

THE COMMON SEAL of the)
 within named Purchaser _____)
 _____)
 was hereunto affixed pursuant to a)
 Resolution of the Board of Directors)
 of the Company passed on _____)
 day of _____ in the)
 presence of _____)
 _____)
 Director of the Company and)
 _____)
 Secretary of the Company who have)
 set and subscribed their respective)
 hands in the presence of)



OR

SIGNED AND DELIVERED for and)
 on behalf of the within named)
 Purchaser _____)
 _____)
 by Mr. _____)
 a Director of the Company duly)
 authorized under the Resolution of)
 its Board of Directors passed in that)
 behalf on the _____ day of)
 _____ 20____)
 in the presence of)

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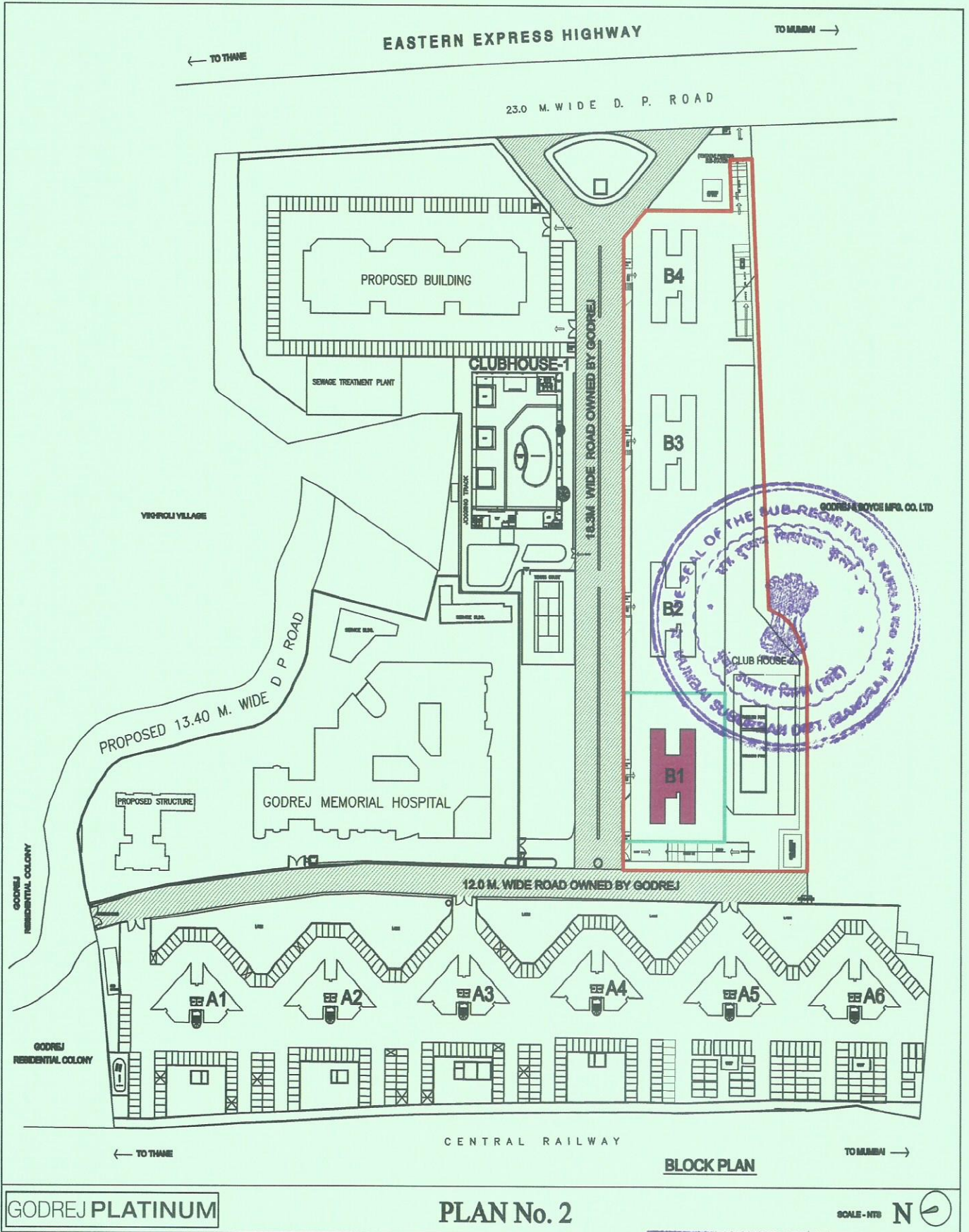
OR

SIGNED AND DELIVERED by the)
withinnamed Purchaser Messrs.)
_____))
by its Partners)
_____))
_____))
in the presence of)



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ANNEXURE - B



GODREJ PLATINUM

PLAN No. 2

SCALE - HTB N ↻

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ANNEXURE - C (COLLY.)

B.M.F. 94-2004-15,000 Forms.

This I.O.D. is issued subject to compliance with the provision of U.L. (C.S.T.) Act, 1979.

EC-48

Form 346

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in replying please quote No.
and date of this letter.

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

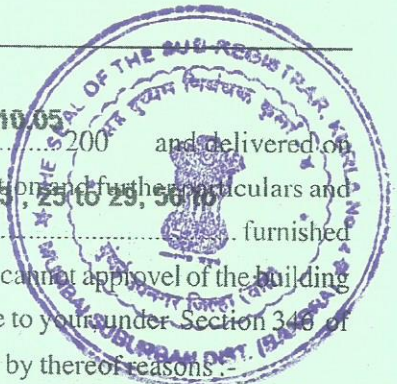
CE/ 1051 /BPES/AS **E2 MAR 2006**
No. E.B./CE/ BS/A of 200 - 200

MEMORANDUM

Municipal Office,
Mumbai200

Godrej/Boyce Mfg. Co. Ltd.

With reference to your Notice, letter No. 3289 dated 19.10.05 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and details of your building Prop. Bldg. No. B-1 on sub plot B bearing CTS No. 8 to 15, 25 to 29, 30/10/81, 88(Pt), 91 to 92 & 205(Pt) of village Vikhroli (E) furnished to me under your letter, dated 200..... I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons.



A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.

1. That the commencement certificate under Sec.45/69(1)(a) of the M.R.& T.P.Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without **obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Regulation No.38(27).**
3. That the low lying plot will not be filled up to reduced level of atleast 92 T.H.D.or 6" above adjoining road level whichever is higher with **murum, earth, boulders, etc.** and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S.Code Nos.1893 and 4326 and as per circular u.no.CE/PD/12387/1 dated 17.3.2005 for existing building showing adequacy thereof to take up additional load will not be submitted by him.
7. That the regular/sanctioned/ proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/E.E.(D.P.)/D.I.L.R.before applying for C.C.

() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 1 MAR 2007 200 , but not so as to contravance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Blackh 23/3/08
Executive Engineer, Building Proposals,
Zone, Words.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels --

“Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be--

“(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street”

“(b) Not less than 2 feet (60 cms.) above every portion of the ground within ~~5 feet~~ 160 cms. of such building.

“(c) Not less than 92 ft. () meters above Town Hall Datum.”



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(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector’s Department.

(5) Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your permits and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

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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 P.P. Raut Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.



The C.C. is valid upto 5 MAY 2011

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai
plinth c.c. i.e. c.c. upto stilt floor slab at podium level for wing B-1, as per amended plans dtd. 19.4.2010.

P.P. Raut
Executive Engineer (Building Proposal)
Eastern Suburbs - II
FOR

CE/105/BPES/AS - 6 AUG 2010

Plinth c.c. i.e. c.c. up to stilt floor slab at podium level for wing B-1 and plinth c.c. i.e. c.c. up to podium level for wing B-2, as per amended plans dtd. 19/4/2010.

CE/105/BPES/AS 16 MAR 2011

P.P. Raut
Executive Engineer Building Proposal
(Eastern Suburbs.) II i/c

Plinth c.c. i.e. c.c. up to stilt floor slab at podium level for wing B-1 and plinth c.c. i.e. c.c. up to podium level for wing B-2, as per amended plans dtd. 14/02/2011

CE/105/BPES/AS 26 SEP 2011

P.P. Raut
Executive Engineer Building Proposal
(Eastern Suburbs.) II i/c
बदर-98

Full c.c. for wings B-1 and plinth c.c. i.e. c.c. up to podium level for wing B-2, as per amended plans dtd. 19/2/11

P.P. Raut
26.09.2011
Executive Engineer Building Proposal
(Eastern Suburbs.) II

ANNEXURE - D

R. A. SHAH
D. B. ENGINEER
H. C. ASHER
C. M. MANIAR
D. C. SHROFF
S. K. ASHER

CRAWFORD BAYLEY & CO.

(Registered)

Advocates & Solicitors

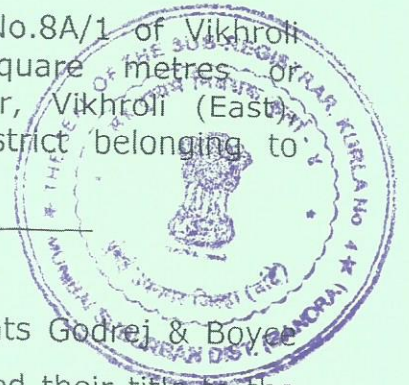
*State Bank Building
N. G. N. Vaidya Marg
Mumbai - 400 023*

Z. M. TALATY (Ms)
M. Ph. A. WADIA
S. S. REGE
K. S. TRIVEDI
S. R. BUCH
P. K. ASHER

TO WHOMSOEVER IT MAY CONCERN

CERTIFICATE OF TITLE.

Property bearing New City Survey No.8A/1 of Vikhroli Division admeasuring 71306.50 square metres or thereabouts situate at Pirojshanagar, Vikhroli (East) Taluka Kurla, Mumbai Suburban District belonging to Godrej & Boyce Mfg.Co.Ltd.



1. This is to certify that on behalf of our clients Godrej & Boyce Mfg.Co.Ltd. ("the Company"), we have investigated their title to the property (described in the Schedule hereto) and submit our report as under.
2. The report is based on a consideration of the search notes furnished to us by a professional Searcher of the searches taken by him of the records of the Sub-Registrars of Assurances at Mumbai, Bandra and Kurla and the inspection of the land revenue records maintained by the City Survey Office at Mulund and the examination and scrutiny of xerox copies of the documents and papers produced to us by the Company.

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TELEPHONES : 22668000, 22663713, 22660699, 22660910, 22660488, 22665443, 2266 2701 CABLE : "LEX BOMBAY"
FAX : 22-2266 0355, 22-2266 0986

3. The property belonging to the Company consists, inter-alia, of contiguous pieces or parcels of land or ground bearing New CTS No. 8A/1 and Old CTS Nos. 8, 8/1 to 8/18, 9, 9/1 to 9/18, 10, 10/1 to 10/18, 11, 11/1 to 11/18, 12, 12/1 to 12/18, 13, 13/1 to 13/10, 25, 25/1 to 25/18, 26, 26/1 to 26/18, 27, 27/1 to 27/18, 28, 28/1 to 28/18, 29, 56(P), 57, 57/1 to 57/9, 58, 58/1 to 58/9, 59, 59/1 to 59/9, 60, 60/1 to 60/9, 61, 61/1 to 61/48, and 66(P) of Vikhroli Division stated to admeasure 71306.50 square metres or thereabouts according to Property Register Card together with buildings and structures standing thereon situate at Village Vikhroli, 'N' Ward, Pirojshanagar, Taluka Kurla, Mumbai Suburban District (hereinafter referred to as "the said Property").

4. By Conveyance dated the 30th July 1948 made between Nowroji Pirojsha (as the Vendor) of the one part and the Company (as the Purchaser) of the other part (and registered with the Sub-Registrar of Assurances at Bombay under Serial No.3050 of Book No. 1 on the 30th August 1948) the said Nowroji Pirojsha conveyed to the Company all the leasehold Village of Vikhroli Turuf Marole in the Satsette Taluka together with all the private pieces and parcels of agricultural lands belonging to Nowroji Pirojsha inter-alia lying in the said Village of Vikhroli and more particularly described in the Schedule thereto (hereinafter collectively referred to as "the Larger Property") at or for the consideration and in the manner therein contained. The said Conveyance is over 63 years old and may be accepted as a good root of title.



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5. The devolution of title to the Larger Property has been set out by way of recitals in the said Conveyance dated the 30th July 1948. The title of the Company's predecessor in title to the said leasehold land commences with two writings (in Marathi language and Modi character) dated the 7th July 1835 and the 30th November 1837 respectively (together constituting in effect a lease or rent farming agreement known as a Kowl) by which the Village of Vikhroli was demised in perpetuity by the then Acting Collector of Thana to the Company's predecessor-in-title, Framji Cawasji Banaji, subject to payment of a yearly rent of Rs. 1,000/- and to the several terms and conditions therein set out.

6. By diverse mesne assignment and acts in law and ultimately by a Conveyance dated the 26th June 1945 and made between Amratlal Amarchand as father, Manager and Karta of the Joint Hindu family consisting of himself and his sons Prabhudas, Shantilal and Ratilal and also for and on behalf of and representing the said sons of the First Part, the Official Assignee of Bombay as the Assignee of the estate and effects of Manilal Amarchand (insolvent) and also for and on behalf of and representing the sons of the said Manilal including the minor sons Ramchandra, Pranjiwan and Purshottam (by virtue of the Judge's Order dated the 19th May 1942 in Insolvency No.716 of 1935) of the Second Part, Vrijlal Jiwandas and his wife Javerbai of the Third Part, Mulji Savchand and his wife Gangabai of the Fourth Part and Nowroji Pirojsha of the Fifth Part, the Village of Vikhroli (excluding certain lands conveyed by the Court Receiver by a Deed of Conveyance dated the 15th September 1941) was transferred



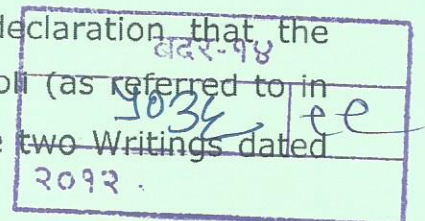
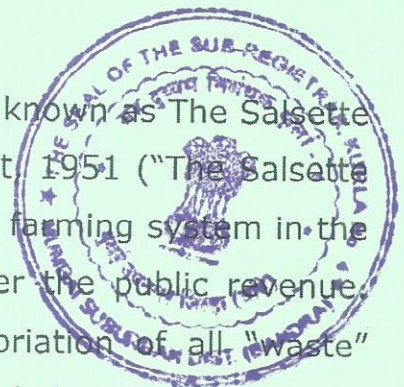
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and assigned by the said Amratlal Amarchand and the Official Assignee of Bombay, and granted and confirmed by the said Vrajlal Jiwandas and his wife Javerbai and Mulji Savchand and his wife Gangabai, to Nowroji Pirojsha freed from incumbrances but subject to the yearly rent reserved by and the covenants and conditions contained in the said Writings of 1835 and 1837.

7. The Collector of Thana by his letter No. L.M.D.6615 dated the 7th January 1948 communicated to Nowroji Pirojsha the sanction of the Government of Bombay to the transfer of the Village of Vikhroli to the name of the Company.

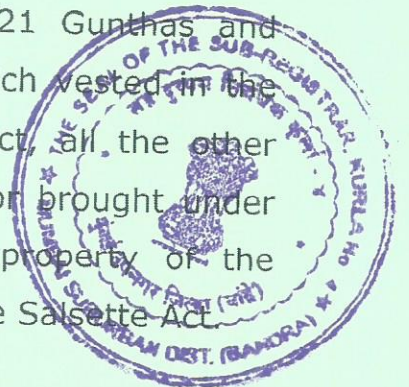
8. The then State of Bombay passed an Act known as The Salsette Estate (Land Revenue Exemption Abolition) Act, 1951 ("The Salsette Act"), the object of which is to abolish the rent farming system in the Island of Salsette and to bring all lands under the public revenue. The Act also makes provision for the expropriation of all "waste" lands held by the various estate holders under their respective grants unless they had been, to use the language of the Act, appropriated or brought under cultivation prior to the 14th August 1951.

9. In the year 1953, a Suit (being Suit No.413 of 1953) is stated to have been filed in the Bombay High Court by the Company (as Plaintiffs) against the then State of Bombay (as Defendant) challenging the Salsette Act, and seeking a declaration that the Plaintiffs were the owners of the Village of Vikhroli (as referred to in the Complaint) under the terms and provisions of the two Writings dated



the 7th July 1835 and the 30th November 1837 as successors in title of the first owner, namely, Framji Cawasji Banaji and that they were entitled to all the rights benefits and privileges conferred by the said documents in respect of the said Village of Vikhroli and for injunction costs and other reliefs as mentioned in the Plaint of the said Suit.

10. By a Consent Decree dated the 8th January 1962 passed by the Hon'ble Bombay High Court in the said Suit No.413 of 1953 it was among other things ordered and declared that the Village of Vikhroli held by the Plaintiffs under the said writings dated the 7th July 1835 and the 30th November 1837 was an "estate" within the meaning of Section 2(1)(b) of the Salsette Act, and that save and except the lands bearing Survey No.15 (part) admeasuring 21 Gunthas and Survey No. 16 (part) admeasuring 10 Gunthas which vested in the Government under Section 4(c) of the Salsette Act, all the other lands in the Village of Vikhroli were appropriated or brought under cultivation by 14th August 1951 and were the property of the Company subject to the provisions of Section 3 of the Salsette Act.



11. Our Certificate of Title is restricted to certifying the title of the Company to the said Property more particularly described in the Schedule hereunder written being part of the entire project "Godrej Garden Enclave".

12. The searches at the Sub-Registrars of Mumbai, Bandra and Kurla do not reveal any registered incumbrances on the said Property.

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13. The searches of the records maintained by the City Survey Office in respect of the said Property have disclosed that the said Property is of non-agricultural tenure and is recorded in the City Survey Register as admeasuring 71306.50 square metres or thereabouts bearing New City Survey No.8A/1 of Vikhroli Division and the property card of old Old CTS Nos. 8, 8/1 to 8/18, 9, 9/1 to 9/18, 10, 10/1 to 10/18, 11, 11/1 to 11/18, 12, 12/1 to 12/18, 13, 13/1 to 13/10, 25, 25/1 to 25/18, 26, 26/1 to 26/18, 27, 27/1 to 27/18, 28, 28/1 to 28/18, 29, 56(P), 57, 57/1 to 57/9, 58, 58/1 to 58/9, 59, 59/1 to 59/9, 60, 60/1 to 60/9, 61, 61/1 to 61/48, 66, 90A and 91 are cancelled and stands in the name of Godrej and Boyce Manufacturing Company Limited as the holder thereof.

14. We had on 21st November 2011 published Notices in Free Press Journal (in English), Janmabhoomi (in Gujarati) and Navshakti (in Marathi) inviting claims (if any) to the said Property. We have not at the date hereof received any claims.

15. This is to certify that we have investigated the title of the Company (Godrej & Boyce Mfg. Co. Ltd.) to the said Property (described in the Schedule hereto) and have perused the title deeds and other papers produced to us and certify that in our opinion the title of the Company is clear, marketable and free from encumbrances, charges and/or claims.

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ALL THOSE contiguous pieces or parcels of land bearing New C.T.S.No.8A/1 and Old CTS Nos. 8, 8/1 to 8/18, 9, 9/1 to 9/18, 10, 10/1 to 10/18, 11, 11/1 to 11/18, 12, 12/1 to 12/18, 13, 13/1 to 13/10, 25, 25/1 to 25/18, 26, 26/1 to 26/18, 27, 27/1 to 27/18, 28, 28/1 to 28/18, 29, 56(P), 57, 57/1 to 57/9, 58, 58/1 to 58/9, 59, 59/1 to 59/9, 60, 60/1 to 60/9, 61, 61/1 to 61/48, and 66(P) of Vikhroli Division admeasuring 71306.50 square metres or thereabouts as per Property Register Card together with buildings and structures standing thereon situate lying and being at Village Vikhroli, 'N' Ward, Pirojshanagar, Taluka Kurla, Mumbai Suburban District and bounded as follows:

- On the East by : D.P.Road
- On the West by : Central Railway Line.
- On the North by : Partly by D.P.Road and partly by remaining property of the Company.
- On the South by : Remaining property belonging to the Company.



Dated this 4th day of May 2012.

For M/s. Crawford Bayley and Co.

Zarina Te Salaty
Partner

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ANNEXURE - E

मालमत्ता पत्रक

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विभाग/मौजे -- विक्रोळी

तालुका/न.भु.मा.का. -- न.भू.अ.घाटकोपर

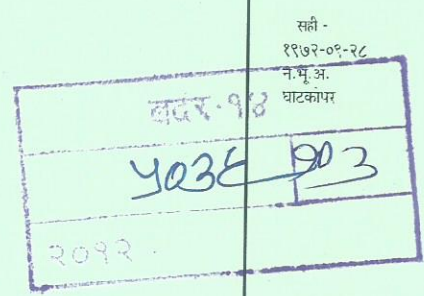
जिल्हा -- मुंबई उपनगर जिल्हा

नगर भुमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारपोंचा किंवा भात तपशील आणि त्याच्या फेर तपासणीची मितवत चक्र
८अ/१	८				
			३६५९.९ -१९३.९ रेल्वे संपा	[क-१] क	[बिनशेती सारा व.दरसाल [२,७९९.२] बिनशेती सारा र.रू.८१६२८.६७ मुदत १.८.८१ पासून पुढील आदेशापर्यंत सु.बि.सारा रु. २,४४,८८६.०० दि. १/८/०१ ते ३१/७/०६ अखरे
			३४६६.०० + १४५७७४.४० एकत्रीकरण चे सामिल क्षेत्र		
			१४९१६९.४० - ७७८६२.९० पो.वि. च्या नविन मिळवत पत्रिका उघडल्या		
			७१३०६.५०		



सुविधाधिकार	--
हक्काचा मुळ धारक वर्ष	मेसर्स गोदरेज ऍन्ड बॉयस मॅन्युफॅक्चरिंग कं.प्रा.लि.
पट्टेदार	--
इतर भार	--
इतर शरे	--

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षार्कन
०३/१२/१९७१	बिनशेती आदेश मा.उप जिल्हाधिकारी अंधेरी मुंबई यांचा क्र. ऐ.डी.सी./एल्.एन्.डी.सी.७२१९ ता.१६.३.६६ अन्वये बिनशेती साऱ्याची नोंद केली (क्षेत्र १८.८०९ Resident Industrial ७२९ चौ.मि.)(यांत सामिल सि.स.नं.८.८ चा १ ते १८ ९, ९ चा १ ते १८ १०, १० चा १ ते १८ ११, ११/१ ते १८ १२, १२/१ ते १८ १३, १३/१ ते १० २५, २५/१ ते १८ २७, २७/१ ते १८ २८, २८/१ ते १८ २९, ५७, ५७/१ ते ९ ५८, ५८/१ ते १९ ५९, ५९/१ ते १९ ६१, ६१/१ ते ४८ २९, ५६/१, ५६/२ ५६, ६०, ६०/१ ते ९			
०२/०९/१९७२	बिनशेती आदेश मा.उप जि.धिकारी अंधेरी/मुंबई यांचा क्र.ऐ.डी.सी./एल्.एन्.डी.सी.१७२.७ अन्वये बिनशेती साऱ्याची नोंद केली क्षेत्र १८८०९ मुदत १.८.७१ ते १५७२६.३/Resident ७२९ चौ.मी. ६०९.५३ आदेश यांत सामिल सि.स.नं.८.८/१ ते १८, ९, ९/१ ते ८ १०, १०/१ ते १८ ११, ११/१ ते १८, १२, १२/१ ते १८ १३, १३/१ ते १० २५, २५/१ ते १८ २७/१ ते १८ २८, २८/१ ते १८ २९, ५६, ५६/१ ५७, ५७/१ ते ९ ५८, ५८/१ ते १९ ५९, ५९/१ ते ९ ६०, ६०/१ ते ९ ६१, ६१/१ ते ४८ २२, २२/१ ते १८			सती - १९७२-०९-२८ न.भू.अ. घाटकोपर



पान नं. १

मालमत्ता पत्रक

विभाग/मोजे -- विक्रोळी

तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
८अ/१	८				

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
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०२/०७/१९८२

दुरुस्ती बिनशेती आदेश
 मा.अ.जिल्हाधिकारी मुंबई उपनगर
 अंधेरी कडील आदेश क्र.ADC/LND/A-५९०८
 दि.२४.०३.८२ अन्वये बि.शेती.सान्याची नोंद केली
 न.भू.क्र.५६ पै क्षेत्र १७३००.६ चौ.मि. फेरआदेशापर्यंत
 यांत सामिल न.भू.क्र.८,८/१ ते १८,९,९/१ ते १८
 १०, १०/१ ते १८, ११, ११/१ ते १८, १२, १२/१ ते १८, १३, १३/१ ते १०
 २५, २५/१ ते १८, २६, २६/१ ते १८, २७, २७/१ ते १८, २८, २८/१ ते १८
 २९, २९, ५६/१ ते २, ५७, ५७/१ ते ९, ५८, ५८/१ ते १९
 ५९, ५९/१ ते ९, ६०, ६०/१ ते ९, ६१, ६१/१ ते ४८
 सामिल.



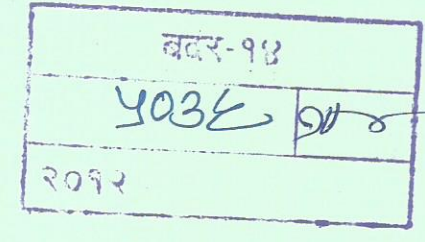
३१/०३/२००३

शासन निर्णय (महसूल व वन विभाग) क्र.एन.ओ.अ./१०८७
 ३५७० प क्र. ५३ल / ल-५ दि.२७/१/०१ चे आदेशा प्रमाणे
 सु.द.वि.शे.अकारणीची नोंद घेतली
 मुदत १/८/०१ ते ३१/७/२००६
 सामील न.भू.क्र. ८,८/१ ते १८, ९, ९/१ ते १८, १०, १०/१ ते १८, ११, ११/१ ते १८,
 १२, १२/१ ते १८, १३, १३/१ ते १०, २५, २५/१ ते १८, २६, २६/१ ते १८
 २७, २७/१ ते १८, २८, २८/१ ते १८, २९, ५६, ५६/१, २, ५७, ५७/१ ते २, ५८, ५८/१ ते १८,
 ५९, ५९/१ ते ९, ६०, ६०/१ ते ९, ६१, ६१/१ ते ४८.



०१/०७/२००४

मा. भू.संपादन विशेष अधिकारी क्र.३
 मुंबई उ.न. यांचेकडील आदेश क्रमांक
 एल.ए.व्यू. ३१२/विक्रोळी क.जा.प.
 ६९५ दि. २३/०९/०३ अन्वये अॅवार्ड व
 ताबं पायती प्रमाण व इकडोल आदेश
 क्र. दि. १/७/०४ अन्वये मध्य रेल्वेच्या
 मार्ग क्र.५, ६ च्या मार्गाकरिता संपादित
 केलेल्या १९३.९० चौ.मी. क्षेत्राची
 नविन मिळकत पत्रिका उघडली व
 त्यास न.भू.क्र. ८ब दिला मूळ
 न.भू.क्र. ८अ करुन क्षेत्र ३४६६.०० कायम केले.



FLAT NO.

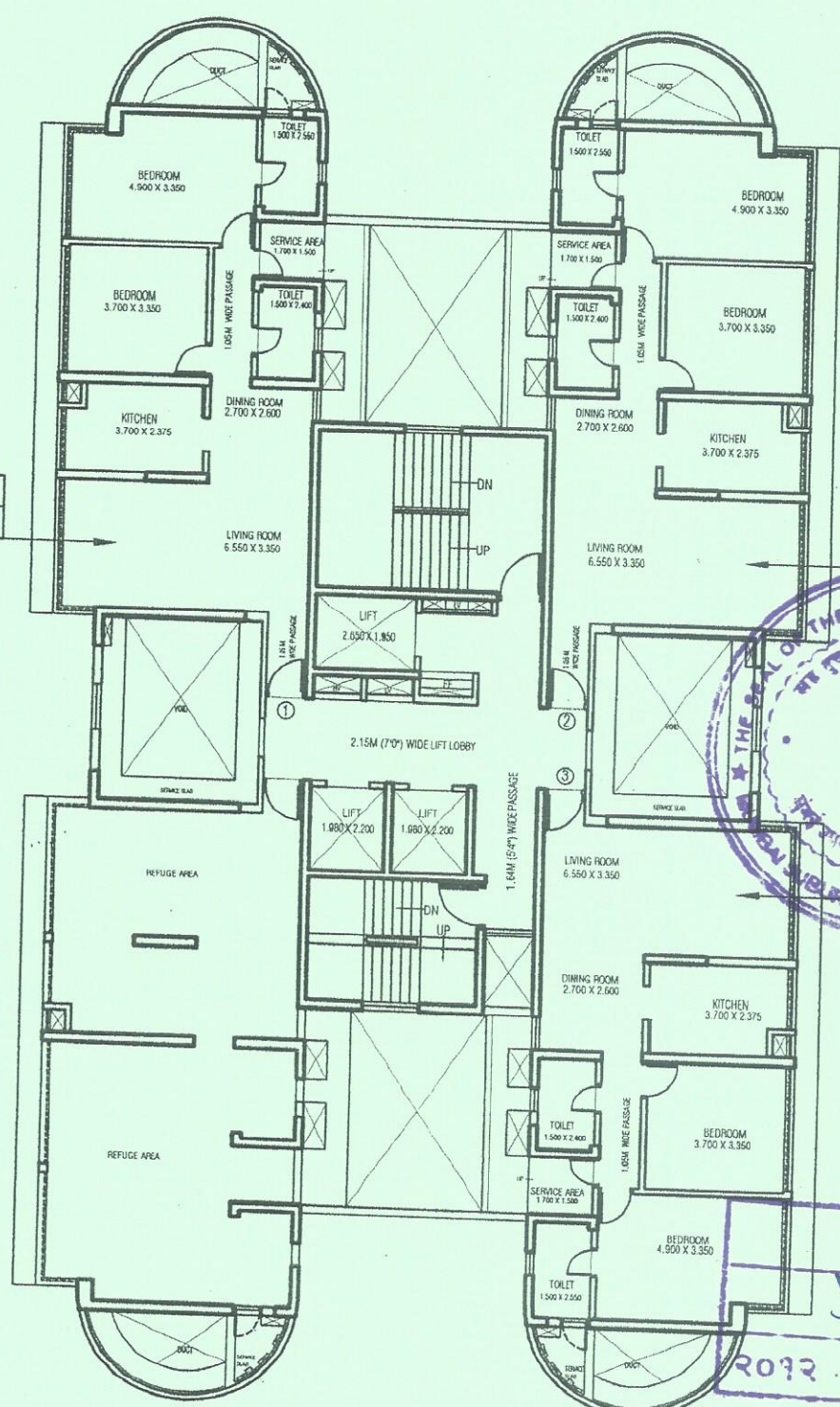
FLAT NO.
601, 1101

FLAT NO.
602, 1102

FLAT NO.
603, 1103



बदर-१४
योजने १०४
२०१२



REFUGE FLOOR PLAN (6TH & 11TH)

ALL DIMENSIONS ARE IN MTRS

GODREJ PLATINUM

PLAN NO.3

WING B1 - TOWER B1

SCALE - NTS N

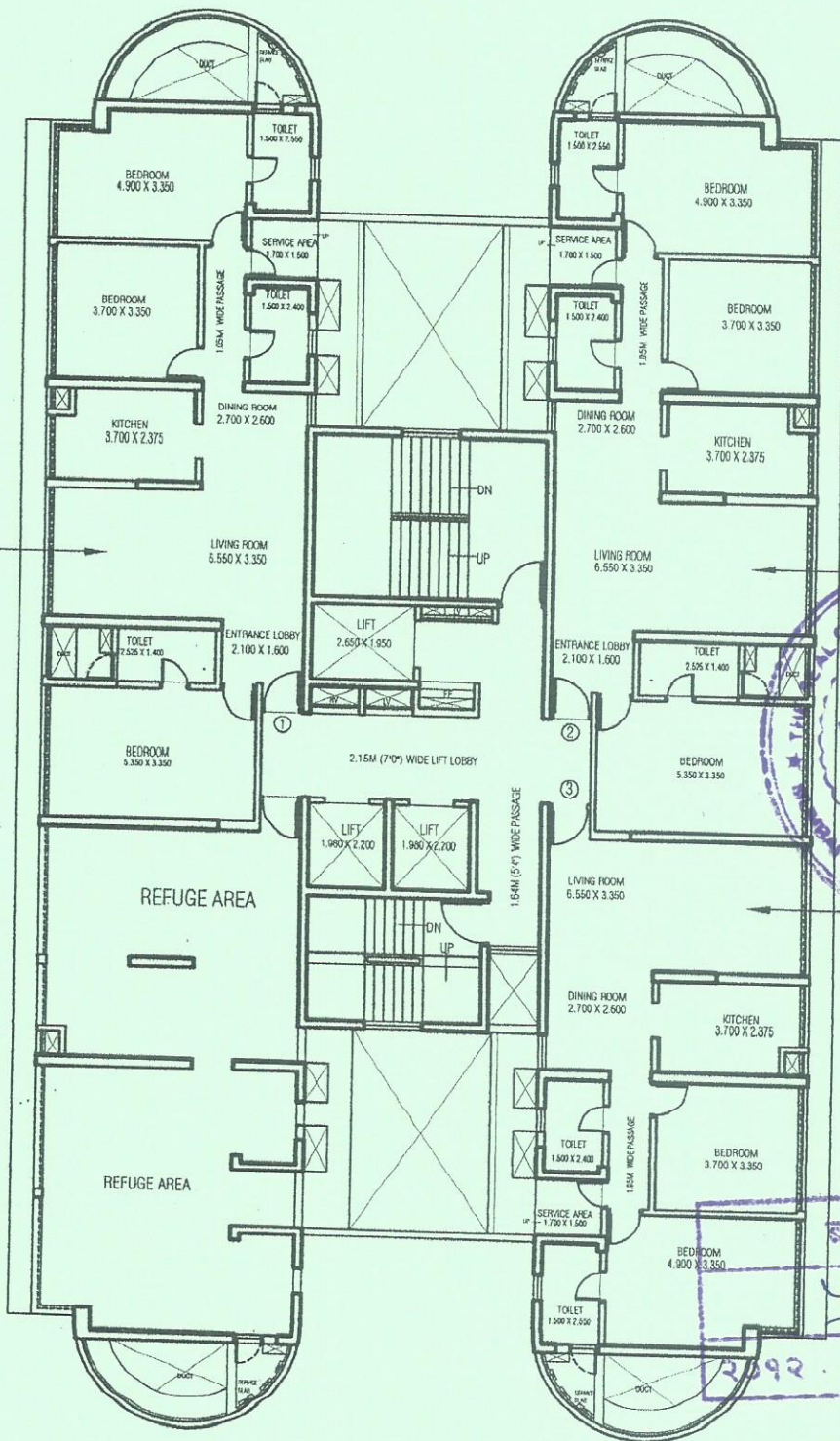
FLAT NO.

FLAT NO.
1601, 2101, 2601

FLAT NO.
1602, 2102, 2602



FLAT NO.
1603, 2103, 2603



REFUGE FLOOR PLAN (16TH, 21ST & 26TH)

GODREJ PLATINUM

PLAN NO.3

WING B1 - TOWER B1

ALL DIMENSIONS ARE IN MTRS

SCALE - NTS N

Handwritten notes in a blue box: '2036-90', '2036-90', and '2036-90'.

FLAT NO.

1904

FLAT NO.

1701, 1801, 1901,
2001, 2201, 2301,
2401, 2501

FLAT NO.

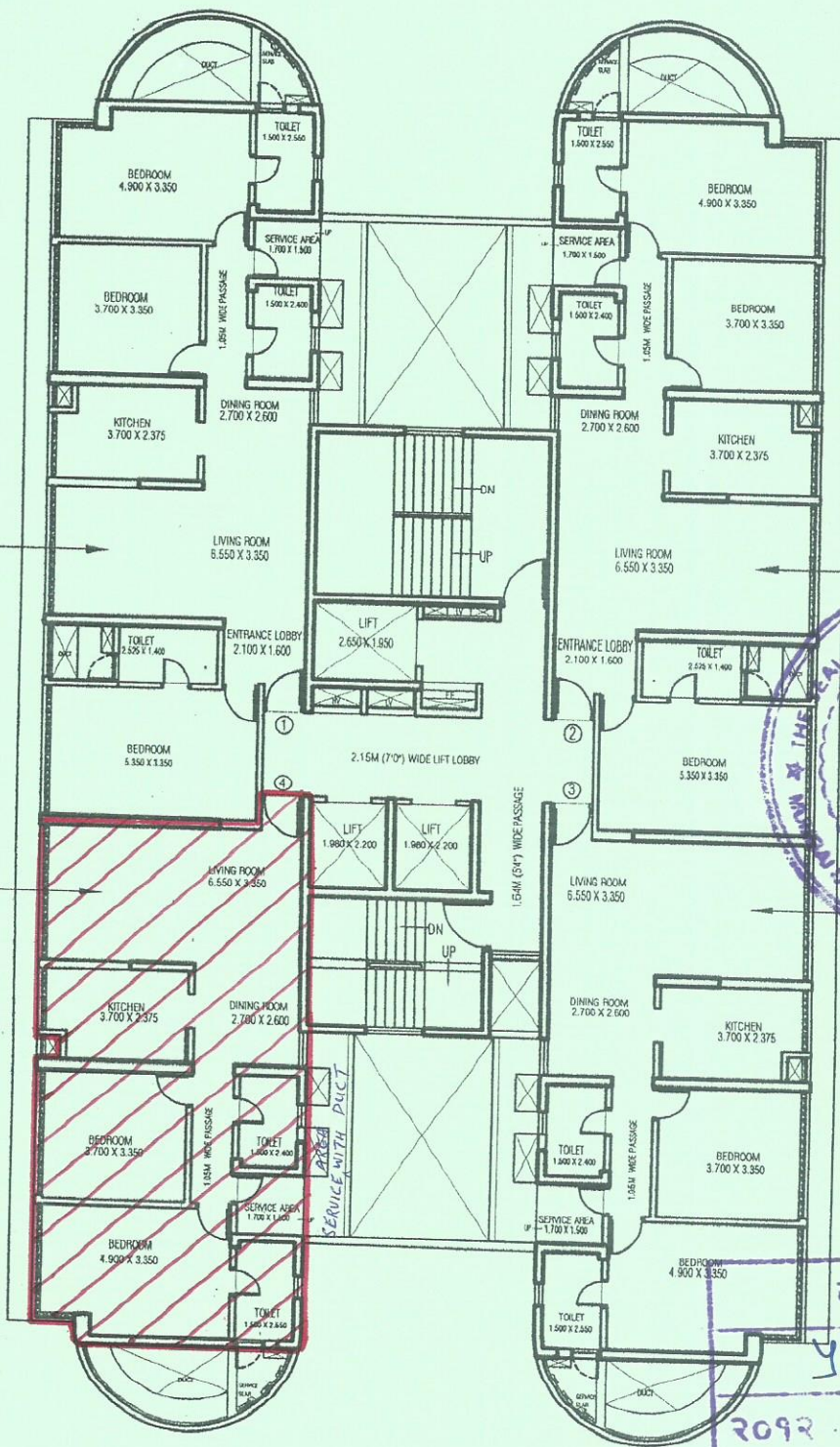
1702, 1802, 1902,
2002, 2202, 2302,
2402, 2502

FLAT NO.

1704, 1804, 1904,
2004, 2204, 2304,
2404, 2504

FLAT NO.

1703, 1803, 1903,
2003, 2203, 2303,
2403, 2503



बदर-१४
 ५०३६ १०८
 २०१२

TYPICAL FLOOR PLAN (17TH-20TH, 22ND-25TH)

GODREJ PLATINUM

PLAN NO.3

WING B1 - TOWER B1

ALL DIMENSIONS ARE IN MTRS

SCALE - NTS



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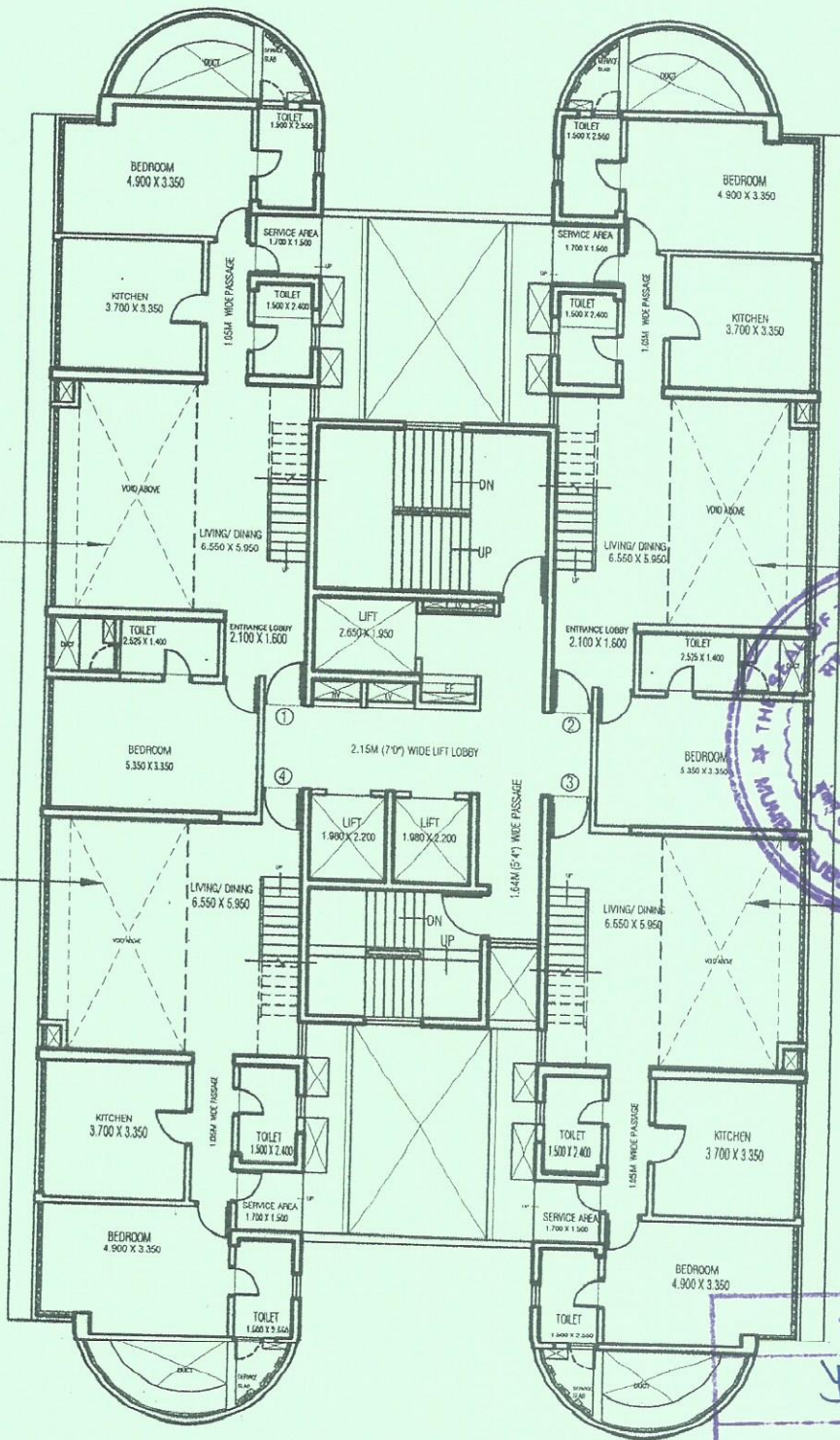
FLAT NO.

FLAT NO.
2701

FLAT NO.
2702

FLAT NO.
2704

FLAT NO.
2703



बदर-१४
 १०६ ९९०
 २०१२

LOWER DUPLEX LEVEL (27TH FLOOR PLAN)

GODREJ PLATINUM

PLAN NO.3

WING B1 - TOWER B1

ALL DIMENSIONS ARE IN MTRS

SCALE - NTS



FLAT NO.

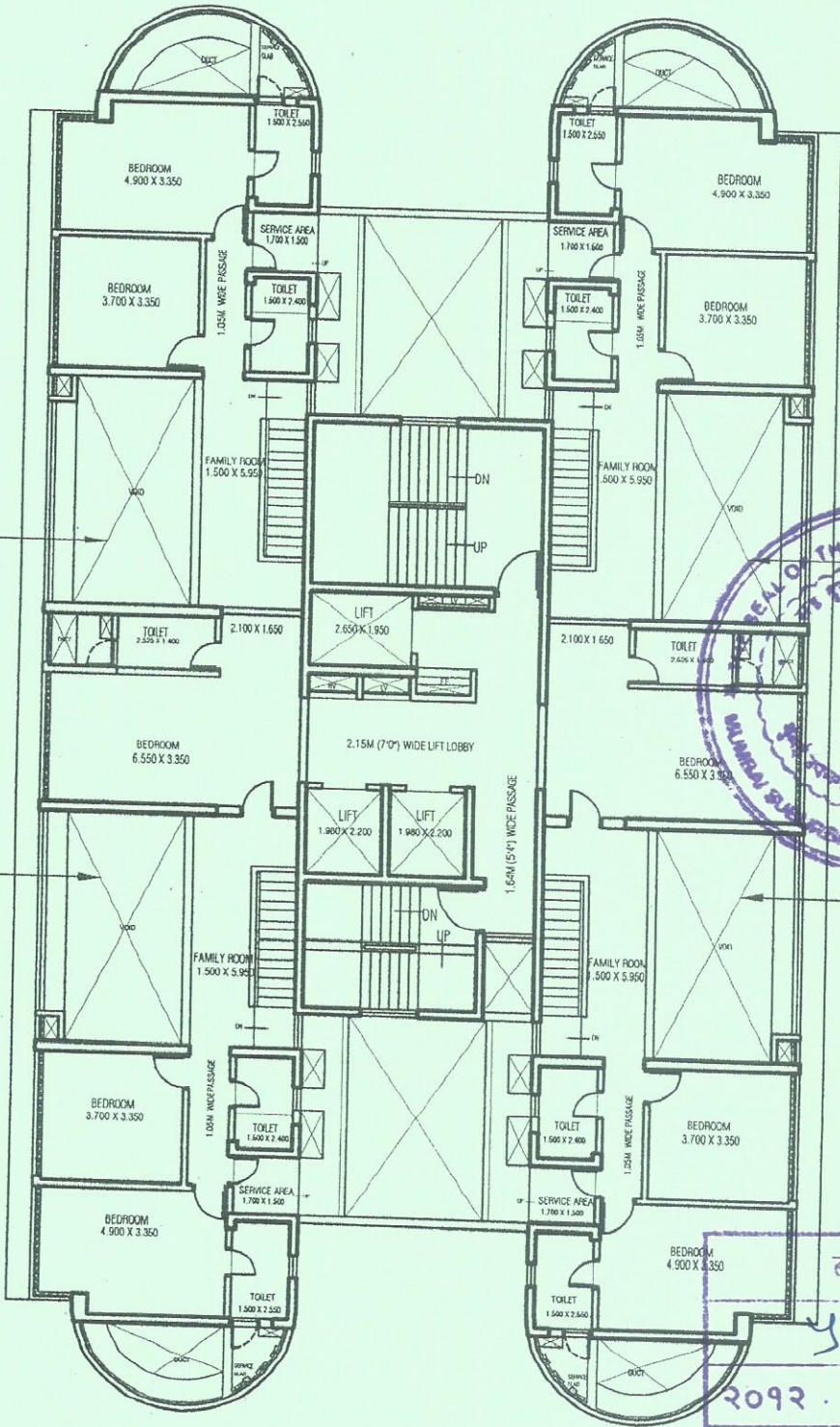
FLAT NO.
2701

FLAT NO.
2704

FLAT NO.

FLAT NO.
2703

बदर-१४
५०३६ ९९९
२०१२



UPPER DUPLEX LEVEL (28TH FLOOR PLAN)

GODREJ PLATINUM

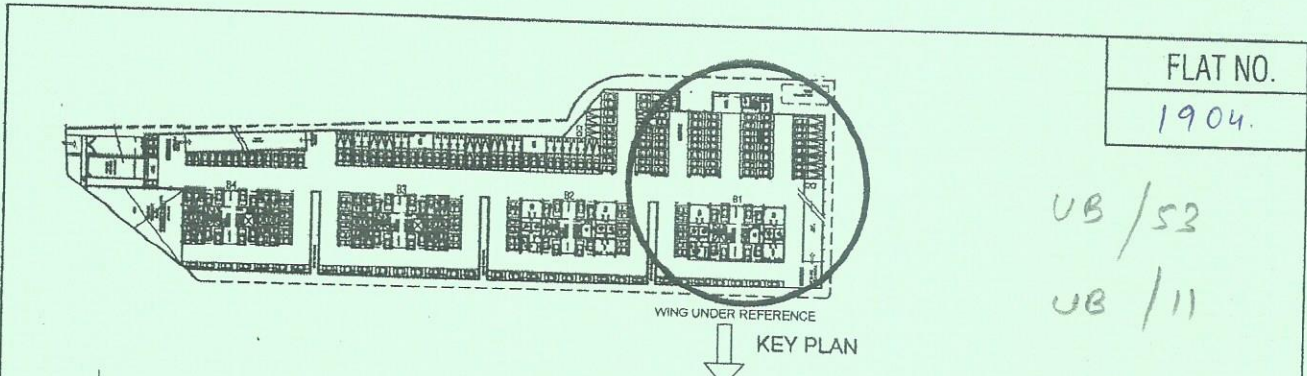
PLAN NO.3

WING B1 - TOWER B1

ALL DIMENSIONS ARE IN MTRS

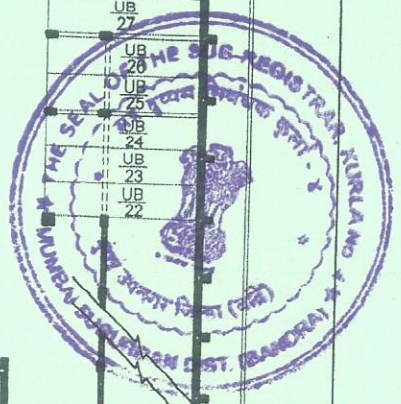
SCALE - NTS N

ANNEXURE - G (COLLY.)



FLAT NO.
1904.

UB / 52
UB / 11



R - RESERVED FOR DIFFERENTLY ABLED
V - VISITORS CAR PARKING
B-2 - PARKING FOR TOWER B-2

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CAR PARKING PLAN AT UPPER BASEMENT LEVEL

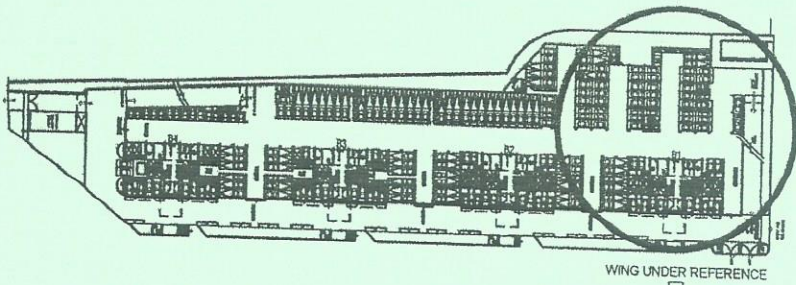
GODREJ PLATINUM

PLAN NO.4

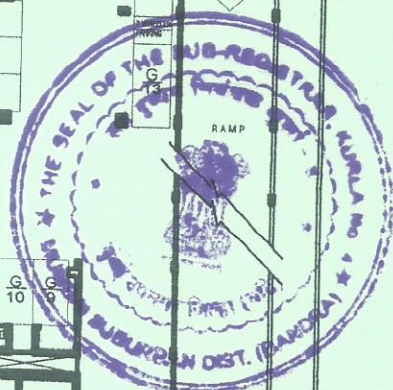
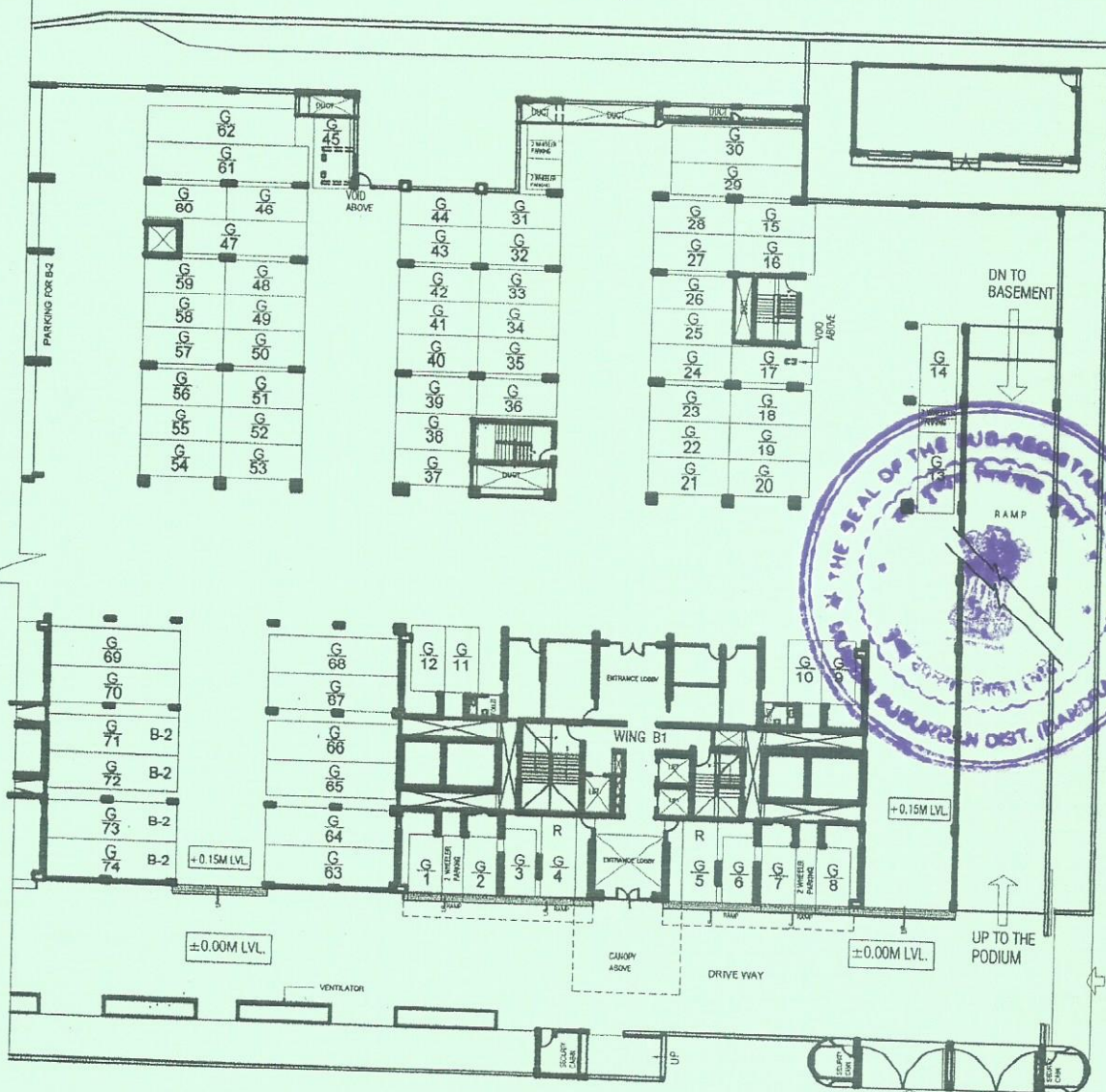
WING B1 - TOWER B1

SCALE - NTS N

FLAT NO.



WING UNDER REFERENCE
KEY PLAN



R - RESERVED FOR DIFFERENTLY ABLED
V - VISITORS CAR PARKING
B-2 - PARKING FOR TOWER B-2

CAR PARKING PLAN AT GROUND/STILT LEVEL

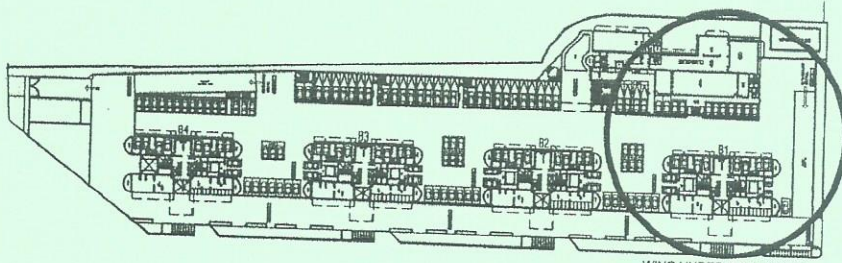
GODREJ PLATINUM

PLAN NO.4

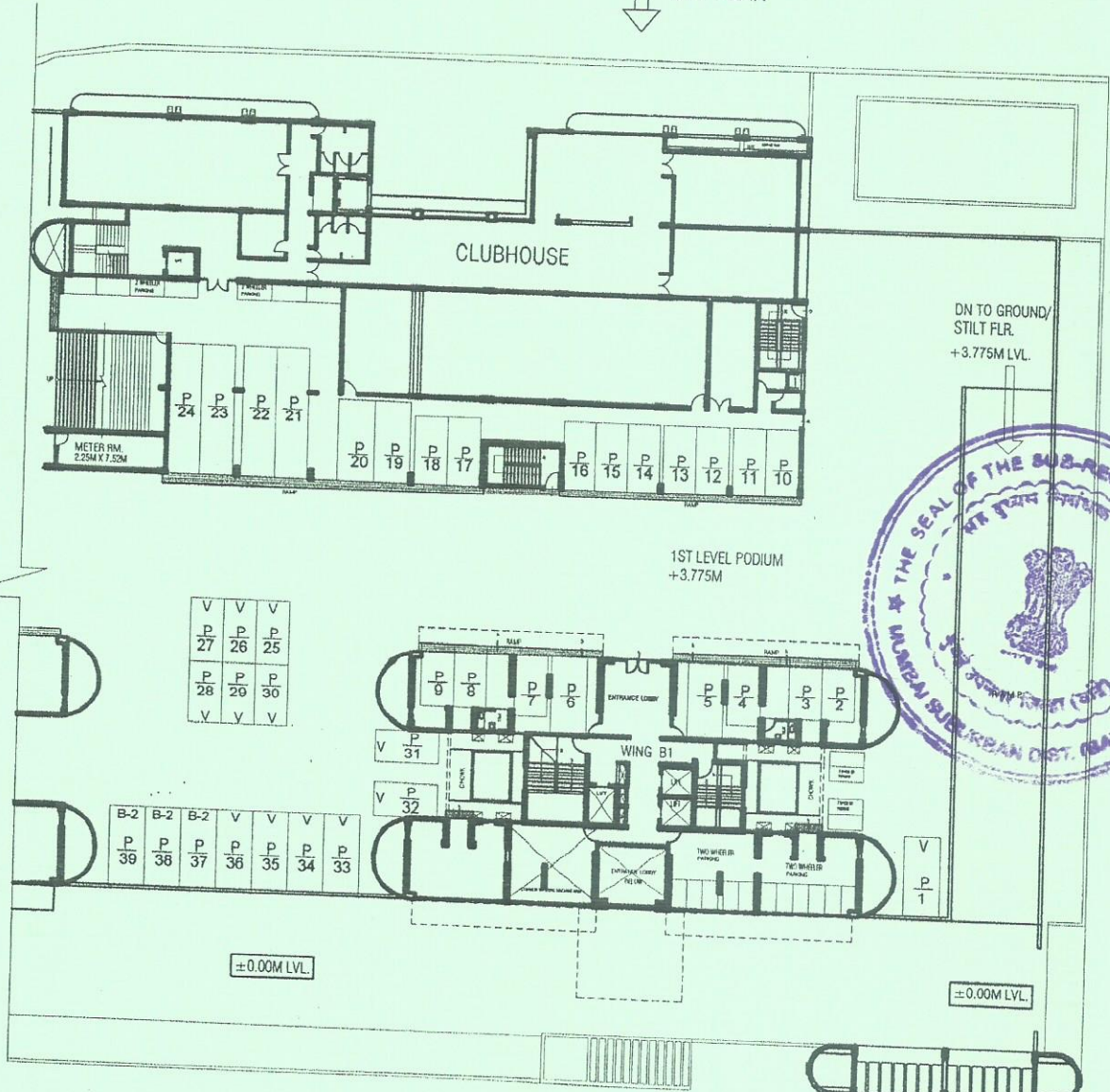
WING B1 - TOWER B1

SCALE - NTS N

FLAT NO.



WING UNDER REFERENCE
KEY PLAN



R - RESERVED FOR DIFFERENTLY ABLED
V - VISITORS CAR PARKING
B-2 - PARKING FOR TOWER B-2

CAR PARKING PLAN AT PODIUM LEVEL

GODREJ PLATINUM

PLAN NO.4

WING B1 - TOWER B1

SCALE - NTS N

Handwritten notes and stamps: '603-48', '4036', and '2092'.

ANNEXURE - H(i)

(List of Fixtures, Fittings and Amenities)

Living, Dining and Bedrooms

Finishes / Amenities / Fittings	Specification
Floor tiling	Composite Marble
Door frames	Teak wood
Door shutters	Solid core marine flush door 45 mm thick with veneer (entrance door) Solid core marine flush door 30 mm thick with laminate (all other doors)
Door accessories (living room)	Godrej tribolt, globular knob set, magnetic door stopper.
Door accessories (bedroom)	Godrej cylindrical lock and magnetic door stopper.
Aluminium windows	European standards double glazed Aluminium windows with heat insulation properties. Glass Safety Railing OR Grill in all windows.
Air conditioner	5-star rated AC
Video door phone	Video door phone
Painting	Low volatile organic compound paint.
Light switches	Clipsal opal from Schneider or equivalent

Kitchen

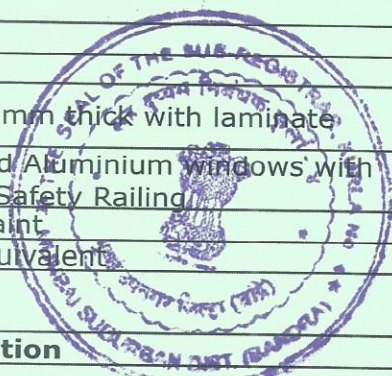
Finishes / Amenities / Fittings	Specification
Floor tiling	Composite marble
Wall cladding & Platform	Quartz engineered stone OR Granite
Modular kitchen with Sink	Parallel modular kitchen with 2-tier overhead storage from Godrej Interio
Chimney	Chimney
Cook top	Cook top OR Hob
Door frames	Teak wood
Door shutters	Solid core marine flush door 45 mm thick with laminate
Aluminium windows	European standards double glazed Aluminium windows with heat insulation properties. Glass Safety Railing
Painting	Low volatile organic compound paint
Light switches	Clipsal opal from Schneider or equivalent

Bathing

Finishes / Amenities / Fittings	Specification
Floor tiling	Granite-hone finish
Wall Cladding	Composite marble
Door frames	Granite
Door shutters	Solid core marine flush door 35 mm thick with laminate
Door accessories	Godrej cylindrical keyless lock / Sliding Keyless door lock
Aluminium windows	Louvered /openable aluminium windows with safety grills
Sanitary fittings	European brand CP fittings and shower head
Sanitary fixtures	Wallhung WC and Wash basin of reputed brand.
Light fixtures	LED lights fixtures
Light switches	Clipsal opal from Schneider or equivalent
Toilet accessories (towel ring, tumbler holder, towel rail, corner shelf)	Continental range from Jaguar or equivalent

Dry Balcony/ Service Area

Finishes / Amenities / Fittings	Specification
Floor tiling	Anti skid vitrified tiles
Door frames	Granite
Door shutters	Solid core marine flush door 45 mm thick with laminate
Door accessories	Godrej cylindrical lock and magnetic door stopper
Painting	Low volatile organic compound paint
Light switches	Clipsal opal from Schneider or equivalent



2092-98
 2092

ANNEXURE - H(ii)

Rebate/discount/concession in case of change/substitution requested by the Purchaser and accepted by the Owner-Developer

Sr. No.	Item
1	Modular Kitchen including parallel 2-tier overhead storage and bottom units, Quartz stone kitchen platform, Quartz stone kitchen dado, Anti scratch branded sink, sink tap, cook top and chimney

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ANNEXURE - I

Estimated costs charges and expenses

Item No.	Particulars	Amount
(1)	Adhoc contribution at Rs.9.50 per square foot per month of carpet area towards advance proportionate share of Expenses and Outgoings including property taxes for a period of 24 (twenty-four) months.	Rs. 1,92,204/- (Rupees One Lakh Ninety Two Thousand Two Hundred and four only)
(2)	Adhoc contribution at Re.0.50 per square foot per month of carpet area towards advance proportionate share of Maintenance Cost of Aluminum Composite Cladding Panel for a period of 24 (twenty-four) months	Rs.10,116/- (Rupees Ten Thousand One Hundred and Sixteen only)
(3)	Adhoc contribution at Re.1/- per square foot per month of carpet area towards non-refundable mandatory contribution of Aluminum Composite Cladding Replacement Fund for a period of 24 (twenty-four) months.	Rs.20,232/- (Rupees Twenty Thousand Two Hundred and Thirty Two only)
(4)	Club-House-2 Utility and Maintenance charges (12 months in advance) at Rs.1000/- per month.	Rs.12,000/- (Rupees Twelve Thousand only)

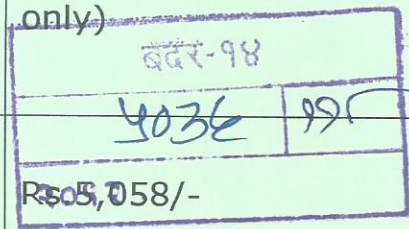





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Item No.	Particulars	Amount
(5)	Mandatory contribution to Corpus Fund for Club-House 2.	Rs.1,00,000/- (Rupees One Lakh only)
(6)	Adhoc contribution at Rs.2.50 per square foot per month of carpet area towards advance proportionate share of Common Maintenance Charges for a period of 36 (thirty six) months.	Rs.75,870/- (Rupees Seventy Five Thousand Eight Hundred and Seventy only)
(7)	Legal costs charges and expenses for the preparation of various documents including Conveyance in favour of the Federal Society at Rs.10/- per square foot of carpet area.	Rs.8,430/- (Rupees Eight Thousand Four Hundred and Thirty only)
(8)	Service charges for the formation and registration of the Society and Federal Society at Rs.6.0 per square foot of carpet area.	Rs.5,058/- (Rupees Five Thousand and Fifty Eight only)



Item No.	Particulars	Amount
(9)	Share money/Application Entrance Fee of the Society.	Rs. <u>800</u> /- /- (Rupees <u>Eight</u> <u>Hundred</u> - only)
(10)	Electric meter , water meter and Gas Connection/installation and deposits.	Rs.10,000/- (Rupees Ten Thousand only)
	Total:	Rs. <u>4,34,710</u> /-

(Handwritten signatures)

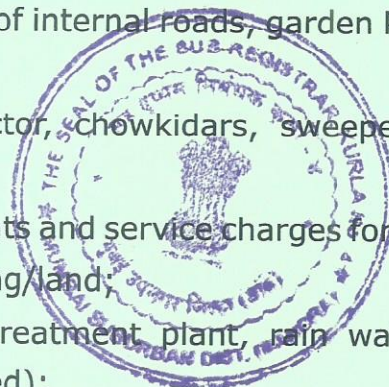
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 2092 .



ANNEXURE - J

LIST OF OUTGOINGS/DEPOSITS

1. Building Insurance Premium;
2. All Municipal rates taxes cesses assessments betterment charges levies and all other impositions made by the Corporation and any local or public bodies or authorities and/or Government (State or Central) (including but not limited to Service Tax/Value Added Tax and other future levies/taxes) and charges for water and sewerage and other service charges and taxes;
3. Expenses for the day to day maintenance, housekeeping and management of the building (tower) such as electricity consumed in all common areas of the property and building, lift service charges, salaries of watch and ward and other staff and property managers fees;
4. Costs of cleaning maintenance and upkeep of the property and the building and structures therein;
5. Cost of decorating/painting the exterior of the building, passages and staircase after the date of possession;
6. Cost of upkeep and maintenance charges for the use of internal roads, garden R G areas;
7. Salaries and wages of Manager, clerks, bill collector, chowkidars, sweepers, gardeners, security services etc.;
8. Cost of working and maintenance of water pumps, lights and service charges for all unspecified appurtenances in under or upon the building/land;
9. Cost of operation and maintenance of sewerage treatment plant, rain water harvesting system and diesel generator sets (if provided);
10. Sinking fund and other funds as may be determined by the Owner-Developer/Society;
11. Electrical meter deposits;
12. Water meter deposits;
13. Such other expenses and outgoings as provided in the Bye-laws of the Society;
14. Lift maintenance charges;
15. Fire equipment operation and maintenance;
16. All charges for running of the office of the Society/Federal Society;
17. Payment to securities service Agencies;
18. Installation and maintenance of intercom and other surveillance equipments;
19. Cost of services rendered for property management;
20. Such other unspecified expenses as are necessary or incidental for maintenance and upkeep of the building.



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ANNEXURE - K

Names and addresses of the partners of the Purchaser



23-98
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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AACPC8608A



नाम / NAME

PANKAJ BALBIR CHOPRA

पिता का नाम / FATHER'S NAME

BALBIR CHAND CHOPRA

जन्म तिथि / DATE OF BIRTH

10-01-1966

हस्ताक्षर / SIGNATURE



P. Balbir

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

Pankaj Chopra

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर निदेशक (पद्धति)
ए.आर.ए. सेन्टर, भूतल
ई-२, झन्डेवालान एक्सटेंशन
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to
the issuing authority :

Director of Income Tax (Systems)

ARA Centre, Ground Floor

E-2, Jhandewalan Extn.

New Delhi - 110 055



बदर-१४	
५०३६	१२३
२०१२	

INCOME TAX PAN SERVICES UNIT

Managed by UTI Technology Services Ltd.
Plot No. 3, Sector 11, Post Bag No. 20, CBD Belapur,
Navi Mumbai - 400 614. E-mail : utitsl.gsd@utitsl.co.in

The Income Tax Department takes pleasure in informing that the PAN allotted to you is :

AGZPC1527D

and the PAN card is enclosed herewith. Further, for filing the return of income, please contact

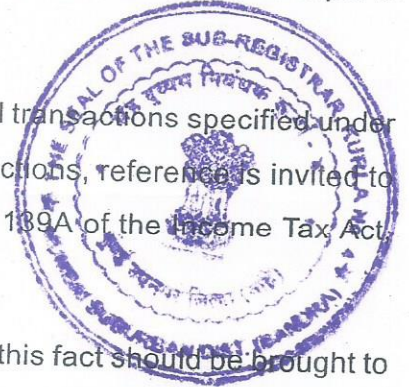
ITO WARD 18(2)-4.MUMBAI. [NEW]

Quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate **credit of taxes paid by you and faster processing of return of income**. Moreover, quoting PAN on all other communications with the department will help to improve taxpayer services.

We may inform that it is **mandatory to quote PAN** in several transactions specified under the Income Tax Act, 1961. For further details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139A of the Income Tax Act, 1961.

In the unlikely event of **more than one PAN being allotted**, this fact should be brought to the notice of your Assessing Officer, as **possessing or using more than one PAN is against law** and may attract **penalty of up to Rs. 10,000/-**.

Any errors in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above and on the reverse of the PAN Card.



बंदर-१४	
५०३६	१२२
२०१२	

BundleID: BOM-I13026 / DespatchID26455310

Income Tax Department

Smt ANITA CHOPRA
1001 B WING
SUKHDA APRT
SIR POCHKHANWALA RD
WORLI
MUMBAI
MAHARASHTRA 400025
PHONE : 022 -55886710



(This being a computer-generated letter, no signatures are required)

आयकर विभाग

INCOME TAX DEPARTMENT

ANIL SHANKAR VICHARE

SHANKAR VICHARE

20/11/1973

Permanent Account Number

ACVPV3571C

Anil

Signature



भारत सरकार

GOVT. OF INDIA



आयकर विभाग

INCOME TAX DEPARTMENT

JAYESH NIKAM

RAOJI DAULAT NIKAM

09/09/1973

Permanent Account Number

AEIPN6050K

Jayesh

Signature



भारत सरकार

GOVT. OF INDIA



21/01/2006



बंदर-१४	
५०३६	१२४
२०१२	

26/06/2012

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

वदर14

12:27:00 pm

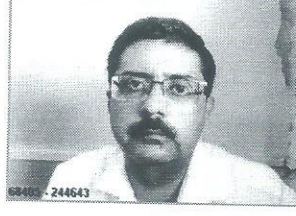


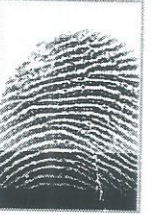
सह दु.नि.का-कुर्ला 4

दस्त क्र 5036/2012

9/2/12

दस्त क्रमांक : 5036/2012

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
2	<p>नाव: पंकज चोप्रा - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: 1001, टॉवर 3, प्लॅनेट गोदरेज, सात रस्ता, महालक्ष्मी मुं 11</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव:-</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर:</p>	<p>लिहून घेणार</p> <p>वय 46</p> <p>सही</p> <p><i>Pankaj Chopra</i></p>		
3	<p>नाव: अनिता चोप्रा - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: वरीलप्रमाणे</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव:-</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: AGZPC1527D</p>	<p>लिहून घेणार</p> <p>वय 46</p> <p>सही</p> <p><i>Anita</i></p>		

खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव
1	मे/- गोदरेज अँड बॉइज मॅन्यू. कं. लि. तर्फे चीफ ऑपरेटिंग ऑफीसर श्री. परवेझ के. गांधी AAASG 1395D -





दस्त गोषवारा भाग - 2

वदर14

दस्त क्रमांक (5036/2012)

9261

दस्त क्र. [वदर14-5036-2012] चा गोषवारा
बाजार मुल्य :6866118 मोबदला 17350000 भरलेले मुद्रांक शुल्क : 867500

पावती क्र.:5062 दिनांक:26/06/2012
पावतीचे वर्णन
नांव: पंकज चोप्रा - -

दस्त हजर केल्याचा दिनांक :26/06/2012 12:21 PM

निष्पादनाचा दिनांक : 26/06/2012

दस्त हजर करणा-याची सही :

Pankaj Chopra

30000 :नोंदणी फी
2540 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

32540: एकूण

दस्ताचा प्रकार :25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 26/06/2012 12:21 PM

शिकका क्र. 2 ची वेळ : (फ्री) 26/06/2012 12:26 PM

ओळख :

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

1) अनिल विचारे - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: 38/1225, टागोर नगर, विक्रोळी पूर्व मुं 83

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) जयेश निकम - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: बी 17/001, लोक नगरी, अंबरनाथ पू.

ईमारतीचे नाव: -

ईमारत नं: -

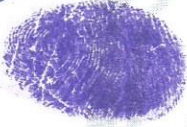
पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

दु. निबंधकाची सही, सह दु.नि.का-कुर्ला 4



दु. निबंधकाची सही
सह दु.नि.का-कुर्ला 4



27/06/2012

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

वदर14

1:56:32 pm

सह दु.नि.का-कुर्ला 4

दस्त क्र 5036/2012

520/

दस्त क्रमांक : 5036/2012

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मे/- गोदरेज अँड बॉइज मॅन्यू. कॅ. लि. तर्फे चीफ
ऑपरेटिंग ऑफीसर श्री. परवेझ के. गांधी AAASG
1395D - -
पत्ता: घर/प्लॉट नं: -
गल्ली/रस्ता: पीरोजशा नगर, विक्रोळी मुं 79
ईमारतीचे नाव: -
ई#

लिहून देणार

वय 56

सही P.K. Ganesh



दस्तऐवज करुन देणार तथाकथीत [करारनामा] दस्तऐवज करुन दिल्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

वदर14

दस्त क्रमांक (5036/2012)

925/926

दस्त क्र. [वदर14-5036-2012] चा गोषवारा
बाजार मुल्य :6866118 मोबदला 17350000 भरलेले मुद्रांक शुल्क : 867500

पावती क्र.:5062 दिनांक:26/06/2012

पावतीचे वर्णन

नांव: पंकज चोप्रा - -

दस्त हजर केल्याचा दिनांक :26/06/2012 12:21 PM

निष्पादनाचा दिनांक : 26/06/2012

दस्त हजर करणा-याची सही :

30000 :नोंदणी फी

2540 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),

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

32540: एकूण

दस्ताचा प्रकार :25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 26/06/2012 12:21 PM

शिकका क्र. 2 ची वेळ : (फ्री) 26/06/2012 12:26 PM(कार्यवाही पूर्ण)

शिकका क्र. 3 ची वेळ : (कबुली) 27/06/2012 01:56 PM

शिकका क्र. 4 ची वेळ : (ओळख) 27/06/2012 01:56 PM

दस्त नोंद केल्याचा दिनांक : 27/06/2012 01:56 PM

दु. निबंधकाची सही, सह दु.नि.का-कुर्ला 4

ओळख :

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

1) अनिल विचारे - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: 38/1225, टागोर नगर, विक्रोळी पूर्व मुं 83

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) जयेश निकम - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: बी 17/001, लोक नगरी , अंबरनाथ पू.

ईमारतीचे नाव: -

ईमारत नं: -

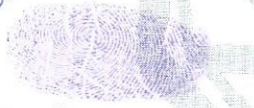
पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

Handwritten signature



Handwritten signature



दु. निबंधकाची सही
सह दु.नि.का-कुर्ला 4

पुस्तक क्रमांक 9 क्रमांकाचा नोंदला.
दिनांक 26/06/2012
वदर-98/4036/2012
एकूण 925/926 पाने आहेत

सह दुय्यम निबंधक कुर्ला-8
मुंबई उपनगर जिब्ला.

