



Tuesday, July 14, 2009

4:50:39 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6087

गावाचे नाव मरोशी

दिनांक 14/07/2009

दस्तऐवजाचा अनुक्रमांक

वदर5 - 06090 - 2009

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव:मे/- ब्राईट आऊट डोअर मिडीया प्रा लि तर्फे चेअरमेन मॅनेजिंग
डायरेक्टर योगेश लाखानी --

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (52)	:-	1040.00
एकूण	रु.	31040.00

आपणास हा दस्त अंदाजे 5:04PM ह्या वेळेस मिळेल

दुय्यम निबंधक
बोरीवली 2 (कांदिवली)

बाजार मुल्य: 8721216 रु. मोबदला: 4900000रु.
भरलेले मुद्रांक शुल्क: 418700 रु. सह दुय्यम निबंधक बोरीवली-२,
मुंबई उपनगर जिल्हा.
देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: दि कपोल को ऑ बँक लि ;
डीडी/धनाकर्ष क्रमांक: 074309; रक्कम: 30000 रु.; दिनांक: 01/07/2009

Customer's Copy

KAPOL CO-OP. BANK LTD.
FRANKING DEPOSIT SLIP
VAL 172950 Date: _____

Stamp Duty

ue	Rs. 900
ges	Rs. 10
	Rs. 310

Person for whom stamp duty is impressed

Address of the Stamp duty paying party

A254 Rs. _____
PL-546 Rs. _____

Officer

is 14th day of
EN ROYAL PALMS
AMUSEMENT PVT.
d having its registered
oregaon (E), Mumbai-
ion shall unless it be

successor or successors) of the One Part AND MR/MRS. S. BRIGHT OUTDOOR
MEDIA PVT. LTD Through it's c.m.d. m. Yogesh having his/her/its address
8th Floor, Crescent Tower, Off. New Link Road,
Andheri (West), Mumbai :- 400053. hereinafter
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.

वदर-५/
६०९०१९
२००९

INDIA
STAMP DUTY
MAHARASHTRA
97195
132560
R. 0418400/-P85498
JUN 29 2009
SPECIAL
ADHESIVE
MAHARASHTRA
JUL 14 2009

Customer's Copy

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

Branch: BORIVLI Date: 29/6/19

Pay to: Acct. Stamp Duty 180416

Franking Value	Rs. <u>4,18,400</u>
Service Charges	Rs. <u>10</u>
TOTAL	Rs. <u>418,410</u>

Name of the person for whom stamp duty is impressed _____

Name & Address of the Stamp duty paying party
Bright outdoor media Pvt Ltd

Tel. / Mobile No. _____

DD / Cheque No. 2224

Drawn on Bank KC Co-Op Bank Ltd, Borivli

(For Bank's Use only)

Tran ID A254 Rs. _____

Franking Sr. No. PL-546 Rs. _____

Cashier _____ Officer

Customer's Copy

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

Branch: BORIVALI Date: _____

Pay to: Acct. Stamp Duty _____

Franking Value	Rs. <u>300</u>
Service Charges	Rs. <u>10</u>
TOTAL	Rs. <u>310</u>

Name of the person for whom stamp duty is impressed _____

Name & Address of the Stamp duty paying party
Bright outdoor media Pvt Ltd

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 14th day of July in the Christian Year Two Thousand Nine BETWEEN ROYAL PALMS (INDIA) PVT. LTD. formerly known as AMIR PARKS AND AMUSEMENT PVT. 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 MRS M/S. BRIGHT OUTDOOR MEDIA PVT. LTD Through it's c.m.o. Mr. Yogesh Lakhani having his/her/its address 8th Floor, Crescent Tower, Off. New Link Road, Andheri (West), Mumbai :- 400053. hereinafter 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.

बदर-५/
६०९०/९
२००९

INDIA
STAMP DUTY
MAHARASHTRA

RS. 000300/- P85498

15.41

SPECIAL ADHESIVE
JUL 14 2009

INDIA
STAMP DUTY
MAHARASHTRA

RS. 0418400/- P85498

14.53

SPECIAL ADHESIVE
JUN 29 2009

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";

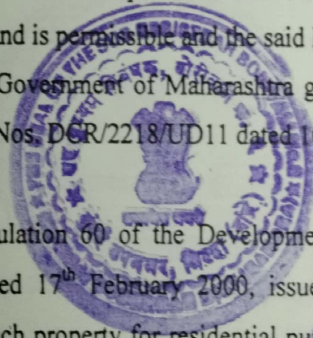
(ii) by and under a consent decree dated 14th June 1990 as common decree in Suit No.1745 of 1983 and Suit No.1657 of 1987 passed by the Hon'ble Court of Mumbai, the said Trust sold, transferred and conveyed the said larger property to the Owners herein;

(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 as provided 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



2-1

बदर-५/
१०१०/२
२००९

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;

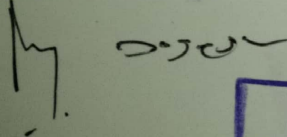
(viii) part of the said larger property on which the said building "LAKEVIEW APARTMENTS - III" is intended to be constructed as per building builtup area and is more particularly described in the Second Schedule hereunder written and is shown in red coloured boundary on the plan thereof annexed hereto 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/3195/BPCWS/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;



बदर-५/	
४०००	३
२००९	

(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;

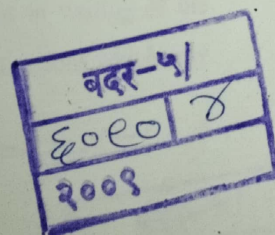
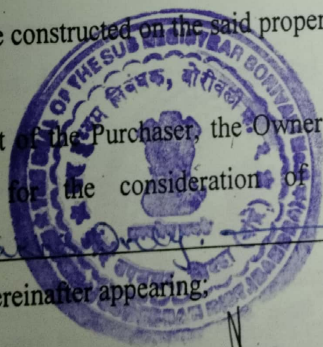
(xiv) the Owners are in the process of commencing the construction of the said building in accordance with the building plans sanctioned by the Municipal Corporation of Greater Mumbai;

(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 24/06/09 allotted/agreed to sell him/her/them flat No. 602 on 6th 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 Fourty Nine Lacs Only) and on the terms and conditions hereinafter appearing.



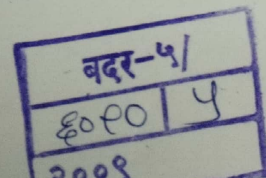
(xix) the copy of Certificate of Report on title in respect of the said property dated 22nd August, 2005 issued by the Advocates and Solicitors of the Owners, M/s Consulta Juris and the copy of the plan of respective floor of the said premises agreed to be purchased by the Purchaser/s approved by the 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. 49,00,000/- Rupees Forty Nine Lakhs Only.) 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.



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. 602 on 6th 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. 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. 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.

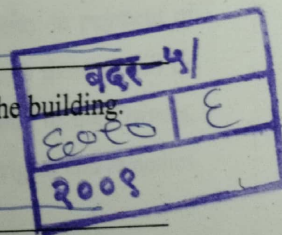
(c) Rs. _____ /-(Rupees _____ only) at the time of completion of 1st slab of the building.

(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.



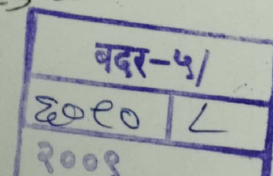
5. The Purchaser/s has/have prior to the execution of this agreement satisfied himself/herself/themselves about the right and title of the said Owners to develop and sell the flat on the said property and have accepted the same and shall not be entitled to any further investigation thereof.

6. The Purchaser/s hereby agree/s and confirm/s that inspection has been given by the Owners of all the documents of the title or true copies thereof including Intimation of Disapproval, the plans and the specifications of the said building which is proposed to be constructed by the Owners on the said property. The Purchaser/s hereby further agrees and covenants with the Owners to sign and execute all papers and documents in favour of the Owners or otherwise as may be necessary for the purpose of enabling the Owners to develop the said property and construct the said building in accordance with the sanctioned plans relating thereto or such other plans with such additions and alterations that may be sanctioned and as the Owners may in their sole discretion deem fit and proper and/or for the purpose of applying for or obtaining the approval or sanction of M.C.G.M. and/or any other appropriate authorities in that behalf as well as for the construction of such building in the said property upon or after the grant of such approval or sanction relating thereto provided the size and location of the said premises agreed to be purchased by the Purchaser/s is not in any manner adversely affected. The Purchaser/s agree that the said consent is irrevocable.

7. The Owners hereby agree to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the M.C.G.M. or concerned authority or authorities at the time of sanctioning the said building plans or thereafter and shall before handing over possession of the said premises to the Purchaser/s, obtain from M.C.G.M. or the concerned authority or authorities occupation and/or completion certificate in respect of the said premises.

8. The Purchaser/s shall not have any right in respect of Floor Space Index sanctioned by the M.C.G.M. or local authority in respect of the said property and any other Floor Space Index that may be sanctioned in future and be utilised for the development of the said property by the Owners.

9. The Owners shall have an irrevocable right and the Purchaser hereby expressly consents and confirms that the Owners will always be entitled to utilize any F.S.I. and/or TDR which may be available on the said property or any other property or properties, as the case may be, and until the entire F.S.I. and/or TDR (if any) available on the property and any other adjoining or other properties is duly utilized or consumed or loaded by the Owners and until the construction of all the buildings on the said property is completed and until all the flats and other premises including garages, stilt, parking, open spaces and other tenements in the buildings are sold and until all the amounts are received by the Owners from the flat purchasers in respect of the flats sold to them, the Owners shall not till then be bound and shall not be called upon or required to form any Co-operative Society, Limited Company or Condominium of Apartments, as the case may be, and shall not be required to execute lease in respect of the said new building and the land

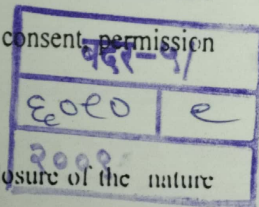
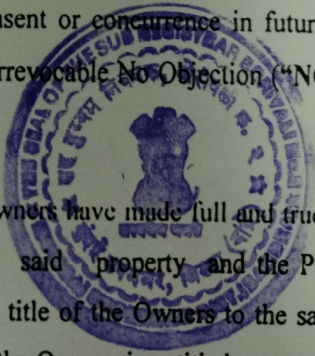


underneath and the Purchaser agrees and irrevocably consents not to have any demand or dispute or objection in that behalf.

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



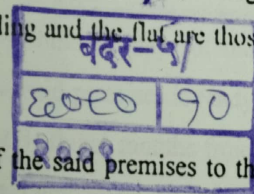
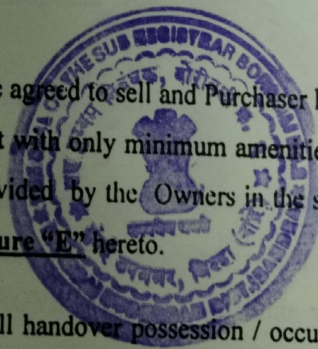
and/or requisition to the title of the Owners to the said property and their right to develop the same. The Owners ensure that the said property is free from all encumbrances and that the Owners have clear and marketable title to the said property so as to enable them to transfer the said property with 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

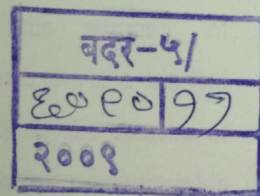
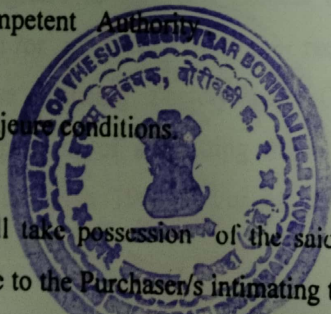


Handwritten signature and initials.

has/have paid to the Owners the entire consideration payable hereunder and all the deposits to be made and the moneys to be deposited by the Purchaser/s with the Owners under this agreement. If the Owners fail or neglect to give possession / occupation of the said premises as aforesaid on account of reasons beyond their control or control of their agents as per the provisions of section 8 of the said Maharashtra Ownership Flat Act, then in such event the Owners shall be liable on demand to refund to the Purchaser/s the amounts already received by the Owners in respect of the said premises with simple interest at the rate of 9% per annum from the date of Owners received the same till the date the amounts and interest thereon are repaid provided that by mutual consent it is agreed that the dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount of interest thereon is repaid by the Owners to the Purchaser / s there shall subject to prior encumbrances, if any, be a charge on the said property as well as on construction of building in which the flat are situated or were to be situated PROVIDED THAT the Owners shall be entitled to reasonable extension of time for giving delivery of the said premises if it is delayed on account of :

- (i) Non availability of Cement, Steel, other building material, water or electric supply.
- (ii) War, Civil commotion, strikes or act of God or any other force majeure conditions.
- (iii) Any notice, order, rule, notification of the Government and/or other Public or Competent Authority
- (iv) Any force majeure conditions.

17. The Purchaser/s shall take possession of the said flat within 10 days of the Owners giving written notice to the Purchaser/s intimating that the said premises is ready for use and occupation PROVIDED THAT if within a period of 3 (three) months from the date of handing over the said premises to the Purchaser/s, the Purchaser/s, bring/s to the notice of the Owners any defect in the said premises or building in which the said



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 (W),
Mumbai :- 400053.

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 lines 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.



D-253

957-4/
५०००
२००९

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

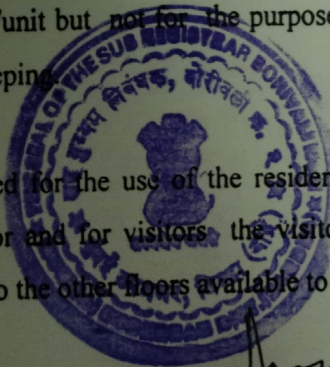
(A) Common areas and Facilities, unless otherwise provided in the Declaration of lawful amendments thereto means;

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.



[Handwritten signature]

[Handwritten number]

वदर-५/
28
२००९

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.

SIGNED SEALED AND DELIVERED)

By the withinnamed Owners)

ROYAL PALMS (INDIA) PVT. LTD. formerly)

known as AMIR PARKS AND AMUSEMENT)

PRIVATE LIMITED)

in the presence of.....)

1. 

2. 



SIGNED SEALED AND DELIVERED)

By the withinnamed Purchaser/s)

Mr./Mrs./M/s. Bright Outdoor Media)

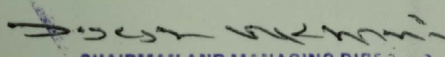
Pvt. Ltd. Through it's C.M.O. Mr. Yagesh Lakhani)

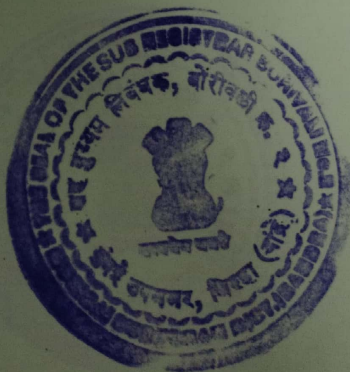
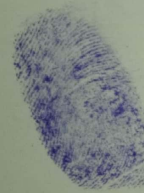
in the presence of.....)

1. 

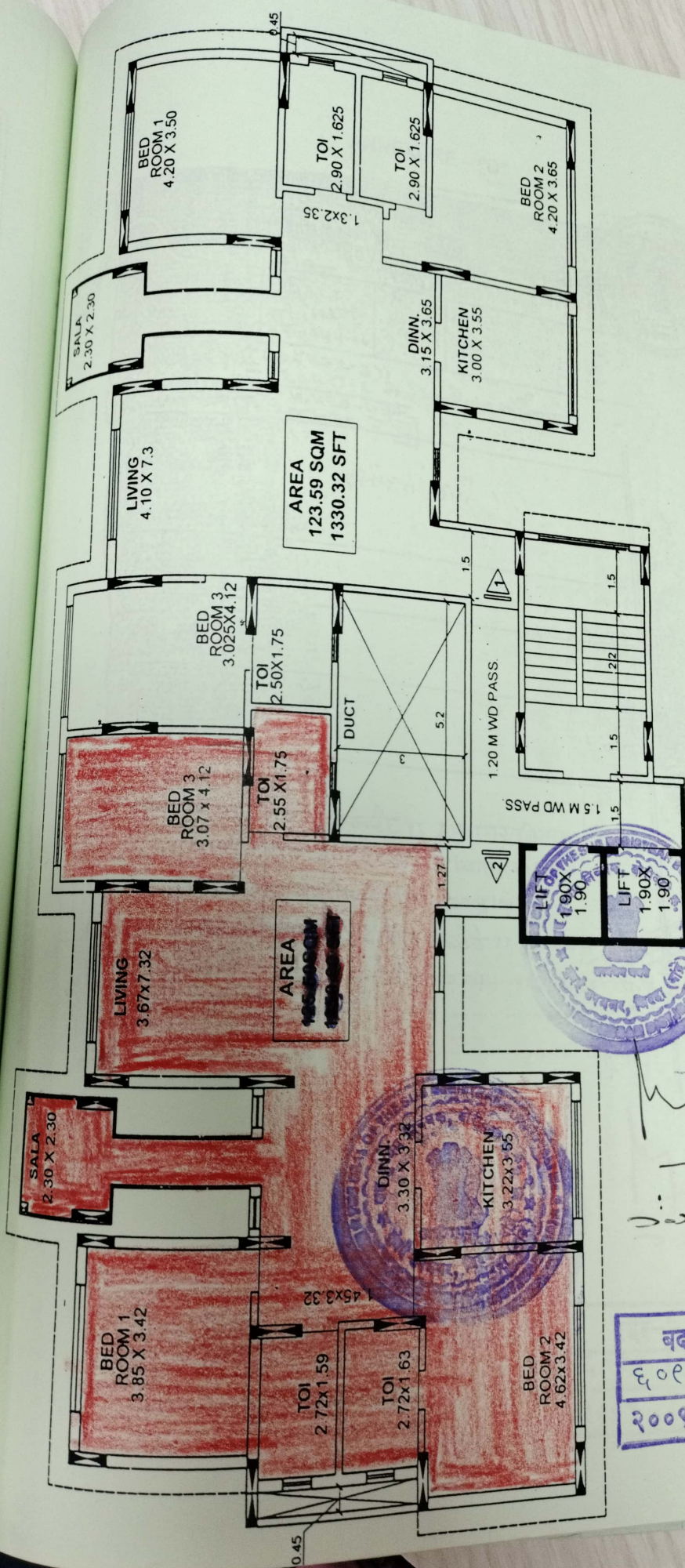
2. 

For BRIGHT OUTDOOR MEDIA PVT. LTD.


CHAIRMAN AND MANAGING DIRECTOR



बदल-५/



TYPICAL PLAN LAKE VIEW III
ANNEXURE "C"



बदर-५/
६०९० ३८
२००९

COMMENCEMENT CERTIFICATE

Amir Parks & Amusement
Pvt. Ltd.
Owner.

OFFICE OF THE
EX. ENGR. BLDG. PROPL. (W.S.) R. & P. WARD
DR. JADU SAHEB AMBEDKAR MARKET BLDG
KANDIVALI WEST, MUMBAI-400 061.

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.

S.T.S. No. 1627, S.No.-169(pt.)
at premises at Street _____ Plot No. _____
Village Malal Marasbi Ward P/S.
situated at Goregaon (E)

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 is 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 by or his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

3000	88
------	----

The Municipal Commissioner has appointed Shri V.H.Patil plinth level only and on behalf of Local Authority of the planning Authority under Brihanmumbai Mahanagarpalika Section 45 of the said Act.



This C.C. is restricted for work up to _____

For and on behalf of Local Authority
Brihanmumbai Mahanagarpalika

(Handwritten signature)

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

FOR
MUNICIPAL COMMISSIONER FOR GREATER MUMBAI



दुय्यम निबंधकः

बोरीवली 2 (कांदिवली)

दस्त गोषवारा भाग-1

वदर5

दस्त क्र 6090/2009

4/07/2009

4:52:21 PM

दस्त क्रमांक : 6090/2009

दस्ताया प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

पु.क्र. मे/- ब्राइट आऊट डोअर मिडीया प्रा लि तर्फे

नावः मे/- ब्राइट आऊट डोअर मिडीया प्रा लि तर्फे

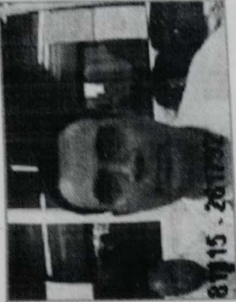
1] केअरमेन मॅनेजिंग डायरेक्टर योगेश लाखानी - -

पत्ता: घर/फ्लॅट नं: ऑफिस क्र 8 वा मजला, क्रिसेंट

टॉवर, अपो. न्यु लिंक रोड, अंधेरी प

गल्ली/रस्ता: -

Handwritten signature



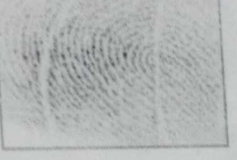
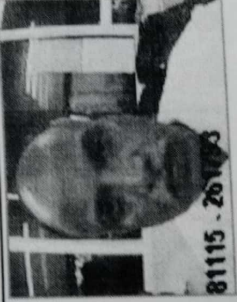
2] नामः मे/- रॉयल पाल्म (इं) प्रा लि फॉर्मली नोन अँड

ऑफिस पार्क्स अँडअयुझमेंट प्रा

लि वे संचालक श्री मोहम्मद नेन्सी तर्फे मुखत्यार श्री

दिलीप गोविंद उपळेकर - -

पत्ता: घर/फ्लॅट नं: युनिट नं 26 र



लिहून देणार

वय 50

सही

Handwritten signature



वदर-५/
६०९०/५२
२००९

दस्त गोषवारा भाग - 2

वदर5

दस्त क्रमांक (6090/2009)

दस्त क्र. [वदर5-6090-2009] चा गोषवारा
बाजार मुल्य : 8721216 मोबदला 4900000 भरलेले मुद्रांक शुल्क : 418700

दस्त हजर केल्याचा दिनांक : 14/07/2009 04:46 PM
निष्पादनाचा दिनांक : 14/07/2009
दस्त हजर करणा-याची सही :

पावती क्र.: 6087 दिनांक: 14/07/2009
पावतीचे वर्णन
नांव: मे/- ब्राईट आऊट डोअर मिडीया प्रा लि तर्फे
चेअरमेन मॅनेजिंग डायरेक्टर योगेश लाखानी - -

For BRIGHT OUTDOOR MEDIA PVT. LTD.

CHAIRMAN AND MANAGING DIRECTOR

दस्ताचा प्रकार : 25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 14/07/2009 04:46 PM
शिक्का क्र. 2 ची वेळ : (फी) 14/07/2009 04:50 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 14/07/2009 04:51 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 14/07/2009 04:51 PM

30000 : नोंदणी फी
1040 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

31040: एकूण

दस्त नोंद केल्याचा दिनांक : 14/07/2009 04:52 PM

दु. निबंधकाची सही, बोरीवली 2 (कांदिवली)

ओळख :

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

1) किरण गंगावणे - - , घर/फ्लॅट नं: सी/5, रुद्राक्ष सोसा, कांदीवली प

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

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

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

[Handwritten signature]

[Handwritten signature]



दु. निबंधकाची सही
बोरीवली 2 (कांदिवली)

प्रमाणित करणेत येते की, या
दस्तामध्ये पत्रांक ५/१३...पाने आहेत.

सह दुय्यम निबंधक, बोरीवली क्र. २,
मुंबई उपनगर जिल्हा.

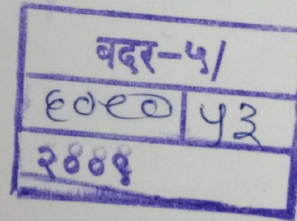
वदर-५/६०९०/२००९

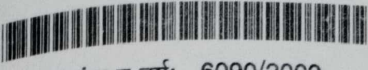
पुस्तक क्रमांक १, पानांक.....वर

मोबदला.

दिनांक: १४/०७/०९

सह दुय्यम निबंधक, बोरीवली क्र. २,
मुंबई उपनगर जिल्हा.





दस्तावेज क्रमांक व वर्ष: 6090/2009

Tuesday, July 14, 2009

4:52:38 PM

दुय्यम निबंधक: बोरीवली 2 (कांदिवली)

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मरोशी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा
मोबदला रू. 4,900,000.00
बा.भा. रू. 8,721,216.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 1627 वर्णन: विभागाचे नाव - मरोशी, उपविभागाचे नाव - 54/254/अ - भूभाग : रॉयल पाम वसाहत सि.स.क्र.1627 ----- सदनिका क्र 602, 6 वा मजला, के बिल्डिंग, लेक व्ह्यू अपार्टमेंट-III
- (3) क्षेत्रफळ (1) बांधीव मिळकतीचे क्षेत्रफळ 148.32 चौ.मी. आहे.
- (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) मे/- रॉयल पाल्म (इ) प्रा लि फॉर्मली नोन अँड अमिर पार्क्स अँड अम्युझमेंट प्रा लि चे संचालक श्री मोहम्मद नेन्सी तर्फे मुखत्यार श्री दिलीप गोविंद उपळेकर - ; घर/फ्लॉट नं: युनिट नं 26 रॉयल पाम्स आरे कॉलनी गोरेगाव प मुं 65; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABCR9424R.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे/- ब्राईट आऊट डोअर मिडीया प्रा लि तर्फे चेअरमेन मॅनेजिंग डायरेक्टर योगेश लाखानी - ; घर/फ्लॉट नं: ऑफिस क्र 8 वा मजला, क्रिसेंट टॉवर, अपो.न्यु लिंक रोड, अंधेरी प; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AACCB9325Q.
- (7) दिनांक करून दिल्याचा 14/07/2009
- (8) नोंदणीचा 14/07/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 6090 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 418675.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शेरा

