

दस्ता क्र. [वदर१-1519-2005] या गोषवारा
बाजार मुल्य :1210500 मोषदला 885000 भरलेले मुद्रांक शुल्क : 60550

दस्ता हजर केल्याचा दिनांक :10/02/2005 03:56 PM
निष्पादनाचा दिनांक : 01/12/2004

दस्ता हजर करणा-याची सही :

पावती क्र.:1522 दिनांक:10/02/2005
पावतीचे वर्णन
नांव: जागृती योगेश लाखाणी - -
12200 :नोंदणी फी
860 :नकल (अ. 11(1)), पुष्टीकनाची नकल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा

13060: एकूण

शिकका क्र. 1 ची वेळ : (सादरीकरण) 10/02/2005 03:56 PM
शिकका क्र. 2 ची वेळ : (फी) 10/02/2005 04:01 PM/(कार्यवाही पूर्ण)
शिकका क्र. 3 ची वेळ : (कबुली) 27/04/2005 04:18 PM
शिकका क्र. 4 ची वेळ : (ओळख) 27/04/2005 04:18 PM

दु. निबंधकाची सही, अंधेरी 3 (अंधेरी)

दस्ता नोंद केल्याचा दिनांक : 27/04/2005 04:18 PM

ओळख :

खालील इसम असे निवेदित करतात की, ते दस्तारपत्र करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटविताने.

1) रूपा बोरा- ,घर/प्लॉट नं: 304

गल्ली/रस्ता: -
ईमारतीचे नाव: गोराई सहकार

ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: बोरीवली

तालुका: -

पिन: 91

2) राजेश बोरा- ,घर/प्लॉट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

| |
|----------|
| वदर-१/ |
| १५१९८१०२ |
| २००५ |

Handwritten signatures and initials in blue ink.

प्रमाणित करणारे गोरी की, या
दस्तामधील एका : २२-नागे आहेत.

सह. दुय्यम तिंजत अंधेरी-क. ३.
दुषई .घरनांद .वेवहा.

दु. निबंधकाची सही
अंधेरी 3 (अंधेरी)



वदर १/१७५७९/२००५

पुस्तक ह.मां.१ क्रमांक वर

बांधला.

दिनांक: १७/०२/२००५

सह दुय्यम तिंजत अंधेरी-३,
दुषई .घरनांद .वेवहा

Handwritten signature in blue ink.

दस्तक्रमांक व वर्ष: 1519/2005

Wednesday, April 27, 2005

4:18:37 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : ओशिवरा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 885,000.00
वा.भा. रु. 1,210,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 580 वर्णन: युनिट नं 403, 4 था मजला, क्रिसेंट टॉवर, 4 थ्या मजल्यावर असल्याने 20 टक्के घसारा
- (3) क्षेत्रफळ (1) 39.47 चौ मि बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सम्राट डेव्हलपर्स जॉईंट व्हेचर चे सभासद मोह. अफझल अे गफार व अमरीश आर दफ्तरी तर्फे मुखत्यार मोहम्मद सलिम सत्तार - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: रीगल पॅलेस; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: ऑपेरा हाऊस; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) जागृती योगेश लाखानी - -; घर/फ्लॅट नं: 801; गल्ली/रस्ता: -; ईमारतीचे नाव: राज सनफ्लॉवर कॉम्प्लेक्स; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: बोरीवली प; तालुका: -; पिन: 92; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 01/12/2004
- (8) नोंदणीचा 27/04/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 1519 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 60530.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 12200.00
- (12) शेरा