

18. The Purchaser shall have pro rata undivided share in the common area and facilities in the said property and also in the limited common area and facilities.

19. The common area and facilities for the whole of the said property are as under:-

(i) Paving around the Towers as per the Rules of Municipal Corporation of Greater Mumbai;

(ii) Compound lights and entrance lobby;

(iii) The plot on which Generators (if any) are lodged;

(iv) Passenger Lifts;

(v) The installation of Central Services such as Electricity, water, Tanks/Pumps, motors, ducts and in general all apparatus and installations fittings and fixtures which may be provided for common use;

(vi) Outdoor Unit for Centralized Air-conditioning, addressable fire alarm systems with smoke detectors in common area, sprinkler system and corridors, Boom Barriers (if any);

(vii) D.G Back-up for lighting and common services (excluding Air-conditioning);

(viii) R.C.C. underground, overhead tanks and rain water harvesting tanks with required number of pumps of approved capacity and make;

(ix) RCC Staircase with tread and riser finished in granite at lower ground floor and above & Kota in basement portion;

(x) The plot on which Generators (if any) are lodged;

(xi) The said property on which the building is proposed to be constructed;;

(xii) All other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common

बस - 4		
९९०४	२९	७०९
२०२३		





SLUM REHABILITATION AUTHORITY

Administrative Building, Fr. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

बरल - ८१		
९९०८	७९	१०९
२०१६		

No. SRA / ENG / ~~SRA/ENG/3177/PN/MR/AF~~

SALE BLDG.

19 MAY 2015

To,

~~M/S. VGS Realty Construction Pvt. Ltd.
Cakar Esquare, off Eastern Express Highway,
Opp. Lion Churnashatti Signal, Lion, Mumbai - 400 022.~~

With reference to your Notice, letter No. ~~1339~~ dated ~~8/08/~~ 20 ~~14~~ and delivered on ~~8/08/~~ 20 ~~14~~ and the plans, Sections, Specifications and Description and further particulars and details of your building at ~~GTS No. 827-D/1(pt) of village Malad (East) at Shree Krishna Nagar, General Arun Kumar Vaidya Marg, W/North Ward of MCGM, Goregaon (E)~~

furnished to me under your letter, dated ~~8th Aug.~~ 20 ~~14~~ I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up to date to the following conditions :

- A. ~~THAT THE FOLLOWING CONDITIONS SHALL BE COMPLETED BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL.~~
- A.1) That the Commencement Certificate us/ 44/69 (1) of the MR & TPA Act, shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the 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. 36 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.



बाल - ८१		
१९०८	१९२२	१९०९
३०२५		



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

FARIDA A FAQUIH
RASHID IRANI
 04/11/1951
 Permanent Account Number
AALPF804SK

F. Faruqi
 Signature





बरल - 61		
5908	9832	988
2025		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ARIF M FAQUIH
MOINUDDIN HUSAIN FAQUIH
 12/01/1950
 Permanent Account Number
AALPF8045L

A. Faruqi
 Signature




बरल - ८१		
११०८	११०८	१०९
२०२६		



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भारत सरकार
GOVT. OF INDIA



सूचना विभाग
INCOME TAX DEPARTMENT

PAI GUNI DESAI

NILESH JINABHAI DESAI

2306511381

Permanent Account Number

AGWVFD9987B

[Handwritten Signature]
Signature



बरल - ८१		
९९०४	९३५	९०९
२०२६		

[Handwritten mark]


THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE


DL No: MH05 2016026303 DOB: 23-08-2016
 Valid Till: 04-12-2032 (HT)

AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV: DOV
 MCWD: 23-08-2016

FORM 7
 RULE 16 (1)

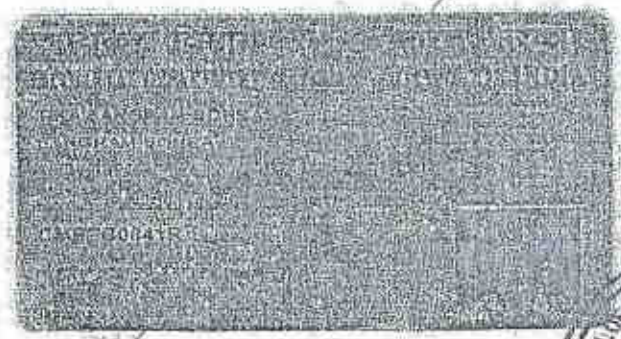
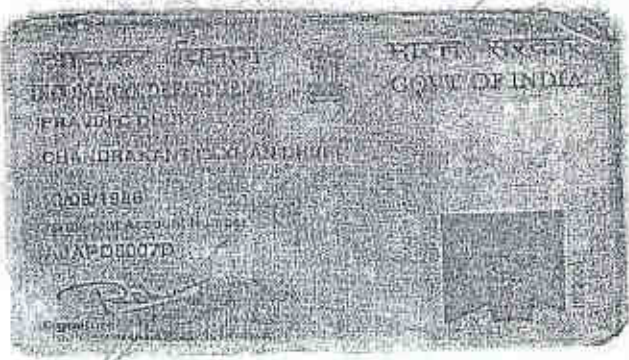
DOB: 08-12-1982 BG

Name: AJAY DEBDE
 S/O of NANDURANG DEBDE
 A/C 218 GANPATI NIVAS DAWA MAHAYAMA PHULE RD,
 GARGACHA WADA DOMBIVLI (W) DIST. THANE

PIN: 401302
 Signature & ID of Issuing Authority: MH05 2016-18

Signature/Thumb Impression of Holder

बरल - ८१		
९९०४	२५७०	९४९
२०१६		




THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE


DL No: MH03 20160031043 DOB: 23-09-2016
 Valid Till: 22-09-2036 (HT)

AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV: DOV
 MCWD: 23-09-2016
 LNV: 23-09-2016

FORM 7
 RULE 16 (1)

DOB: 02-11-1985 BG

Name: VRAJAKTA PATIL
 S/O of SUBODH PATIL
 Add: TYPE - 202401, R.C. COLONY,
 CHENBUR, MUMBAI

PIN: 400074
 Signature & ID of Issuing Authority: MH03 2016-74

Signature/Thumb Impression of Holder


आयकर विभाग
 INCOME TAX DEPARTMENT
 VAIBHAV VASANT JEDHE
 VASANT JEDHE
 18/07/1990

भारत सरकार
 GOVT OF INDIA



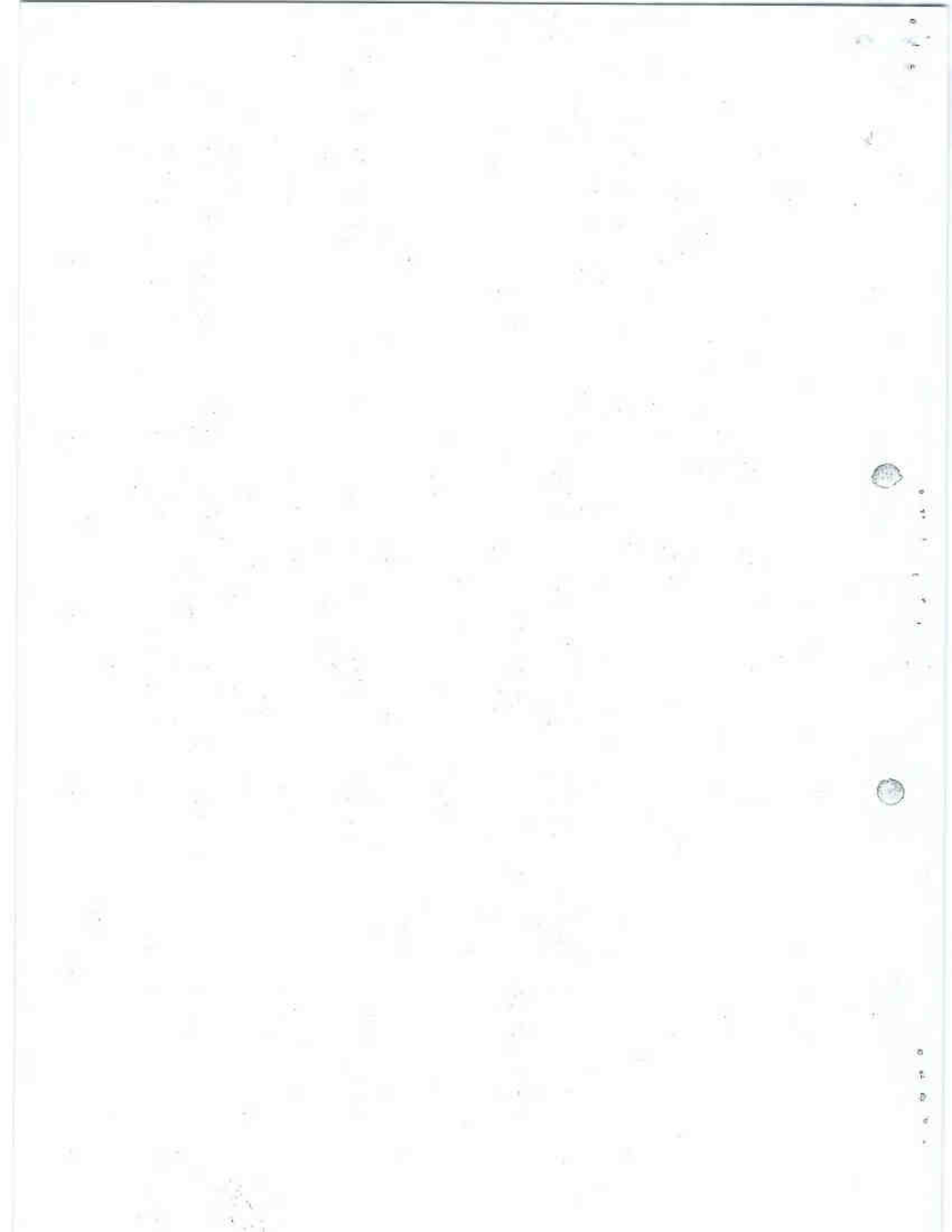
Vasant Jedhe

बाल - ८		
९९०४	९३८	९२७
२०२६		

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA
 VARSHA NILESH DESAI
 NAVNITLAL VRAJLAL JOSHI
 08/06/1955
 Permanent Account Number
 AAGPD2708J

 Digitally signed by

Wesai







19/11/2016 12:06:27 PM










दस्त गोपबारा भाग-2

धरल8
दस्त क्रमांक:9104/2016

दस्त क्रमांक :धरल8/9104/2016







दस्तावा प्रकार :-करारनामा

धरल - 21
2908 9080 989
2016

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचे पत्ता | ध्यापचित्र | अंगठ्याचा ठसा |
|----------|--|--|---|---|
| 1 | <p>नाम:व्ही जी एस वीयल्टी कॉन्स्ट्रक्शन प्रा लि (फे जुने नाम व्ही जी एस कॉन्स्ट्रक्शन) चे संचालक मदन मिळी तर्फे मुखत्यार लशोक सरावगी
पत्ता:-, ओमकार हाउस, ऑफ इस्टर्न एक्सप्रेस हायवे, मायन चुनामट्टी सिग्नल समोर सायन पुर्व मुंबई, राजाळी कॉप , MAHARASHTRA, MUMBAI, Non-Government.
पॅन नंबर:AAECV2892E</p> | <p>लिहून देणार
वय :-56
स्वाक्षरी:-</p>  | 
BRLS-9104/2016-306 |  |
| 2 | <p>नाम:डॉ. आरिफ मोहनुद्दिन फकीह तर्फे मुखत्यार फाल्गुनी मिलेश देसाई
पत्ता:प्लॉट नं: विला नं 2 , माळा नं: - , इमारतीचे नाव: लतीफा हॉस्पिटल , ब्लॉक नं: पी ओ बॉक्स 9115 , रोड नं: ओउद मेधा रोड , महाराष्ट्र, MUMBAI.
पॅन नंबर:AALPF8046L</p> | <p>लिहून देणार
वय :-35
स्वाक्षरी:-</p>  | 
BRLS-9104/2016-306 |  |
| 3 | <p>नाम:डॉ फरीदा आरिफ फकीह तर्फे मुखत्यार फाल्गुनी मिलेश देसाई
पत्ता:प्लॉट नं: विला नं 2 , माळा नं: - , इमारतीचे नाव: लतीफा हॉस्पिटल , ब्लॉक नं: पी ओ बॉक्स 9115 , रोड नं: ओउद मेधा रोड , महाराष्ट्र, MUMBAI.
पॅन नंबर:AALPF8045K</p> | <p>लिहून देणार
वय :-35
स्वाक्षरी:-</p>  | 
BRLS-9104/2016-306 |  |

धरल दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:19 / 11 / 2016 12 : 01 : 50 PM

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

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | ध्यापचित्र | अंगठ्याचा ठसा | |
|----------|--|---|---|---|
| 1 | <p>नाम:वर्षा मिलेश देसाई
वय:61
पत्ता:हुरी ओम अपार्टमेंट कोरीबली पश्चिम मुंबई
पिन कोड:400092</p> | <p>स्वाक्षरी</p>  | 
BRLS-9104/2016-306 |  |
| 2 | <p>नाम:त्रैभव वसंत वेष्टे
वय:25
पत्ता:38 ऑनलुकर विल्डिंग सर पी एम रोड फोर्ट मुंबई
पिन कोड:400001</p> | <p>स्वाक्षरी</p>  | 
BRLS-9104/2016-306 |  |

शिक्का क्र.4 ची वेळ:19 / 11 / 2016 12 : 02 : 55 PM

शिक्का क्र.5 ची वेळ:19 / 11 / 2016 12 : 03 : 25 PM नोंदणी पुस्तक 1 मध्ये

मुंबई उपनगर
Mumbai Suburban
Municipal Details.



sr. Epayment Number
1 MH005740256201617S

Defacement Number
0003413563201617

9104 / 2016

बेरल = ८		
२९०४	१०९	१०९
३०१६		



प्रमाणित करण्यात येते की, या
दस्ताव्याचे एकूण १०९ पाने आहेत

म. सह. दुय्यम निबंधक, बोरिवली-८,
मुंबई उपनगर जिल्हा.

बेरल - ८२९०४ / २०१६
पुस्तक क्रमांक-१, क्रमांक २९०४ पर
नोंदला १० ऑक्टोबर
दिनांक १० महिने २०१६

म. सह. दुय्यम निबंधक, बोरिवली-८
मुंबई उपनगर जिल्हा.



19/11/2016

सूची क्र.2

दुस्यम निबंधक : सह दु.नि.बोरीवली 8

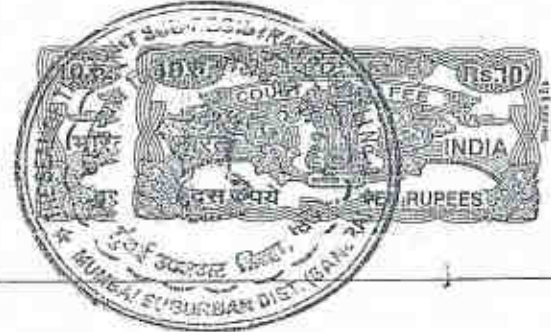
दस्त क्रमांक : 9104/2016

नोदणी :

Regn:63m

गावाचे नाव : 1) मालाड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	16430000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12140500
(4) भू-मापन,पोटहिस्ता व अरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्गन :सदनिका नं: 2106, माळा नं: 21 वा मजला सि विंग, इमारतीचे नाव: अनेता विलिडिंग टॉवर सि, ब्लॉक नं: श्री कृष्ण नगर फिल्म सिटी जयळ गोरगाव पुर्व, रोड : जनरल अरुण कुमार वैद्य मार्ग, इतर माहिती: व्हिलेज मालाड पुर्व, सोबत दोन कार पार्किंग. ((C.T.S. Number : 827-D/1 (Part) ;))
(5) क्षेत्रफळ	1) 71.87 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-व्ही जी एस रीयल्टी कन्स्ट्रक्शन प्रा लि (चे जुने नाव व्ही जी एस कन्स्ट्रक्शन) चे संचालक मदन मिळी तर्फे मुखत्यार अशोक सरावगी वय:-56; पत्ता:-, - , ओमकार हाउस, ऑफ इस्टर्ण एक्सप्रेस हायवे, सायन चुनाभट्टी सिंगल समीर सायन पुर्व मुंबई, राअळी कॉप , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400022 पॅन नं:-AAECV2892E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉ. आरिफ मोइनुद्दिन फकीह तर्फे मुखत्यार फाल्गुनी निलेश देसाई वय:-35; पत्ता:-प्लॉट नं: विला नं 2 , माळा नं: -, इमारतीचे नाव: लतीफा हॉस्पिटल , ब्लॉक नं: पी ओ डॉक्स 9115 , रोड नं: ओउद मेधा रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AALPF8046L 2): नाव:-डॉ फरीदा आरिफ फकीह तर्फे मुखत्यार फाल्गुनी निलेश देसाई वय:-35; पत्ता:-प्लॉट नं: विला नं 2 , माळा नं: -, इमारतीचे नाव: लतीफा हॉस्पिटल , ब्लॉक नं: पी ओ डॉक्स 9115 , रोड नं: ओउद मेधा रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AALPF8045K
(9) दस्तऐवज करून दिल्याचा दिनांक	19/11/2016
(10)दस्त नोंदणी केल्याचा दिनांक	19/11/2016
(11)अनुक्रमांक, खंड व पृष्ठ	9104/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	821500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत



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बरेल - ८१		
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Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the _____ day of _____ 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your attention is drawn to the special instructions and Notes accompanying this Intimation of Approval

Executive Engineer. (S.R.A.)

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.) / Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate 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 Approval.



NOTES

- (1) The work should not be started unless objections _____ are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris etc. should not be deposited over footpaths or public street by the owner/contractor/their contractors, etc. without obtaining prior permission from the Ward Officer of the ward.
- (8) The work should not be started unless the compliance of the Engineer is approved by this department.
- (9) No work should be started unless the structural design is submitted to LSE.
- (10) The work above plinth should not be started before the sanction shown to the office Sub-Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open spaces dimension.
- (11) The application for sewer street connections, if necessary, should be submitted simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Ex-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic metres per 10 Sq.Mtrs below pavement.

19 MAY 2015

बदल - ६१		
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- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer [SRA] is satisfied with the following :
 - (i) Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accomodation in the proposed structure.
 - (iii) Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the over head storage work above the finished level of the terraca shall not be more than 1 metre.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plain glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

Sd/-

Executive Engineers, (S.R.A.)



- Copy Forwarded to
- 1) Architect / Lic. Service
 - 2) Owner
 - 3) Asstt. Munc. Comm. (P/N) Ward
 - 4) A.D.C.B.S.D./Sub. Divisional Officer
Tahsildar Officer B.S.D./Dy. Coll (SRA)
 - 5) Dy. Ch. E. (D.B) L.
 - 6) A.E.WW P/N Ward
 - 7) A.A. & C. P./N. Ward

[Signature]
Executive Engineer
Slum Rehabilitation Authority



बरल - ८/		
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SLUM REHABILITATION AUTHORITY

No.: SRA/Eng/3177/PN/MHL/AP

Date: 22 DEC 2015

To,

Shri Anand V. Dhokay of
M/s. Anand V. Dhokay Architects & Designer,
F-63, Palm Acres,
Mahatma Phule Road, Mulund (E).,
Mumbai - 400 081.

Sub: Proposed Amended Plans for Sale building proposed under S.R. Scheme on Plot bearing C.T.S. No. 827-D/1(pt) of Village Malad East at Shree Krishna Nagar, General Arun Kumar Vaidya Marg, 'P/North' - Ward of M.C.G.M, Goregoan (E), Mumbai


Gentleman,

With reference to above, the amended plans submitted by you for the Sale Building are hereby approved by this office subject to following conditions.

1. That conditions of IOA under No. SRA/Eng/3177/PN/MHL/AP dated 19/05/2015 shall be complied with.
2. Proposed changes shall be shown on canvas submitted Plan to be submitted at the time of O.C.C.
3. Revised Drainage approval shall be got approved.
4. Revised R.C.C. design and calculations shall be submitted.
5. That separate C.C. re-endorsement as per the amended plans shall be obtained from this office.

One set of amended plans is returned herewith as token of approval.

Yours faithfully


Executive Engineer-W.S.
Slum Rehabilitation Authority

बरल - ८१		
३९०६	८६	७६९
२०२६		

Copy to:

- 1) Developer - M/s. VGS Reality Construction Pvt. Ltd.
- 2) Assistant Municipal Commissioner P/North Ward.
- 3) A.E.W.W. P/North Ward.
- 4) A.A. & C P/North Ward.
- 5) H.E. of MCGM

For information please.

22/12/15
Executive Engineer-W.S.
Slum Rehabilitation Authority /C



VGS Realty Construction Private Limited

Omkar House, Off Eastern Express Highway, Opp. Sion Chunnabhatti Signal,
Mumbai - 400022 • Tel: +91 22-66254100 • Fax: +91 22 24034066
Email: contact@omkar.com • CIN: U70101MH2012PTC238665

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Sion (East).		
२०१५		

CERTIFIED TRUE COPY OF THE EXTRACT OF MINUTES OF THE MEETING NUMBER 1/2015-16 OF THE BOARD OF DIRECTORS OF VGS REALTY CONSTRUCTION PRIVATE LIMITED HELD ON MONDAY, 13TH APRIL, 2015 AT 10.45 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OPP. SION CHUNNABHATTI SIGNAL, SION (EAST), MUMBAI - 400 022 COMMENCED AT 10.45 A.M. AND CONCLUDED AT 12.30 P.M

ITEM NO-06:- AUTHORITY TO MR. VRINDESH AGARWAL & MR. MADAN MISTRY, DIRECTORS OF THE COMPANY TO ISSUE POWER OF ATTORNEY IN FAVOUR OF MR. RAVI DIXIT, MR. ASHOK KUMAR SARAOGI AND MR. ASHOK TALREJA.


The Chairman informed the Board that it was proposed to appoint attorneys of the directors of the company for registration of various deeds, agreements and documents with the Sub-Registrar of Assurance and other Competent Authority. It was suggested to delegate said powers of the directors in favour of Mr. Ravi Dixit, Mr. Ashok Kumar Saraogi and Mr. Ashok Talreja by executing power of attorney as per the draft placed before the meeting.

The Board considered the same and passed the following resolutions:

"RESOLVED THAT Mr. Vrindesh R Agarwal and Mr. Madan M Mistry, Directors of the Company be and are hereby severally authorized to delegate in favour of Mr. Ravi Dixit, Mr. Ashok Kumar Saraogi and Mr. Ashok Talreja, power of admission, lodgment, adjudication and registration of various deeds, documents, agreements with Sub-Registrar of Assurance or such other competent authority which are executed by them for and on behalf of the company in respect of projects undertaken by the company by appointing and nominating them as their attorney's and authorized them to do all such acts, deeds, matters and things as mentioned in the power of attorney, draft of which placed before the meeting be and is hereby approved.

RESOLVED FURTHER THAT a certified true copy of this resolution issued under signature of any of the Directors of the Company be submitted to whomsoever it may concern."

FOR VGS REALTY CONSTRUCTION PRIVATE LIMITED


VRINDESH R AGARWAL
DIRECTOR
DIN-06885262



बरल - ८१		
११०	८४	१११
२०१६		

विशेष न्यायालय, मुंबई

तारीख: ११/०८/२०१६



घोषणापत्र

बेरल - ८		
९९०४	५	१०९
२०१६		

मी अशोक सरावगी इकरे घोषित करतो की, दुय्यम
निबंधक बोरीवली - ४ यांच्या कार्यालयात देवार नामा या शिर्षकाचा दस्त
नोंदणीसाठी सादर करण्यात आला आहे. व्ही जी एस रिशवटी कन्स - प्रा. लि व इ. यांनी
चे संचालक मदन मिरवणी
दि. २०/५/२०१५ रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त
नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा
अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादर कुलमुखत्यारपत्र कोणते वैध असून
उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे वाटते अल्यास नोंदणी अधिनियम १९०८ चे
कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



दिनांक : १९/११/२०१६

> सादर
कुलमुखत्यारपत्रधारकाच नाव
व सही

बाल - ८		
११०४	८	१११
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TRUE COPY

Wednesday, May 20, 2015

12:13 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5783

दिनांक: 20/05/2015

गावाचे नाव: सायन

दस्तऐवजाचा अनुक्रमांक: बबई2-4962-2015

दस्तऐवजाचा प्रकार: कुलसुखत्वारपत्र

सादर करणाऱ्याचे नाव: भदन - मिस्त्री

बरल - ८१		
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२०२३		₹. 100.00

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: ३१

₹. 620.00

एकूण:

₹. 720.00

आपणास मूळ दस्त, थर्मनेल प्रिंट, सूची-२ व सीडी अंदाजे
12:25 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-२

बाजार मूल्य: ₹. १/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

मोबदला: ₹. ०/-

सह दुय्यम निबंधक
मुंबई शहर क्र. २

१) देयकाचा प्रकार: By Cash रक्कम: ₹ 620/-

२) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-

DELIVERED



बरेल - ८१		
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TRUE COPY

बरेल - ८१		
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ON THE BASIS OF ORIGINAL INSTRUMENT PRODUCED BEFORE ME THIS IS CERTIFIED TRUE COPY

[Signature]

T. S. TENDOLKAR
 NOTARY DIST. MUMBAI
 REGN. NO. 331

सर्वे - २१९		
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२०१६		

POWER OF ATTORNEY

To All To Whom These Present Shall Come I, Mr. Mistry an adult Indian inhabitant having address at Omkar Hous Eastern Express Highway, Opp. Sion Churnabhatti Signal, Sion Mumbai - 400 022 do hereby Send Greetings:-



[Signature] *[Signature]* *[Signature]*

2907 24/7/19
2024

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Now Know Ye All And These Presents Witnesseth that I, Mr. Madan Mehty in my personal capacity as also as the Director of any public or private limited company, as also as a partner of any partnership firm, as also acting as a Substituted Attorney for and on behalf of the executor vide such Power of Attorney do hereby appoint, nominate and constitute (1) Mr. Ravi Dixit (2) Mr. Ashok Kumar Geraoji and (3) Mr. Ashok Talreja having address at Omkar House Off Eastern Express Highway, Opp. Sion-Chunabhatti Signal, Sion (E), Mumbai 400 022 to be my true and lawful Attorneys to severally do the following acts, deeds, matters and things on my behalf / on behalf of any public or private limited company / on behalf of any partnership for me, for such company and for such partnership and in my name, in name of such company and in name of such partnership and in my name as Substitute Attorney under any other Power of Attorneys granted to me by any executor in respect of the property more specifically set out in the Schedule written hereunder (hereinafter referred to as "the said Property"):

1. To appear before the Sub-Registrar of Assurance or any other Competent Authority and to lodge for adjudication and/or registration, the deeds, documents and writings executed by me in respect of the said Property for myself on my behalf.
2. To admit execution of such deeds, documents and writings executed by me for self or for such Company or such Partnership Firm wherein I am a Director or a Partner as the case may be, before the Sub-Registrar of Assurances.
3. To do all acts, deeds, matters and things for getting all such deeds, documents and writings duly registered with the Sub-Registrar of Assurances or any other Competent Authority as my Lawful Attorney deems fit and proper.



4. To receive from the said documents from the Sub-Registrar of Assurance and of any other Competent Authority and give effective and valid receipt and discharge thereof.
5. To apply for and obtain certified copies or true copies of such documents, when duly registered.
6. The powers conferred upon our Attorneys are to be construed as widely as possible.
7. And I Do Hereby agree to ratify and confirm all and whatsoever my said Attorneys shall lawfully do or cause to be done in the premises aforesaid by virtue of these present.

[Handwritten signatures] 2 *[Handwritten signatures]*

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near 7	29
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Schedule-1
Andheri

All that pieces or parcels of land situate lying and being at Village Gundavali, Western Express Highway, Andheri East, in the Registration District and Sub-Registration District of Mumbai City and Mumbai Suburban and bearing CTS No. 78 and 79 corresponding to Survey Nos. 91/2 and 4/3 and admeasuring 18,156.40 square metres and 12,435.20 square metres or thereabouts respectively and aggregating to 30,591.60 square metres.

Schedule-2
Kurla, Accord Property

Firstly:-

All those pieces or parcels of land together with the structures standing thereon known as Vasant Nagar No.5, Jivawadi and Vasant Nagar situate lying and being at Match Factory Lane, New Mill Road, Kurla (West), Mumbai - 400 070 bearing Survey No.301, Hissa No.R/1 and Survey No.301-A, Hissa No.B corresponding to City Survey Property Register Card bearing CTS Nos.105, 107 and 108 of Kurla IV of Village and Taluka Kurla in the Registration District and Sub District of Mumbai Suburban.

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Secondly:-

All those pieces or parcels of land together with the structures thereon standing known as Ambedkar Nagar Shiv Chaitam Nagar, lying and being at Match Factory Lane, New Mill Road, Kurla (West), Mumbai - 400 070 bearing CTS Nos.105, 107 and 108 of Kurla IV of Village and Taluka Kurla in the Registration District and Sub District of Mumbai Suburban.

Schedule-3
Jogeshwari, Fantasia

Firstly:-

All that piece and parcel of plot of land bearing Survey No. 11 Hissa No. 2 [part] Corresponding to CTS No. 234 [part], 235/298 to 362, 235/369 to 374, 235/383, 246, 246/1, 247, 247/1 to 148, 248, 249, 249/1 to 11, 249/38 to 49, 249/71 to 80 & 249/107 to 130 admeasuring about 10,452.49 sq.mtrs or thereabouts of Village Majas, Taluka Andheri in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Jogeshwari - Vikhroli Road, Pratap Nagar, Jogeshwari [East], Mumbai 400 060, together with the structures standing thereon.

Secondly:-

All that piece and parcel of plot of land bearing Survey No. 11 Hissa No. 2 [part] Corresponding to CTS No. 325, 325/1 to 6, 326, 327, 327/1, 328, 329, 329/1 to 12, 339, 339/1, 340, 340/1 to 4, 341, 342, 343, 343/1 to 11, 344, 345, 346, 346/1 to 3, 347, 347/1 to 4, 348, 348/1 to 18, 349, 349/1, 350A, 351, 352, 353A, 353/1 to 7, 354, 354/1 to 12, 355, 355/1 to 14, 356, 356/1 to 6, 375A [pt] / 950, 375 [pt] admeasuring about 21,364.25 sq.mtrs or thereabouts excluding an area of 633 sq. mtrs. comprised of CTS No. 353 (A) & an area of 438 sq. mtrs. comprised of CTS No. 375/A [pt] / 950 of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and

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Address Andheri

2024	2024	2024
2024	2024	2024

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2024	2024

being at Jogeshwari - Vikhroli Link Road, Pratap Nagar, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

Thirdly:-

All that piece and parcel of plot of land bearing Survey No. 11 Hissa No. 2 [part], and Survey No. 13 Hissa No. 2 [part] corresponding to CTS Nos 234 [pt], 235 [pt], 235/16 to 297, 363 to 368, 403 to 532 [pt], 237, 237/1 to 9, 238, 238/1 to 5, 239, 239/1 to 7, 240, 240/1 to 17, 241, 241/1 to 5, 242, 242/1 to 9, 243, 244, 245, 249/12 to 37, 249/50 to 70, 249/81 to 106, 249/131 to 132, 250, 250/44 to 55, 251, 251/1 to 42, 252, 252/1 to 27, 253, 253/1 to 28, 254/1 to 8, 256, 256/1 to 11, 257, 257/1 to 38, 258, 258/1 to 16, 259, 259/1 to 20, 260, 260/1 to 7, 261, 261/1 to 17, 262, 263, 263/1 to 5, 264, 264/1 to 4, 265, 265/1 to 10, 266, 267, 267/1, 268, 268/1 to 7, 269, 269/1 to 11, 270, 270/1 to 14, 271, 271/1 to 12, 272, 272/1 to 3, 285, 285/9 to 66, 296, 296/1 to 46, 297, 297/1 to 12, 298, 298/1 to 5, 299, 299/1 to 7, 300, 300/1 to 7, 301, 301/1 to 7, 302, 302/1 to 7, 303, 303/1 to 7, 304, 304/1 to 7, 305, 305/1 to 7, 306, 306/1 to 7, 307, 307/1 to 7, 308, 308/1 to 7, 309, 309/1 to 7, 310, 310/1 to 7, 311, 311/1 to 7, 312, 312/1 to 7, 313, 313/1 to 22, 314, 314/1 to 3, 315, 315/1 to 7, 316, 316/1 to 7, 317, 317/1 to 7, 318, 318/1 to 7, 319, 319/1 to 7, 320, 320/1 to 7, 321, 321/1 to 24, 322, 322/1 to 37, 323, 323/1 to 7, 324, 324/1 to 7, 325, 325/1 to 7, 326, 326/1 to 7, 327, 327/1 to 7, 328, 328/1 to 7, 329, 329/1 to 7, 330, 330/1 to 6, 331, 331/1 to 10, 332, 332/1 to 7, 333, 333/1 to 7, 334, 334/1 to 7, 335, 335/1 to 7, 336, 336/1 to 7, 337, 337/1 to 10, 338, 338/1 to 12, 339, 339/1 to 12, 340, 340/1 to 12, 341, 341/1 to 12, 342, 342/1 to 12, 343, 343/1 to 12, 344, 344/1 to 12, 345, 345/1 to 12, 346, 346/1 to 12, 347, 347/1 to 12, 348, 348/1 to 12, 349, 349/1 to 12, 350, 350/1 to 12, 351, 351/1 to 12, 352, 352/1 to 12, 353, 353/1 to 12, 354, 354/1 to 12, 355, 355/1 to 12, 356, 356/1 to 12, 357, 357/1 to 24, 358, 358/1 to 10, 359, 359/1 to 10, 359/40 to 46, 361, 361/1, 362, 362/1 to 13, 364, 364/1 to 14, 369, 369/1 to 6, 370, 370/1 to 10, 371, 371/1 to 28, 372, 372/1 to 5, 373, 373/1 to 14, 374, 374/1 to 6, 375, 375/1 to 79, 84 to 193, 207 to 418, 427 to 539, 543 to 782, 787 to 871, 885 to 976 totally admeasuring about 71,325.51 sq.mtrs or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Jogeshwari - Vikhroli Link Road, Pratap Nagar, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

Fourthly:-

All that piece and parcel of plot of land bearing Plot No. 24/A Corresponding to CTS No. 44, 44/1 to 11 admeasuring about 1,058.20 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.



All that piece and parcel of plot of land bearing CTS No. 45, 45/1 to 30 admeasuring about 1,237.50 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

Sixthly:-

All that piece and parcel of plot of land bearing CTS No. 46, 46/1 to 30 admeasuring about 1,241.40 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

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Seventhly:-

All that piece and parcel of plot of land bearing CTS No. 47, 47/1 to 17 admeasuring about 1,352.20 sq. mtrs. or thereabouts of and CTS No. 48, 48/1 to 8 admeasuring 1,101.60 sq. mtrs. of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

प्लॉट नं - २०	
प्लॉट नं - ४७	१३९
२५	

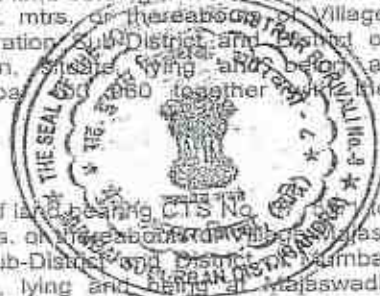
Eighthly:-

All that piece and parcel of plot of land bearing CTS No. 49, 49/1 to 16, 50, 50/1 to 23, 51, 51/1 to 20, 52, 52/1 to 14, 53, 53/1 to 36, 54, 54/1 to 26, 55, 55/1 to 43 admeasuring about 8,883 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

प्लॉट नं - ४९	
१३९	१३९
१३९	

Ninthly:-

All that piece and parcel of plot of land bearing CTS No. 56, 56/1 to 104 admeasuring about 3,575.50 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.



Tenthly:-

All that piece and parcel of plot of land bearing CTS No. 158C/15 to 8 admeasuring about 1,315.10 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

Eleventhly:-

All that piece and parcel of plot of land bearing CTS No. 158C/15 to 35 admeasuring about 1,640.80 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.



Twelfthly:-

All that piece and parcel of plot of land bearing CTS No. 172, 172/1 to 7 admeasuring about 910.80 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

Thirteenthly:-

All that piece and parcel of plot of land bearing CTS No. 172, 172/1 to 11 admeasuring about 1253.80 sq. mtrs. or thereabouts of Village

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बदल - ८१		
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बदल - २१०		
१२३२	३१	
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Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwar [East], Mumbai 400 060 together with the structures standing thereon.

Fourteenthly:-

All that piece and parcel of plot of land bearing CTS No. 141, 141/1 to 158, 141A, 141A/159 to 196, 141/197 to 218, 141A/220 to 239, admeasuring about 6024.90 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwar [East], Mumbai 400 090 together with the structures standing thereon.

Fifteenthly:-

All that piece and parcel of plot of land bearing CTS No. 178, 178/1 to 180, admeasuring about 2336.90 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwar [East], Mumbai 400 060 together with the structures standing thereon.



**Schedule-4
Goregaon, Autoriders**

All that parcel of land or ground bearing Survey No. 9 Hissa No. 2 (part), New C.T.S. No.38(A) (Old C.T.S. No. 38) situate, lying and being in the Village of Goregaon, 428, Swami Vivekanand Road, Goregaon (W), Mumbai-400 104 in the Registration Sub-district and District of Bombay City and Bombay Suburban and containing by admeasurements 2251.5 sq. meters or thereabouts.

Together with the buildings, structures, erections and other constructions thereon, and all plant, machinery, fixtures and fittings attached to the earth and movable property pertaining to anything attached to the earth.



**Schedule-5
Jadhara/ Ganesh Krupa - Dindoshi**

All that piece or parcel of land or ground situate, lying and being at Shrikrishna Nagar, General Arun Kumar Vaidya Marg, Goregaon (East), Taluka Bopri, Mumbai Suburban District, Mumbai 400 065, bearing CTS No. 827 (part), 827-D(part), 827-D/1(part) and 827-D/2(part), Village Malad, admeasuring 22,000 sq.mtrs. or thereabout within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

**Schedule-6
Goregaon Property (Near Film City)**

Firstly:-

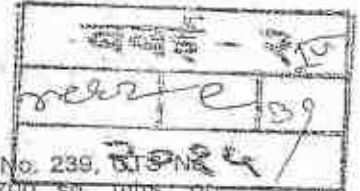
All that piece or parcel of land bearing Survey No. 239, CTS No. 827-D/1 (pt) and 827-D/2 (pt) of Village Malad (E) admeasuring 10979.84 sq. mtrs. or thereabouts in the registration district of Mumbai Suburban and situate at Shrikrishna Nagar, General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai 400 097.

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 1. A signature that appears to be "Adalve" with a circled "6" next to it.
 2. A signature that appears to be "S.H." with a circled "6" next to it.
 3. A signature that appears to be "S.H." with a circled "6" next to it.

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Secondly:-

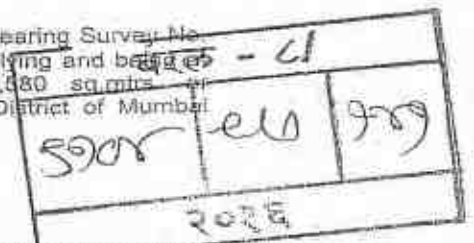
All that piece or parcel of land bearing Survey No. 239, Hissa No. 11 & 12 of Village Malad (E) admeasuring 9700 sq. mtrs. or thereabouts in the registration district of Mumbai Suburban and situate at Shrikrishna Nagar, General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai 400 087.



**Schedule-7
Jogeshwari - Majas [Baptista]**

All those pieces or parcels of land or ground bearing Survey No. 51 A Hissa No. 3, CTS No. 133, 133/1 to 44, situate, lying and being at Village Majas, Taluka Andheri admeasuring 19,880 sq.mtrs. or thereabouts within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

**Schedule-8
Jogeshwari-Majas
[Near Maruti Mandir - J P Infra]**



All that pieces and parcels of land bearing CTS No. 139 (pt), 139/1 to 82, 139/84 to 136, 139/138 to 139, 139/143 to 225, 139/226 (pt), 139/228 (pt), 139/230 (pt), 139/232 (pt), 139/234 (pt), 139/236 (pt), 140 (pt), 140/1 to 3, 140/4(pt), 140/5(pt), 140/13 to 14, 140/15(pt), 140/16(pt), 140/17(pt), 140/18 to 26, 140/27(pt), 140/28(pt), 140/29(pt), 140/30, 140/31(pt), 140/32, 140/43 to 60, 140/61(pt), 140/62(pt), 140/63, 140/64(pt) admeasuring 7041.70 sq. mtrs. of Village Majas, Taluka Andheri, situated at Prem Nagar, Janta Colony, Opp. Hanuman Mandir, Mumbai-400 060.

All those pieces or parcels of land with the structures standing thereon situate, lying and being at Village Majas Part-1 bearing C.T.S. Nos. 148, 148/1, 149, 150, 151, 152, 153, 153/1 corresponding to Survey No. 51A Hissa No. 3 Village Majas Part-1, Taluka Andheri MSD admeasuring 4032.10 sq. mtrs. or thereabout, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

**Schedule-10
Vimal Associates - Shivalik**

All those pieces or parcels of land with the structures standing thereon situate, lying and being at Village Majas, Taluka Andheri, Mumbai Suburban District and bearing CTS No.140,140/1 to 140/11 admeasuring about 12444.3 sq. mtrs. situated at Squatters' Colony, Gumpfa Road, Jogeshwari (East), Mumbai- 400 061.

**Schedule-11
Mogra [Near Municipal School/ Church]**

(A) Henriques

All those pieces or parcels of land with the structures standing thereon situate, lying and being at Village Mogra, Taluka Andheri, Mumbai Suburban District and bearing Survey no. 23A, Hissa no. 11 & 12 corresponding CTS no. 346, 346/1 to 6, 347 and 431, Survey no.9A, Hissa



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Second Schedule:-

All that pieces and parcels of land bearing Survey No. 9A/1, Hissa No. 2A (pt.) CTS no. 325, Survey No. 9A/1 Hissa no.2B, CTS no. 326 and Survey No. 9A/1 Hissa no.2B, CTS no. 327, 327/1 to 4, admeasuring 8,244 sq. mtrs. of Village Mogra within registration Sub-District & District of Mumbai City and Mumbai Suburban.

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Schedule-14
Majas-Nirman

All that pieces and parcel of lands bearing CTS No. 135(pt.), 136(pt.) & 137(pt.) totally admeasuring about 13421.85 square meters, 9% thereof together with the structures standing thereon situated near Meghwadi Market, Jogeshwari (East) Mumbai - 400 060 of Village Majas, Taluka Andheri, Mumbai Suburban District.

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Schedule-15
Majas- Nirman Vicinity

All those pieces and parcels of land bearing CTS no. 61, 135, 136, 137, 138, 139, 140, 141 situate at Village Majaswadi, Taluka Andheri, Jogeshwari (E), Mumbai-400 060 within registration District and Sub District of Mumbai City and Mumbai Suburban.

Schedule-16
Ismalia

All those pieces and parcels of land bearing CTS No. 135, 136, 137, 138, 139, 140, 141 situate at Village Ismailia, Taluka Andheri, Jogeshwari (E), Mumbai-400 060 within registration District and Sub District of Mumbai City and Mumbai Suburban.

Schedule-17
Mogra

All those pieces and parcels of land bearing CTS No. 135, 136, 137, 138, 139, 140, 141 situate at Village Mogra, Taluka Andheri, Jogeshwari (E), Mumbai-400 060 within registration District and Sub District of Mumbai City and Mumbai Suburban.

Schedule-18
Andheri (Marol)

All that piece of land bearing Survey No. 15A, Hissa No. 13, reflected in Composite 7/12 extracts issued by Revenue Authorities corresponding to CTS No. 821, 822, 823, 823/1 to 170 and 824, aggregate admeasuring 7253.9 sq.mtrs. or thereabout together with structure standing thereon as per Property Registrar Cards of Marol, Taluka Andheri, Mumbai Suburban District.

Schedule-19
Majas (Jogeshwari)

- All that piece and parcels of land bearing CTS No. 206(pt) admeasuring 12,079.8 sq.mtrs. situate at Sanjay Gandhi Nagar, Gumpna Road, Jogeshwari (E), Mumbai-400 060.



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- II) All that piece and parcel of land or ground situate at Village Mogra, Jogeshwari (East), Mumbai-400 102, Taluka Andheri, BSD bearing CTS No.360, 149, 154, 155, 156, 131, 130, 129, 128, 127, 126, 206 corresponding to Survey No.23A Hissa No.1(pt) admeasuring 11430.10 sq.mtrs. or thereabout.
- III) All that piece or parcel of land or ground situate, lying and being at Meghawadi, Jogeshwari (East), Mumbai-400 060, Village Majas, Taluka Andheri, bearing CTS No.133, 133/1 to 44, corresponding to Survey No.23A Hissa No.1(pt) admeasuring 11430.10 sq.mtrs. or thereabout.
- IV) All that piece and parcel of land bearing CTS No.132, bearing corresponding Survey No.47, Hissa No.1-A, admeasuring 9821.5 sq.mtrs. (declared slum) situate at Sanjay Gandhi Nagar, Gurnfa Road, Jogeshwari (East), Mumbai-400 060.
- V) All that pieces and parcels of land bearing CTS Nos.81 to 132 of Village Majas, Taluka Andheri.



Schedule-20
Andheri (East), Pump House

All that piece and parcel of land bearing CTS Nos. 389, 394, 395, 395/1 to 25, 399, 399/1 of Village Mogra for Jay Ambe SRA CHS (Prop) and Swagat SRA CHS (Prop) along with contiguous non slum portion of plot bearing CTS Nos. 389, 390, 394, 395, 395/1 to 25, 399, 399/1 of Village Mogra for existing buildings 'A', 'B' & 'C' (Twin Tower CHS) and 'D', 'E' & 'F' situate at Andheri (East).

Schedule-21
Bandra-Kurla Complex, Bandra

(A) All that pieces and parcel of lands bearing C.T.S. No.7643(pt), 7643/1 to 3 (pt), 7716 and 4207 (pt) of Village Kolkalyan, Taluka Andheri, admeasuring 4959.60 sq. mtrs. or thereabouts, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.



All that piece and parcel of land bearing C.T.S. No. 7643(part) measuring 4,665.36 sq. mtrs. and C.T.S. No.4207 (pt) measuring 96.38 sq. mtrs. totally admeasuring approximately 4762 sq. mtrs. or thereabouts of Village Kolkalyan, Taluka Andheri, Bandra (East), Mumbai 400 051.

All that piece and parcel of land admeasuring 58,300 square metres or thereabouts bearing CTS Nos. 7643 (part) and 4207 (part) of Village Kolkalyan, Taluka Andheri, Bandra (East), Mumbai 400

Schedule-22
Deonar, BMC Land

Firstly:-
Property bearing C.T.S No.93(pt.) and 1(pt) situated on Village Deonar, Mahim, Mumbai known as "396 tenements" of Ekta CHS(Prop) within the district of Mumbai and Mumbai Suburban.

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Secondly:-

Property bearing C.T.S No.93(pt) and 1(pt) situated on Village Deonar, Mahim, Mumbai known as "640 tenements" of Survey CHS(Prop) within the district of Mumbai and Mumbai Suburban.

Schedule-23
Chembur Mahul

All those pieces or parcels of land with factory & other structures standing thereon bearing City Survey No.490 admeasuring 7276 sq. ft. or thereabout and City Survey No.492 admeasuring 1110.60 sq. ft. or thereabout of Village Mahul, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

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Schedule-24
Antop Hill, Shankhale

All those pieces and parcels of land bearing C.S. Nos.26, 28, 29, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 68, 70, 71, 72, 73, 74, 81, 82 admeasuring about 19,967.88 sq. mts. or thereabouts of Salt Pan Division, Sion (Agar Kokri), Mumbai District.

Schedule-25
Samarth Naqar, Chunabhatti

All that piece and parcel of land bearing (i) Survey No.1 Hissa No.1 (part) admeasuring 5,331.98 square meters or thereabouts and (ii) Survey No.293A Hissa No.1 (part) admeasuring 510.99 square meters or thereabouts collectively admeasuring 5,842.97 square meters or thereabouts corresponding to land bearing City Survey Nos.567, 567A to 4, 568A, 568B, 569, 569/1 to 3, 570, 570A to 72 collectively admeasuring 20,444 square meters or thereabouts as per property records situate, lying and being at Village Kurla, Chunabhatti, Mumbai Suburban District.

Schedule-26
Santaacruz - Jai Shree Krishna

All those pieces and parcels of land or ground with structures standing thereon on plot bearing Survey No.354, Hissa No.4 and Survey No.378-C and bearing CTS Nos.4110, 4110/1 to 115 admeasuring about 5123 sq. mts. or thereabouts of Village Kola Kalyan, Taluka Andhera, Mumbai Suburban District.

Schedule-27
Sainath Estate - Chunabhatti

All that pieces and parcel of land and structures thereon known as Sainath Estate, situate at Chunabhatti, Kurla bearing Survey No.293A, Hissa No.1(part), C.T.S. No.566, 566/1 to 34, Municipal L Ward, Nos.18, 21, 21(2), 21(1), 22(2), 23(1) and Street Nos. 196, 196B, 196A, 196B, 196E and 197 admeasuring 1122.5 sq. mtrs. i.e. 938.52 sq. mtrs. or thereabouts within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

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Schedule-28
Mulund, Hanumanpada

All those pieces and parcels of land or ground with structures standing thereon on plot bearing Survey No.377 and CTS No.1-B of Village Mulund (W) admeasuring 24,251.4 sq. mtrs. or thereabouts at Hanuman Pada, T-Ward, Mulund (West), Mumbai - 400 082.

Schedule-29
Worli, Galfadevi

All that piece and parcel of land bearing C.S. No.223(pt), 224(pt) and 586(pt) of Worli Division, admeasuring about 1379.20 sq. mtrs. or thereabout within the registration Sub-District and District of Mumbai City.

Schedule-30
Andheri Marol Salasar J.P. Infra

All those pieces and parcels of land bearing CTS Nos. 828, 830, 830A and 830B measuring 1726 sq. mtrs or thereabout together with the structures standing thereon of Village Marol, Taluka Andheri, Mumbai Suburban.



Schedule-31
Indira Nagar- Goregaon J.P. Infra

All that piece and parcel of land admeasuring 27,508 square meters or thereabouts bearing CTS No.287, Hissa 1/1 CTS No. 610(pt) of Malad (West) with structures standing thereon situate at Indira Nagar, Pethanwadi, Ramnagar, Malad (West) East, Mumbai 400 097 in the Registration Sub-District of Mumbai City and Mumbai Suburban.

Schedule-32
Ghatkopar, Parksite

All that piece or parcel of land admeasuring 64219.76 sq. mtrs. or thereabouts bearing C.T.S. no. 1(pt) of Village Ghatkopar, Taluka Kurla, Hanuman Nagar, Park Site, Ghatkopar (West), Mumbai within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-



- to the East : Proposed 90 ft. D.P. Road and MCGM Colony;
- to the West : Existing slum hill
- to the North : Anandgad Co-operative Housing Society (Slum)
- to the North : Ramnagr Co-operative Housing Society (Slum)

Schedule - 33
(Sion K.D. Gaikwad Nagar)

All those pieces and parcels of land situate at Sion-Matunga Estate Scheme no. 6 (West), F/North ward, admeasuring approximately 24,826 square meters more specifically described as 288/224 Tenements, A7, Rawli Camp Chawl no. 6, Sion (East) Mumbai-400022 as per the

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Municipal records, and also known as "K. D. Galkwad Nagar", Rawli Camp, Sion Koliwada, Sion (E), Mumbai-400022 and bounded as follows:

On or towards the North	:	Hemant Manjrekar Road;
On or towards the South	:	Mukundrao Ambedkar Road;
On or towards the East	:	Salamthi Hill;
On or towards the West	:	Tansa lake main water supply pipe line and Flank Road

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**Schedule-34
(Bhageshwar Bhavan)**

All that piece or parcel of land bearing of Final Plot No.391 of TPS (ii), Mahim bearing C. S. Nos. 1A/756 and 1B/756 of Mahim Division admeasuring 1,828.10 sq. mtrs. equivalent to 2,184.00 sq. yards situate, bearing Cess Nos. GN-5715 (2A), GN-5715 (2AA) and GN-5715 (2AB) lying and being at Bhagoji Keer Marg, Mahim Mumbai - 400 016 along with the building standing thereon known as "Bhageshwar Bhavan" in the Registration Sub District and District of Mumbai City and Mumbai Suburban

**Schedule-35
Parksite - Sagar Nagar**

All that piece or parcel of land admeasuring 231,878 sq. mtrs. or thereabouts bearing C.T.S. no. 1(pt), 2(pt), 15(pt), 20(pt) of Village Ghatkopar, Taluka Kuria, known as Sagar Nagar PHS Ltd., situated at Parksite, Ghatkopar (West), Mumbai within the Registration Sub-District and District of Mumbai City and Mumbai Suburban

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**Schedule-36
Juhu Airport, Indira Nagar**

All that pieces and parcel of land bearing C.T.S. No. 944, 1010/42, 1009 including parts thereof admeasuring about 400 sq. mtrs. Indira Nagar, Valkunthlal Mehta Marg, of Village Juhu and Vile Parle, Taluka Andheri, Vile Parle (W), Mumbai 400 056 admeasuring 310,985 sq. mtrs. or thereabouts, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

**Schedule-37
Juhu Airport, Nehru Nagar**

All that pieces and parcel of lands bearing C.T.S. No. 333, 341(pt), 342(pt), 343(pt) and 948(pt) and surrounding area of Village Juhu and Vile Parle, Taluka Andheri, Nehru Nagar, Valkunthlal Mehta Marg, Vile Parle (W), Mumbai 400 056 admeasuring 315,722 sq. mtrs. or thereabouts, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

**Schedule-38
Mahatma Phule Nagar**

All that pieces and parcel of lands bearing C.T.S. No. 292, Village Kanjur, C.T.S. No.68 of Village Paspoli and C.T.S. No.1 to 5 of Village Tirandaj and surrounding area of Village Tirandaj and Kanjur, Taluka

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Karla known as Mahatma Phule Nagar situated on MCGM pipe line and admeasuring 10786.32 sq. mtrs. or thereabouts, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

Schedule-39
(Juhu-Koyla)

All that pieces and parcel of lands admeasuring 2949.4 sq.mts., bearing CTS. No.1010, 1010/1 to 41 situate at Juhu, Pandya Lane, Village Juhu, Taluka Andheri.

Schedule-40
Amrut Nagar- Ghatkopar



All that piece or parcel of plot of land admeasuring 8510 square yards i.e. 7167.60 square meters (7167.60 square meters as per P.R. Card) or thereabouts together with all the tenanted structures and the building standing thereon known as "Shastri Niwas" comprising of ground and three upper floor and the building known as "Dev Ashish Co-operative Housing Society Ltd." comprising of ground and four upper floor forming one of the land bearing CTS No. 133 H.No.1(pt.), 2(pt.), S. No. 134 H. No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72 of Revenue Taluka Ghatkopar and situate, lying and being at Ghatkopar (West), Mumbai - 400 086 within the District and Registration District of Mumbai and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows:-

- On or towards the East : Survey No.136 and Survey no.134, Hissa no.4, Survey no.133 Hissa no.3
- On or towards the West : Survey No.133 Hissa no.1(part) Survey no.134, Hissa no.1(part) and Survey no.132
- On or towards the North : Survey no.134 Hissa no.1(part), Survey no.135 and Survey no.133, Hissa no.3
- On or towards the North : Survey no.133 Hissa no.3



Schedule-41
Nembai Chawl - Ghatkopar

All that piece and parcel of land/property known as Nathibai Ramaswami Chawl and Babu Tambe Chawl both situated on Survey No.30 admeasuring CTS No.48 situated opposite Fire Brigade, Vikroli Village, Karla, Ghatkopar (West), Mumbai - 400 086 within registration district and sub-district of Mumbai City and Suburbs and within limits of MCGM.

Schedule-42
Deonar (Metal Box)

All those pieces and parcels of the land bearing CTS No.74 A/3A, admeasuring 19,864.9 square meters and CTS no. 75 admeasuring 169.9 square meters of Village Deonar, Taluka Karla within the registration District and Sub-District of Mumbai City and Mumbai Suburban.

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Schedule - 43
Mulund, Hanumanpada

All those pieces and parcels of land or ground with structures standing thereon on plot bearing Survey No.377 and CTS No.1-B of Village Mulund W admeasuring 24,251.4 sq. mts. or thereabouts at Hanuman Pada, T-Ward, Mulund (West) Mumbai - 400 082.

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In Witness Whereof we have hereunto set our hands and seals at Mumbai on this 30 day of May, 2015.

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Signed & Delivered)
by the within named)
Mr. Madan Mistry)
in the presence of)

- 1. Vicky Madan Mistry
- 2. Nitin Minde - *Nitin*

WE ACCEPT:-

Ravi Dixit

(1) Ravi Dixit



Ashok Kumar Saraogi

(2) Ashok Kumar Saraogi

Ashok Taireja

(3) Ashok Taireja



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Photographs of



(Mr. Madan Mistry)



(Ravi Dixit)



(Ashok Kumar Saraogi)



(Ashok Talreja)

Left Hand Thumb Impression of



(Mr. Madan Mistry)

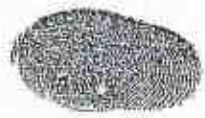


(Ravi Dixit)

M. K.



(Ashok Kumar Saraogi)



(Ashok Talreja)



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आयकर विभाग
INCOME TAX DEPARTMENT
DANKAR SPACES PRIVATE LIMITED

19/07/2008

Permanent Account Number

AADCE351D

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आयकर विभाग
INCOME TAX DEPARTMENT
MADAN MOHANLAL MISTRY
MOHANLAL JETHALAL MISTRY
31/12/1974
Permanent Account Number
AFSPM7936E
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Signature

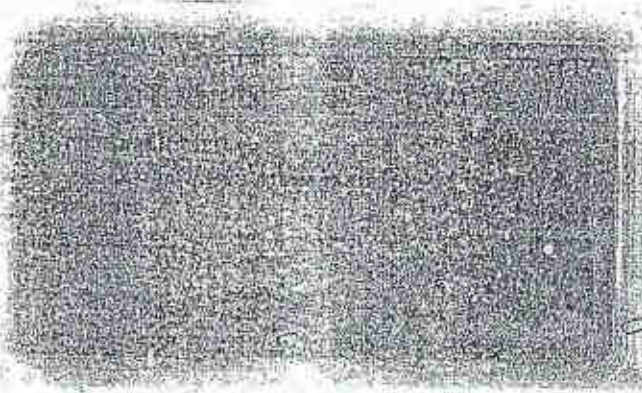


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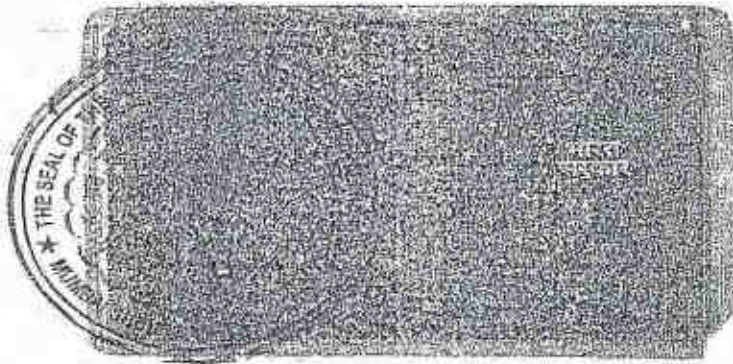


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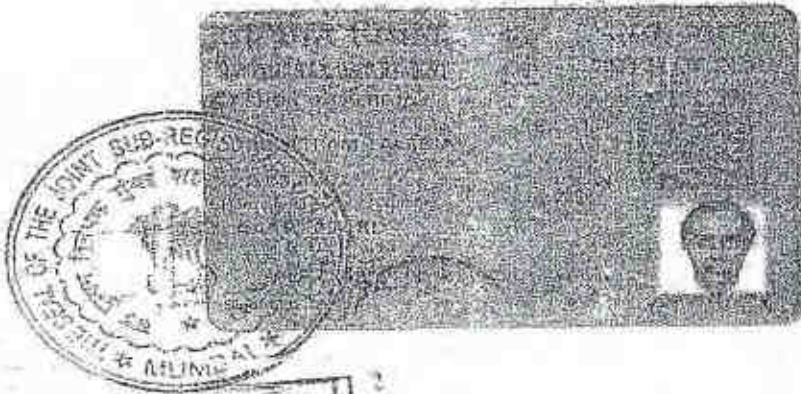
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प्रारूप 1
पंजीकरण प्रमाण-पत्र

बराह - 2
2024

कॉर्पोरेट पहचान संख्या : U70102MH2008PTC177968

मैं एतद्वारा सत्यापित करता हूँ कि मेसर्स
REEASH REALTIES PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत किया जाता है और यह
कम्पनी प्राइवेट लिमिटेड है।

2007-2008
बराह - 1
2024

यह निगमन-पत्र आज दिनांक उन्नीस जनवरी दो हजार आठ को मेरे हस्ताक्षर से मुंबई में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U70102MH2008PTC177968 2007 - 2008
I hereby certify that REEASH REALTIES PRIVATE LIMITED is this day
incorporated under the Companies Act, 1956 (of 1956) and that the company
is private limited.

Given under my hand and the seal of the Registrar of Companies at Mumbai this nineteenth day of January 2008



कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पताकार का पता :
Mailing Address as per record available in Registrar of Companies office:
REEASH REALTIES PRIVATE LIMITED
63/67, Carmilice Building, Pathek Wadi,
Mumbai - 400002,
Maharashtra, INDIA

CERTIFIED TRUE COPY

Omkar Spaces Pvt. Ltd.

Director / Authorised Signatory

क्र.सं. - 11
 5902-990 789
 २०१५

TRUE COPY

भारत सरकार-कॉर्पोरेट कार्य मंत्रालय
 कम्पनी रजिस्ट्रार कार्यालय, महाराष्ट्र, मुंबई

नाम परिवर्तन के पश्चात नया निगमन प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U70102MH2008PTC177968

कंपनी REEASH REALTIES PRIVATE LIMITED

जो समझे थे, मैं पुष्टि द्वारा कल्पित करता हूँ कि मेरे
 REEASH REALTIES PRIVATE LIMITED

जो भूल रूप में निम्नलिखित नामों के तहत कम्पनी अधिनियम, 1956 (1956 का 1) के अर्थात् संसद
 REEASH REALTIES PRIVATE LIMITED

जो रूप में निम्नलिखित रूप में, मैं कम्पनी अधिनियम, 1956 के धारा 21 की शर्तों के अनुसार विधिवत आवश्यक-विधिपूर्वक कार्रवाई करके तथा
 लिखित रूप में यह निम्नलिखित शर्तों को स्वीकार करके कम्पनी अधिनियम, 1956 की धारा 21 के साथ मेलित, भारत सरकार, कम्पनी कार्य
 विभाग, आई दिल्ली के अधिनियम नि 007 के दिनांक 24.6.1998 एरा. नगर पत्र २००९२००९ दिनांक 08/12/2010 के द्वारा
 प्राप्त हो गया है, मैं कम्पनी का सर्वोच्च परिषद रूप में मेरी
 OMKAR SPACES PRIVATE LIMITED

हो गया है और यह प्रमाण-पत्र के अनुसार जारी किया जाता है।

यह प्रमाण-पत्र, मेरे हस्ताक्षर द्वारा मुंबई में जारी दिनांक छठे दिसम्बर दो हजार दस को जारी किया जाता है।

GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS
 Registrar of Companies, Maharashtra, Mumbai

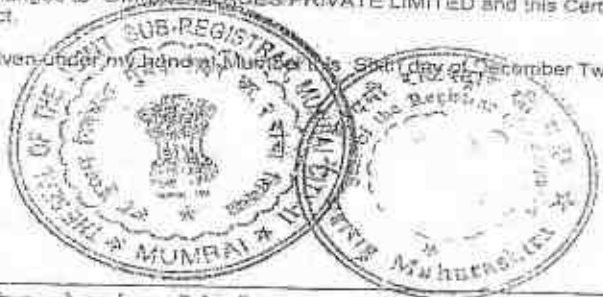
Fresh Certificate of Incorporation Consequent upon Change of Name

Corporate Identity Number : U70102MH2008PTC177968

In the matter of M/s REEASH REALTIES PRIVATE LIMITED

I hereby certify that REEASH REALTIES PRIVATE LIMITED which was originally incorporated on Nineteenth day of January Two Thousand Eight under the Companies Act, 1956 (No. 1 of 1956) as REEASH REALTIES PRIVATE LIMITED having duly passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and the approval of the Central Government signified in writing having been accorded thereto under Section 21 of the Companies Act, 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No. G.S.R 507 (E) dated 24/06/1998 vide SRN A89659898 dated 08/12/2010 the name of the said company is this day changed to OMKAR SPACES PRIVATE LIMITED and this Certificate is issued pursuant to Section 23(1) of the said Act.

Given under my hand and the seal of the Registrar of Companies at Mumbai this 6th day of December Two Thousand Ten.



V. Elango
 (V. ELANGO)
 Deputy Registrar of Companies

महाराष्ट्र, मुंबई
 Maharashtra, Mumbai

कम्पनी रजिस्ट्रार के कार्यालय अधिलेख में उपलब्ध पत्राचार का पता:
 Mailing Address as per record available in Registrar of Companies office:
 OMKAR SPACES PRIVATE LIMITED
 G - 5, EAMIL GOMS HOUSE-565, BALL VILLAGE ROAD, NEHELUNAGAR, KURLA (WEST),
 MUMBAI - 400070,
 Maharashtra, INDIA

CERTIFIED TRUE COPY

Omkar Spaces Pvt. Ltd.

Rand
 Director / Authorised Signatory

२०१५
 २०१५

TRUE COPY

MINISTRY OF CORPORATE AFFAIRS

RECEIPT

G.A.R.7

Civil

SRN : A99623696

Service Request Date : 02/12/2010

Payment made into : ICICI Bank

Received From

Name : GAURAV GUPTA
Address : OMKAR BSQUARE, OFF EASTERN EXPRESS HIGHWAY,
OPP SION CHUNNABHATTI SIGNAL,
SION (EAST)
MUMBAI, MAHARASHTRA
400022

बरक - ८
8908 999 989
२०१६

Entity on whose behalf money is paid

CIN : U70102MH2008PTC177968
Name : REEASH REALTIES PRIVATE LIMITED
Address : G - 5, EAMIL GOMS HOUSE, 385, HALL VILLAGE ROAD,
NEHRUNAGAR, KURLA (WEST),
MUMBAI, MAHARASHTRA
INDIA - 400070

Full Particulars of Remittance

Service Type: eFiling

Service Description	Fee	Amount (Rs.)
Fee For Form 18	300.00	300.00
	Total	300.00

Mode of Payment: Credit Card - ICICI Bank

Received Payment Rupees: Three Hundred only

Note : The defects or incompleteness in any respect in this eForm notified by the Registrar shall be placed on the Ministry's website (www.mca.gov.in). In case the eForm is marked as RSDB or PUC, please resubmit the eForm or file Form 67 (Addendum), respectively. Please track the status of your transaction at all times till it is finally disposed off by the Registrar. (Please refer Regulation 17 of the Companies Regulation, 1956)

It is compulsory to file Form 67 (Addendum) electronically within the due date whenever the document is put under PUCL by the ROC, failing which the system will treat the document as invalid and will not be taken on record.



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Banker Space Pvt. Ltd.

Director / Authorised Signatory

बरक - ३०
8908 2359
२०१५

८१३ - ८		
९१०८	९२	१११
२०२६		

TRUE COPY



२१४		
२०२२	२०११	
२०२५		

The Seal of the Joint Sub-Registrar, Mumbai City, is hereby certified to be a true copy of the original.

TRUE COPY

FORM 18

Notice of situation or change of situation of registered office

[Pursuant to section 146 of the Companies Act, 1956]

Form Language English हिन्दी

Note - All fields marked in * are to be mandatorily filled.

1. * This form is for New company Existing company

2. (a) * Form 1A reference number (Service request number (SRN) of Form 1A) or corporate identity number (CIN) of company

बरल - 41
5908 393 789
2026
U70102MH2008PTC177958

(b) Global location number (GLN) of company

3. (a) Name of the company

REEASH REALTIES PRIVATE LIMITED

(b) Address of the registered office of the company

G-5, FAMIL GOMS HOUSE, 385, HALL VILLAGE ROAD, NEHRUMA GARDEN, MUMBAI, Maharashtra, INDIA, 400072

(c) Name of office of existing Registrar of Companies

Registrar of Companies, Mumbai

(d) Purpose of the form

- Change within local limits of city, town or village
- Change outside local limits of city, town or village
- Change in office of RoC within same state
- Change in state within office of same RoC
- Change in state outside office of existing RoC

4. Notice is hereby given that

(a) The address of the registered office of the company with effect from

30/11/2010 (DD/MM/YYYY) is

The date of incorporation of the company is

*Address Line I: **OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY,**

Line II: **OPP SION CHUNNABHATTI SIGNAL, SION(EAST),**

* City: **MUMBAI**

* District: **Mumbai City**

* State: **Maharashtra-MH**

Country: **INDIA**

* Pin code: **400022**

* e-mail ID: **virej.panchal@omkarcorp.com**

(b) * Name of office of proposed RoC or new RoC

Registrar of Companies, Mumbai

(c) The full address of the police station under whose jurisdiction the registered office of the company is situated

* Name: **SION POLICE STATION**

* Address Line I: **NEXT TO KING CIRCLE RAILWAY STATION**

Line II: **DR, AMBEDKAR ROAD**

* City: **MUMBAI**

* State: **Maharashtra-MH**

* Pin code: **400022**



210
renewed 39
2026

CERTIFIED TRUE COPY

For Omkar Spaces Pvt. Ltd.

Director
Authorized Signatory

बैरव - ८१
 ११०८ ११२ १०९
 १०१६

TRUE COPY

5. (a) SRN of Form 23 []
 (b) SRN of relevant form []
 * (Mention the SRN of related Form 1AD, 21, if applicable)
 6. (a) Date of order of company law board (CLB) or any other competent authority [] (DD/MM/YYYY)
 (b) Petition number []

Attachments List of attachments
 1. Optional attachment(s) - if any []



To the best of my knowledge and belief, the information given in this form and its attachments is correct and complete.
 I have been authorized by the Board of directors' resolution number 4 dated 30/11/2010 to sign and submit this form.
 I am authorized to sign and submit this form.
 To be digitally signed by

Managing director or director or manager or secretary of the company []
 * Designation Director []
 * Director identification number of the director or Managing Director, or Income-tax permanent account number (Income-tax PAN) of the manager, or Membership number, if applicable or income-tax PAN of the secretary (secretary of a company who is not a member of ICSI, may quote his/ her income-tax PAN) 02630781

Certificate
 It is hereby certified that I have verified the above particulars (including attachment(s)) from the records of REEASH REALTIES PRIVATE LIMITED and found them to be true and correct. I further certify that all required attachment(s) have been completely attached to this form.

Chartered accountant (in whole-time practice) or Cost accountant (in whole-time practice) or
 Company secretary (in whole-time practice)
 * Whether associate or fellow Associate Fellow
 * Membership number or certificate of practice number 48133

For office use only: []
 eForm Service request number (SRN) [] eForm filing date [] (DD/MM/YYYY)
 Digital signature of the authorising officer []
 This e-Form is hereby registered []
 Date of signing [] (DD/MM/YYYY)
 [Handwritten signature and date 20/11/2010]

DRIVE LIC

बसक - ८
१९०४ १९१५ १९१९

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCES

DL No: MH93 20120018843 DOJ: 14-03-2012
Valid Till: 13-06-2012 DLD: 19-03-2013

AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DOJ
MCVS 14-03-2012

FORM 7
RULE 14 (2)

DOB: 15-10-1992 BG

NAME: TIKKY MORE
S/O: W/O TURKARAM MORE
ADD: BUNDER GALLI, RAHIVASHI BANGH,
P. LOKHANDE NAG, CHEMBUR (W), MUMBAI.
PIN: 400088
Signature & ID of Issuing Authority: MH93 2013377



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCES

DL No: MH92 20130022548 DOJ: 08-06-2013
Valid Till: 07-09-2013 (NT) AED: 04-01-2014

AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DOJ
LMV 17-12-2012
MCVS 08-03-2013

FORM 7
RULE 14 (2)

DOB: 14-02-1992 BG

NAME: NITIN MENDE
S/O: W/O TURKARAM MENDE
ADD: SUREKSHA VASAHAT CH., KIRKOND RD NO 2,
SANTACRUZ (W), MUMBAI.
PIN: 400084
Signature & ID of Issuing Authority: MH92 2014388



१९१५ २०१९

बरेल - ८१		
१९०८	१९८८	१९८९
२०२६		

TRUE COPY



बरेल - २५	
१९८८	१९८९
२०२५	

Summary1 (GoshwaraBhag-1)

TRUE COPY

सह दुय्यम निबंधक

बुधवार, 20 मे 2015 12:13 म.सं.

घस्त नोंदधारा भाग-1

बचद्व2

घस्त क्रमांक: 4962/2015

घस्त क्रमांक: बचद्व2 /4962/2015

बाजार मूल्य: रु. 01/-

सौबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

बरेल - 01		
8900	990	9000
३-६		

हु. नि. सह. हु. नि. बचद्व2 याचे कार्यालय

क. क्र. 4962 तर दि.20-05-2015

रोजी 12:13 म.सं. वा. हजर केला.

पावती:5783

पावती दिनांक: 20/05/2015

सादरकरणाचे नाव: मदन - मिथी

नोंदणी फी

रु. 100.00

घस्त हाताळणी फी

रु. 620.00

घष्टाची संख्या: 37

शुभुण: 720.00

घस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक/मुंबई-2

सह दुय्यम निबंधक, मुंबई-2



दस्ताचा प्रकार: कुलसुखत्यारपत्र

मुद्रांक शुल्क: 2 वेव्हा तो प्रविफलार्थ देण्यात येऊन घेतला जाईल. घातकीही स्वाबर-मालमत्ता विकण्याचा प्राधिकार मिळवू शकत नाही.

शिद्धा क्र. 1 20 / 05 / 2015 12 : 05 : 05 PM ची वेळ (सादरीकरण)

शिद्धा क्र. 2 20 / 05 / 2015 12 : 05 : 42 PM ची वेळ (फी)

प्रतिज्ञापत्र

*सदर दस्तऐवज हा नोंदणी करणारा १५०८ क्रमांकाच्या अखत्यारीत असल्याने नोंदणीकरीन्यास घेण्यात येऊन आहे. *दस्ता फीस भरण्यात येऊन घेतला जाईल. घातकी व साधत नोंदणीकरीन्यास घेण्यात येऊन घेतला जाईल. *नोंदणीकरीन्यास घेण्यात येऊन घेतला जाईल. *नोंदणीकरीन्यास घेण्यात येऊन घेतला जाईल.

लिहून देणारे:

लिहून देणारे:



०३१०५ - ८१		
९९००	९९८	१०९
२०२६		



Summary-2(दस्त गोपवारा भाग - २)

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20/05/2015 12:15:27 PM

दस्त गोपवारा भाग-2

बचड2
दस्त क्रमांक:4962/2015 130

दस्त क्रमांक :बचड2/4962/2015
दस्ताचा प्रकार :-कुलमुखत्यापत्र

बचल - 11
590x 990 989

- | अनु. क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | वय | स्वाक्षरी | आयुष्याचा ठेका |
|-----------|---|-------------------------|----|-----------|----------------|
| 1 | नाव:मयल - मिश्री
पत्ता:फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ओमकार हाउस , ब्लॉक नं.: साधन चुनाभट्टी सिव्हर सायन पूर्व , रोड नं.: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:AFSPM7948E | कुलमुखत्यापत्र देणार | 20 | | |
| 2 | नाव:रवी - वीक्षित
पत्ता:फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ओमकार हाउस , ब्लॉक नं.: साधन चुनाभट्टी सिव्हर सायन पूर्व , रोड नं.: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:AGRPD9071H | पाँवर ऑफ अटॉर्नी होल्डर | 44 | | |
| 3 | नाव:अशोककुमार - सरावणी
पत्ता:फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ओमकार हाउस , ब्लॉक नं.: साधन चुनाभट्टी सिव्हर सायन पूर्व , रोड नं.: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:BSFP'S8944F | पाँवर ऑफ अटॉर्नी होल्डर | 54 | | |
| 4 | नाव:अशोक - तनरेबा
पत्ता:फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ओमकार हाउस , ब्लॉक नं.: साधन चुनाभट्टी सिव्हर सायन पूर्व , रोड नं.: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:AABPT 32180 | पाँवर ऑफ अटॉर्नी होल्डर | 53 | | |



वरील दस्तऐवज करत देणार तपसकरिता कुलमुखत्यापत्र (की) देणे गरजेचे असणे कळविले जाईल.

ओळख:-
घातील इतर असे निवेदीत करतात की ते दस्तऐवज करत देणा-यांना स्वकीय ओळखतात, व त्यांची ओळख पटवितात

- | अनु. क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | वय | स्वाक्षरी | आयुष्याचा ठेका |
|-----------|--|-------------------|----|-----------|----------------|
| 1 | नाव:विनी - मोरे
वय:23
पत्ता:पी.एल.खोबळे नार्ड,सुंदर मल्लिकार्जुन रोड, नं. 89
पिन कोड:400089 | स्वाक्षरी | | | |
| 2 | नाव:नितिन - मिडे
वय:27
पत्ता:गोगटेवाडी ग्रीन्स, नं. 83
पिन कोड:400083 | स्वाक्षरी | | | |



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3906		
920	900	
2015		

गोपवारा भाग - २)

20 / 05 / 2015 12 : 07 : 26 PM

शिक्षा क्र. 5 की चेक: 20 / 05 / 2015 12 : 07 : 41 PM - नोंदणी पुस्तक 4 माझे

सब. दुय्यम निबंधक, मुंबई-2

EPayment Details,

sr.	Epayment Number	Defacement Number
1	MH000896284201516E	0000849328201516

4982 (2015)

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to info@subreg.mumbai.gov.in

बवई - २		
१२२	(३)	(३)
२०१५		



प्रमाणित करणेत गेले की
 दस्तावेज्ये एकूण पाने आहेत
 पुस्तक क्रमांक १, बवई-२, १२२ २०१५
 नोंदला 20 MAY 2015
 दिनांक

सब. दुय्यम निबंधक मुंबई शहर-२.

घोषणापत्र

बल - ८१		
९९०६	९२९	९४९
२०१६		

मी, फाळगुनी निवेश देसाई याद्वारे घोषित करतो की, मह दुय्यम नियंथतः
बोरीवली - ४ यांचे कार्यालयाने करारनामा या
शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.
ॐ. आशिफ मोइनुद्दिन फकीर व इत्यादी यांनी दिनांक
१३/११/२०१६ रोजी मला दिलेल्या कुलमुखत्यारपत्रांच्या आधारे मी, सादर दस्त नोंदणीस
सादर केला आहे निष्पादीत करून कबुलीजत्राच दिला आहे. सादर कुलमुखत्यार लिहून देणार
यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही
मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरवलेले नाही.
सादरचे कुलमुखत्यारपत्र पूर्णपणे वेध असून उपरोक्त नोंदणी करायला मी प्रतः मक्षम आहे. सादरचे
कथन खुकीचे आढवून आल्यास नोंदणी अधिकाऱ्यांनी ए.ए.के. कलसरी अन्वये शिर्षीस मी पात्र
राहीन साची मला जाणीव आहे.



दिनांक - १८/११/२०१६

(२)
कुलमुखत्यारपत्रधारकाचे नांव व सही

बखत - ८१

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SPECIFIC POWER OF ATTORNEY

This SPECIFIC POWER OF ATTORNEY made and executed on this 13th day of Nov 2016 at Dubai

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, Mr. / Dr Arif Moinuddin Faquih Age 66 years, Occupation: Doctor(Neonatologist) , and Mrs./Dr Farida Arif Faquih, Age 65 years, Occupation: Doctor (Anaesthesiologist), both residing Villa no 2, Latifa hospital, Oud Metha Road, P O Box - 9115, Dubai, United Arab Emirates, hereinafter referred to as GRANTORS.

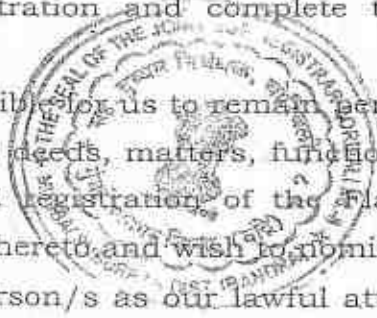
SEND GREETINGS:

WHEREAS we have booked a residential unit being Flat No. 2106 Floor 21st Wing C, in the complex known as "Ananta" situated at property bearing Survey No. 239, CTS No. 827-D/1 (pt) of Village Malad (E) situate at Shrikrishna Nagar, General Arun Kumar Vaidya Road, Goregaon (East), Mumbai 400 097. Hereinafter for the sake of brevity referred to as "said Flat".

Handwritten numbers in a box: 8907 922 789

AND WHEREAS since we are residing at Dubai, United Arab Emirates, we are unable to come for execution of Agreement For Sale in respect of the said Flat and remain present for registration and complete the registration process of the aforesaid Flat.

AND WHEREAS it would not be possible for us to remain personally present to do all or any of the following acts deeds, matters, functions or things as may be required for execution and registration of the Flat and matters connected therewith and incidental thereto and wish to nominate, constitute and appoint some fit and proper person/s as our lawful attorney to do all matters, acts and deeds in our name and on our behalf in order to purchase/acquire the aforesaid Flat in the capacity of Purchaser



Mrs. U.V. Patil
Praper Officer
General Stamp

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that WE, Mr. / Dr Arif Moinuddin Faquih & Mrs./Dr Farida Arif Faquih, both hereby

Handwritten signature of Mr. Arif Moinuddin Faquih



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...nate, constitute and appoint Miss Falguni Nilesh Desai residing at C-2, 04, Hari Om Apartments, S V Road, Borivali (West), Mumbai - 400092, Maharashtra, India [hereinafter to be referred as "Attorney"] to be true and lawful attorney in our name and on our behalf to do, perform and execute all or any of the following acts, deeds, matters and things in order to purchase/acquire aforesaid Flat, that is to say this Power of Attorney cannot be used for the Sale of Flat.

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- To enter into, sign and execute on our behalf said Agreement For Sale, Rectification Deed, Confirmation Deed or such any other documents in respect of the Flat.
- To appear before the Registrar General or any District or Sub-District Registrar or any Sub-Registrar of Assurances at Borivali, Mumbai, Mumbai Suburban & Any Other in Maharashtra appointed or to be appointed under any act or law for the time being in force or otherwise for the registration of the said Agreement For Sale or such other documents and to present, admit execution of and register or cause to be presented, admitted or registered said Agreement For Sale or such other documents.
- To pay such fees as shall be necessary for the registration thereof and take receipts from the concerned District or Sub-District Registrar or Registrar General for the payments made. To receive from concerned registrar all original deeds and documents registered, original receipts, Index II or other documents for and on our behalf.
- To file all necessary papers, to sign on all necessary papers, applications, etc. to pay charges before Registrar General or any District or Sub-District Registrar to adjudicate any document, if required.
- In addition to what has been stated above, whatever actions required to be taken and documents required to be registered for the purpose of purchasing said Flat in our name and updating our name in government records shall be done by our said attorney.



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And we ratify and confirm all and whatsoever our attorney shall lawfully do or cause to be done by virtue of this power of attorney and all the activities as specified hereinabove are to be considered as having been done by us personally and the same shall be binding on us at all times.

IN WITNESS WHEREOF WE HAVE HEREUNTO PUT OUR RESPECTIVE HANDS AT PLACE AND DATE MENTIONED HEREIN ABOVE.

Haqib

Haqib



Consulate General of India, Dubai,
does not accept any responsibility
for the contents of this document:

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बरेल - ८१		
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SIGNED AND DELIVERED
 by the within named Grantors
 1. MR./DR. ARIF MOINUDDIN FAQUIH

Arif Moinuddin Faquih

2. MRS./DR. FARIDA ARIF FAQUIH

Farida Arif Faquih

बरत - ८		
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In the presence of:

1. Viral Desai

Signed in my presence. He / She has been identified by his / her passport No. K9466018 issued at DUBAI on 14-11-2012. While the photograph and Signature are attested, no responsibility is accepted by this office for the contents of this document.

Signed in my presence. He / She has been identified by his / her passport No. K8466020 issued at DUBAI on 14-11-2012. While the photograph and Signature are attested, no responsibility is accepted by this office for the contents of this document.

I accepted,

MISS FALGUNI NILESH DESAI (POA Holder)

N.K. Nirwan
 Vice Consul
 Consulate General of India
 Dubai (U.A.E.)

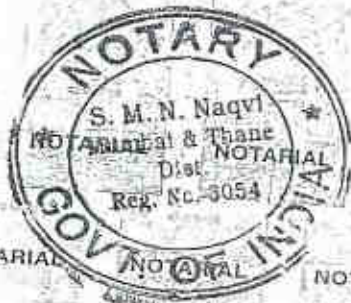


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BEFORE ME

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S. M. N. Naqvi
 NOTARY
 Government of India,
 Mumbai & Thane Dist



SR. No. 60 P. No. 6


NOTARY Register 194 of 18-11-16


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आयकर विभाग
 INCOME TAX DEPARTMENT
 MADAN MOHANLAL MISTRY
 MOHANLAL JETHALAL MISTRY
 भारत सरकार
 GOVT. OF INDIA

Permanent Account Number
31/12/1974
AEFSPM7948E

Signature 



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आयकर विभाग
 INCOME TAX DEPARTMENT

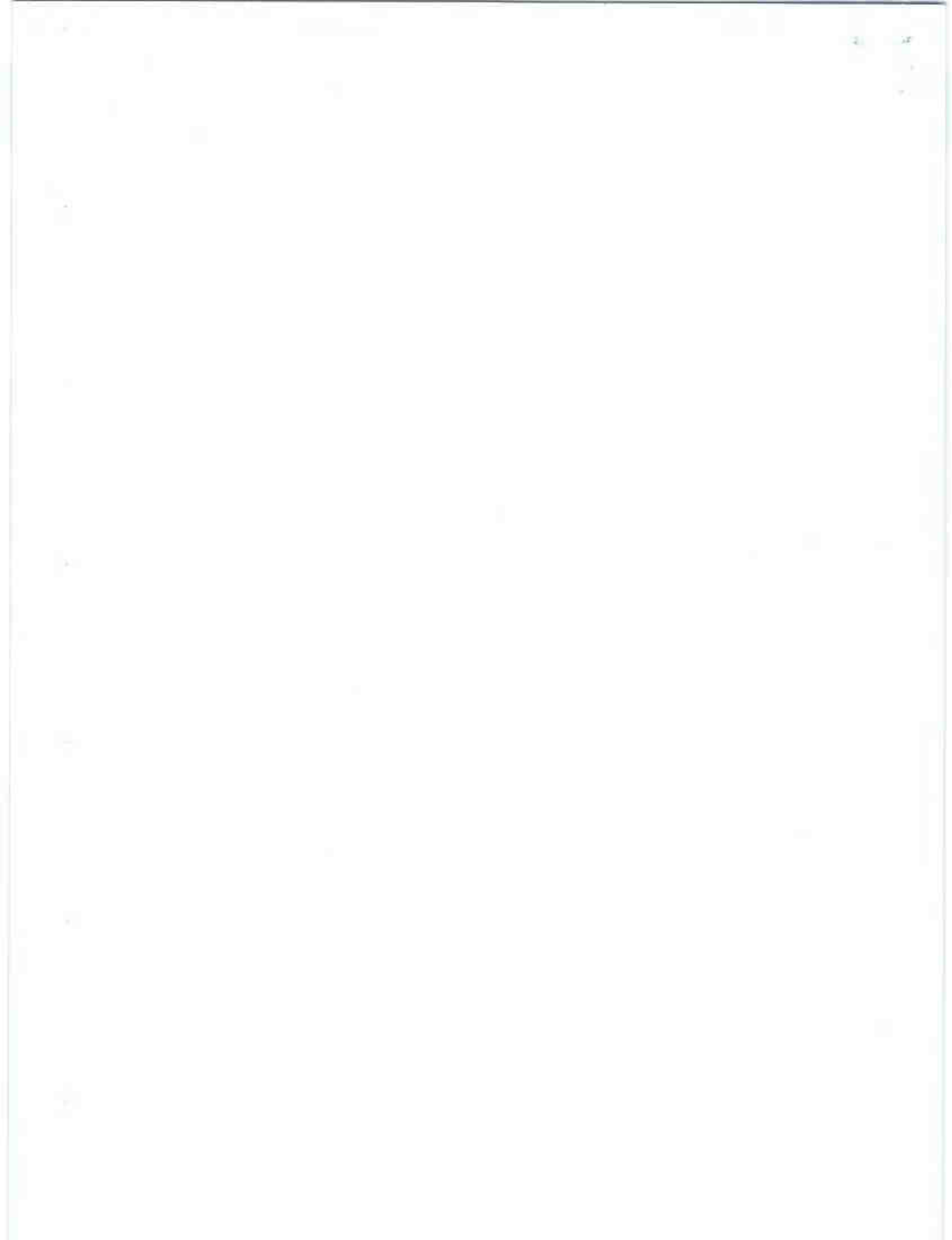
भारत सरकार
 GOVT. OF INDIA

VGS REALTY CONSTRUCTION PRIVATE LIMITED

10/12/2012
 Permanent Account Number
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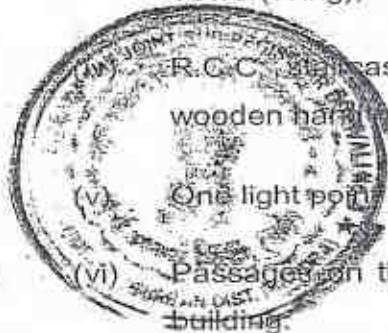


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use (unless included in limited common areas and facilities).
All of the above facilities are subject to approval from
MCGM.

20. The limited common facilities for said flat are as under:-

- (i) Common Toilet(s), if any;
- (ii) Terrace / areas at the respective floor;
- (iii) R.C.C. underground tanks and rain water harvesting tanks with two pumps of approved capacity and make for the said Tower(Wing);



R.C.C. staircase with kadappa treads, R.C.C. pardi with wooden hand railings / M. S. Railings;

(v) One light point per landings;

(vi) Passages on the ground floor as well as each floor of the building.

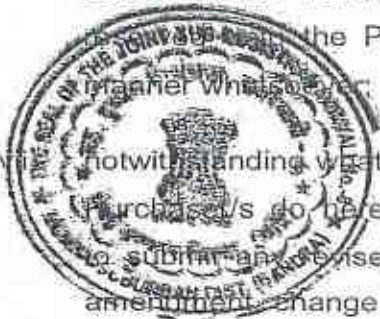
21. The Promoter has informed the Purchaser/s and the Purchaser/s is/are aware and hereby accepts and agrees and give irrevocable Consent to the Promoter as under:-

- (i) to develop the said property along with other adjacent property or properties as an integrated development of larger complex;
- (ii) to grant any Right of Way or license of any right through, over or under the said property to any person or party including occupant, purchaser or person entitled to any area or areas in any Building(s) which may be constructed by the Promoter on the said property or any other adjoining property or properties to the said property or to any other person as the Promoter may desire or deem fit;
- (iii) to revise the boundary or area of the layout in respect of the said property and to submit any revised layout or amended building plans for the purpose of revision of the layout in

respect of the said property as the Promoter may desire or deem fit from time to time;

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- (iv) to amalgamate or sub-divide or club the aforesaid scheme with the other scheme/s on the said property along with any scheme on any other adjoining property or properties as the Promoter may desire or deem fit in their absolute discretion;
- (v) to take benefit of any approval of development rights which may become available in respect of the said property with any other property or properties either adjoining the said property or otherwise as may be permissible in law;
- (vi) it is repeated for the sake of clarity that the right of the Promoter to revise the layout and redevelop any portion(s) of the said property is neither affected nor restricted in any manner on account of the execution of this Agreement in favour of the Purchaser/s herein and all such rights are reserved to the Promoter without any restriction in any manner whatsoever;
- (vii) notwithstanding what is contained herein to the contrary, the Purchaser/s do hereby irrevocably authorize the Promoter to submit an amended plan for the purpose of making any amendment, change or modification in the Building Plans in respect of the said Building in which the Purchaser/s has/have agreed to purchase the said flat as provided in the Maharashtra Ownership Flats Act, 1963, as the Purchaser/s is/are aware that the Promoter has balance Floor Space Index (FSI) and/or development rights in respect of the said property and/or the Promoter may become entitled to any additional development rights or FSI in future and the Promoter intend to construct either additional floor or floors, annex structures or additional wings to the said building and the Purchaser/s has/have no objection or dispute regarding the same in any manner whatsoever;
- (viii) the Promoter may construct a separate Rehab Wing or building or additional floors for the accommodation of eligible slum dwellers who may become eligible in a future date;



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the Transferable Development Right (T.D.R.) and/or the Development Right Certificate (D.R.C.) which may be at any time issued for the said property or any part of the property or arising out of Development of the said property shall always belong to the Promoter. The Purchaser or the common organization of all Purchasers will not have any share, right, title, interest or claim therein. The Promoter shall be entitled to sell, dispose of or alienate the Transferable Development Right (T.D.R.) and/or Development Rights Certificate (D.R.C.) of the said Property or any part thereof to any person or persons of their choice.

The price or Consideration received by selling, transferring such T.D.R., D.R.C. shall always belong absolutely to the Promoter. The Purchaser or the common organization will not have any share, right, title, interest or claim therein. It is required by the Promoter requisite provision will be made of Lease of the property in favour of the common organization of all the flat Purchasers;



- (x) If any, further FSI is granted or any further FSI is available by use of any T.D.R. or otherwise hereafter even after execution of Lease in favour of Society, then the Developers shall have exclusive right to use such FSI/TDR and to carry out such construction on the said property or on the building constructed on the said property. However, the costs, charges and expenses of such construction shall be borne and paid by the Developers. The Purchaser and the Society will not object to carrying on such construction by the Developers;
- (xi) if any time further construction is carried on, as herein provided including further development as described, by the Promoter, then he shall be entitled to sell Flat(s) in such further construction on ownership basis to others for their own benefit and shall be entitled to the price and consideration received from them for their own use and benefit. The Purchaser and the said society will not have any share, right, title, interest or claim therein. The Society/

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Association of Purchasers or Limited Company shall admit the Purchasers as a members of such new and/or additional construction in the society without charging any fees, transfer fees or consideration except normal admission fee and share money amounting to Rs. 600/- from each of them to acquire shares of Society;

- (xii) the aforesaid provision regarding construction to be carried on in future by the Promoter and their right to sell the same on ownership basis and the Society/ Association of Purchaser or Limited Company to admit such Purchaser as member shall continue to remain in effect even after the project is completed;
- (xiii) the Purchaser/s declare and confirm that he/she/they/it are aware that the said Building in which the said flat(s) is/are situate may be interconnected building along with other building/s under development by the Promoter and the Purchaser/s have nothing to do with the ground area and the same are not in proportion to each other and the Purchaser/s shall not be entitled to claim any further or other right to the area other than the ground area under its Sale Building/Wing and the plinth area and/or "the said property" benefit the plinth area of the said Building;
- (xiv) so long as it does not in any way affect or prejudice the right of the Purchaser/s in respect of the said flat(s), the Promoter shall be at liberty to sell, convey and transfer or otherwise to deal with all other flat(s) and spaces in the said building or otherwise deal with its right, title and interest in the said Property and/or in the said building in any manner it may deem proper;
- (xv) there are separate accesses to the building(s) for the occupants of the Rehabilitation Building(s) and for the Purchaser of the Sale Building. The Promoter may grant right of way to prospective Purchasers of other sale wing / building in the revised layout as aforesaid, from the access which will be used by the Purchaser/s;



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(xvi) the Purchaser/s is/are aware that the total sanctioned FSI for the said property may not be fully consumed in-situ and the balance FSI may be consumed on the said Building by constructing additional flats or additional wings or building. The Purchaser/s hereby gives his/her/their/its consent and No Objection for any such further to be carried on the said property and/or on the said Building, by way of further levels or by way of new Wing or Wings or separate structure or building by the Promoter in future;

(xvii) the Purchaser shall not let, sub-let, transfer assign or part with the said flat(s), interest or benefit of this Agreement or part with the possession and/or personal license of the said flat(s) until all the dues payable by the Purchaser/s to the Promoter under this Agreement are fully paid up and only if the Purchaser have/had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Promoter have permitted in writing to the Purchaser/s in that behalf. The Promoter will be entitled to impose such condition including payment of transfer fees as may be decided by the Promoter for giving Consent for such Transfer;

(xviii) the Purchaser/s shall observe and perform all the rules and regulations which the Society/Common Organisation of Purchaser of flats may frame at its inception and the addition, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said flat(s) and on the observance and performance of the Building Rules, Regulations and Laws for the time being of the concerned authority/authorities. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Society/Common Organisation of Purchasers of flats regarding the occupation and use of the said flat(s) and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement;

(xix) the Promoter has furnished to the Purchaser the particulars of estimated outgoings of the said flat;

(xx) Till a Lease of "the said property" and the said building is executed, the Promoter shall be entitled with or without workmen, surveyors agents and others, at all reasonable times, to enter into the said flat(s) and the said Building or any part thereof to view and examine the state and conditions thereof..

(xxi) the Promoter may sell, transfer or assign all their rights, title and interest in the said property (subject to the rights and interests created in favour of the Purchaser) including in respect of the unsold flats in the said Building but without in any manner affecting the Purchaser's rights;

(xxii) the Purchaser/s has/have already inspected the site and acquainted himself with the nature of the Promoter's title to the said property and their right to sell the said flat on Ownership basis and shall not raise any requisition or objection thereto hereafter;

(xxiii) the possession of the Common Areas in the said Building shall remain with the Promoter whose responsibility shall be to supervise (through the Maintenance Agency) the maintenance and upkeep of the same until the same is taken over as per applicable laws or directions of the Government/ Statutory body, by the common organization of the purchasers or any other body or Association formed as per provisions of the law;

(xxiv) if the said Building or any part thereof after handing over to the common organization of the purchasers or any other body or Association gets demolished and/or gets damaged on account of any act of God including earthquake, riots, floods or any other natural calamity, act of enemy, war or other causes beyond the control of the Promoter, such losses and damages incurred to the structure will be fully sustained by the Purchaser/s along with the Purchasers of

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other flats and the Promoter shall not be responsible for such loss/damage. The Purchasers shall have to make good the loss so sustained by them;

(xxv) the Promoter hereby reserve their right to give for the purpose of advertisement or by putting up hoardings or Neon Light hoardings etc. on any open spaces in the said property including on the terrace and compound walls for the said purpose on such terms and conditions as the Promoter may desire. The said right shall continue to subsist till the execution of Lease of "the said property" and the said right shall be in favour of the Society or common organization to be formed by the flat Purchasers;



(xxvi) If any Municipal rates, taxes, cess, assessments are imposed on the said property due to such advertisements or hoardings put up on the open spaces or terraces or any other portion or compound walls of the said property, the same shall be borne and paid wholly by the Promoter. The Promoter shall be exclusively entitled to the income and profits that may be derived by the display of such advertisement, hoardings at any time hereafter. The flat Purchaser/s will not object to the same for any reason whatsoever and shall allow the Promoter, their agents, servants, etc. to enter into the said property, the terrace and any other open spaces in the said property for the purpose of putting and/or preserving and/or maintaining and/or removing the advertisements and/or hoardings. The Promoter shall be entitled to transfer or assign such right to any person or persons whom they may deem fit and the flat Purchasers or the estate or common organization to be formed by the flat Purchasers shall not raise any objection thereto;

(xxvii) Societies shall have a right over respective part of the open space as per notional subdivision, as shown on the plan, which may be approved by Slum Rehabilitation Authority / concerned Authorities and shall sign such document(s)/writing(s) and/or grant consent to the society as

may be required for various purposes inter alia demarcation, mutation in revenue records, facilitating lease in favour of societies, etc.

(xxviii) within one month of the possession if the Purchaser/s points out in writing any defect in construction, then the said defect shall be rectified by the Promoter.

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22. The Purchaser is aware that the Promoter or the Maintenance Agency nominated by the Promoter shall provide certain Maintenance Services in the said Building until expiry of 3 (three) years from the date of obtaining full Occupation Certificate. The Purchaser hereby agrees to pay his share of costs, charges, expenses and fees payable for the said services to the promoter or the Agency as the case may be. Thereafter the said Society/Common Organization of flat Purchaser/s shall enter into Maintenance and Service Agreement with the Promoter and/or the said Agency appointed by the Promoter for Maintenance and Service of the said Building for such fees and on such terms and conditions as may be agreed upon. This condition is on essence of contract.



23. The Purchaser/s state that it is in his/her/its/their interest to help the Maintenance Agency in effectively keeping the flat(s) and the said Building secured in all ways. The Purchaser/s hereby agrees and accepts that for security reasons, the Maintenance Agency shall be at liberty to enforce a framework of guidelines to be followed and observed by the occupants/ visitors to the same building. However, it has been made clear to the Purchaser/s that the entire internal security of the Flat shall be sole responsibility of the owner/ Purchaser/ occupant and the Promoter or the Maintenance Agency shall not be responsible for any theft, loss or damage suffered by the Owner/Purchaser/Occupant.

24. The Purchaser/s agrees that the Purchaser/s shall from time to time sign all relevant applications, papers, documents, and do all the acts, deeds and things in pursuance to the transaction as the Promoter may require for safeguarding the interests of the other Purchaser/s of flat(s) of the said Building including the Purchaser/s.

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The Purchaser/s shall ensure that in the event the Purchaser/s gives possession of the said flat(s) to any third party by way of lease or Licensee or otherwise, such person shall from time to time, sign all applications, papers and documents and do all other acts, which the Promoter may require for safeguarding the interests of the Purchaser/s of the flat(s) of the said Building.

25. There may be separate Co-operative Society or common organization in respect of the Towers of the Sale building standing on the said property or there may be one Co-operative Society or common organization of the Towers of the Sale building. The decision of the Promoter in respect of the formation of the Society and grant of Lease of the said property and the said building shall be valid and binding on the Purchaser and such Society/Societies or common organization.

26. As per clause 11 of the Appendix-IV to the Development Control Regulation No. 33 (10) and or as per Section 15A of the amended Slum Act, there will be lease by MHADA / SRA separately in favor of the Society of the flat purchasers of the Sale Building for the said Building in respect of the land under the Sale Building or if necessary, jointly with the society of the slum dwellers or by way of Sub-lease as the case may be. The said lease shall be for a period of thirty years to be renewed for another thirty years with yearly rent of Rs.1001/-. Such lease may be in favor of the promoter or the Co-operative society/common organization of the flat Purchaser as aforesaid. The tenure, rent and modality will be governed by then existing rules & regulations. The Promoter shall endeavor to take all necessary steps to get the Lease of "the said property "and the said building executed and registered within a period of 3 (three) years after all the flats are sold by the promoters or within a period of 3(three) years of registration of the society, which ever may be later.

27. The Flat Purchasers is aware that there is going to be building(s) / wing(s) which shall be constructed on a portion of the said property for accommodating the eligible slum dwellers of the said property and/or slum dwellers/tenants from adjoining properties to be

amalgamated and the building where they will be accommodated will be called Rehab Building/Wing(s).

28. The Flat Purchaser is also aware that there may be some shops/commercial units in the sale building as per the Scheme which may be sanctioned from time to time. In that event, subject to what is stated elsewhere in this Agreement, the Promoter shall form a composite society of the sale building inter alia, including the shops as set out hereinabove.

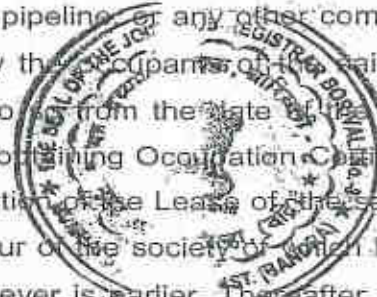
29. The Promoter shall also be entitled to sell the TDR and/or DRC of the said property any part thereof, exclusively for its own benefit.

30. Each of the Purchaser and/or the Society shall be liable to maintain, repair, renovate, reconstruct, re-build, on the said property the electric sub-station, drainage line, electric cables, common water pipeline or any other common facilities to be used and enjoyed by the occupants of the said Building. The liabilities shall arise to do with the said property from the date the Purchaser is offered the possession on obtaining Occupation Certificate of his/her/their said flat or on execution of the Lease of the said property" and the said building in favour of the society of which he/she/they may become member, whichever is earlier. Thereafter, the Promoter will not be liable to repair, maintain, renovate, reconstruct or re-build the said common facilities. Necessary covenants to this effect shall be made in the Lease of "the said property" and the said building to be executed in favour of the Society.

31. The said flat shall contain amenities, details whereof are given in Annexure "A" herein. Further the details of amenities common to all the purchasers of flat in the said Building viz. "Ananta" are listed in the said Annexure "B".

32. Under no circumstances, shall the Purchaser get possession of the said Flat without first paying to the Promoter all the amounts due under this Agreement and also including interest due thereon. The Promoter shall give possession of the said flat to the Purchaser on or before the possession date mentioned on receipt of Occupation Certificate in respect of the said flat, subject to the normal trade circumstances and availability of building materials and other

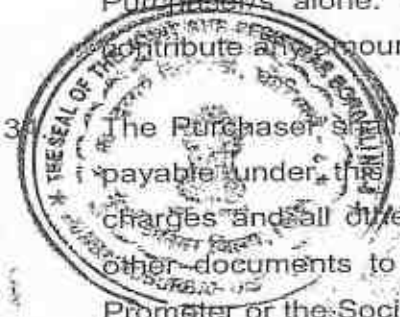
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relevant factors, if any, beyond the control of the Promoter. The Purchaser shall be liable to take possession of the flat within a maximum period of 15 (fifteen) days from the date of receipt of the notice thereof from the Promoter for this purpose against payment of balance purchase consideration and deposits, time being essence of the contract. The Purchaser in any case / circumstance shall be liable to pay his share of costs, charges, expenses, fees, all taxes in respect of the said flat after expiry of 15 days, as aforesaid.

33. The stamp duty and registration charges, including penalty, if any, payable in respect of this Agreement shall be borne and paid by the Purchaser/s alone. The Promoter shall not be liable to pay or contribute any amount towards the same.



The Purchaser shall, in addition to all the other amounts due and payable under the Agreement, pay the stamp duty, registration charges and all other costs, charges and expenses relating to all other documents to be executed by the Purchaser/s and/or the Promoter or the Society till Lease of "the said property" and the said building of the property in favour of the Society and other outgoings. The Purchaser shall also pay to the Municipal Corporation, Government or other public body or authority his/her/their share of development or betterment charges or any other cess, tax, levy or payment that may hereafter be charged, levied or sought to be recovered in respect of "the said property" the said building and other structures standing thereon or any part thereof or the said flat and car parking space under stilt / car parking in the compound/car parking on the Podium. The sale price of the said flat is calculated on the aforesaid basis.

35. In the event of any stamp duty, registration charges or any other levy, cess, tax or payment becoming due or payable at any time before the Lease of "the said property" and the said Building of the said property to the Society, the Purchaser shall deposit with the Promoter the amount proportionately or actually due in respect of the said flat before the Promoter give possession of the said flat or any time thereafter.

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36. Nothing contained in these presents is intended, nor shall be construed to be a grant, demise or assignment in law of the said flat or any part of the said Building or the said property to the Purchaser.

37. The Promoter shall be entitled to sell, transfer or assign all their rights, title and interest in the said property (subject to the rights and interests created in favour of the Purchaser) including in respect of the unsold flats in the said Building but without in any manner affecting the Purchaser's rights.

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38. The Purchaser has already inspected the site and acquainted himself/herself, itself, themselves with the nature of the Promoters' title to the said property and their right to sell the said flat on "ownership basis" and shall not raise any requisition or objection thereto hereafter.

39. The Purchaser shall, from the date of taking possession of his/her/their said flat:-

- a) maintain the said flat and its herits, their own costs as a prudent person in good and tenable condition;
- b) not to use the same in violation of any provision of law applicable thereto;
- c) not to use or permit the same to be used for any purpose other than permissible under any law for the time being in force;
- d) not to cause any nuisance or annoyance to the neighbors;
- e) not to throw any dirt, rubbish or other refuse or permit the same to be thrown in the passage or in the compound or any portion of the said building;
- f) not to do or suffer to be done anything in or about to the said building or the said flat or in the staircase and /or fire escape passage and/or the common passages which may be against the rules or regulations and bye-laws of the

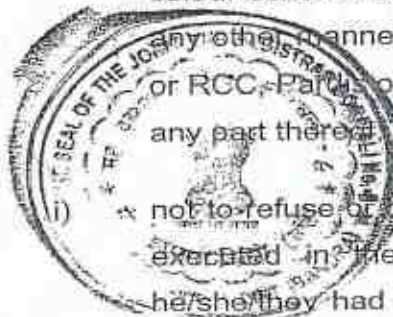


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Municipal Corporation, MHADA and/or any other concerned authority;

- g) not to do or cause to be done any act or thing which may render void or voidable any insurance of the said building or any part thereof or cause any increase in premium to be paid in respect thereof;
- h) not to demolish or cause to be demolished the said flat or any part thereof or make or cause to be made any change, addition or alteration whatsoever in or to the said flat or any part thereof nor any alteration in the elevation and outside colour scheme of the said Building and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC-Part or other structural members in the said flat or any part thereof;
- i) not to refuse or neglect to carry out any work directed to be executed in the said Building or in the said flat after he/she/they had taken possession thereof, by a competent authority, or require or hold the Promoter liable for execution of such works;
- j) not to encroach upon or make use of any portion of the said building or open space of the compound not agreed to be acquired by him/ them or otherwise not forming part of the said flat;
- k) not to stock or keep any material, object or any other item in the open space of compound and/or park any vehicle in the compound;
- l) not to restrain the Promoter or their servants and agents from entering upon the said flat for inspecting the same at any reasonable hours or from carrying out any construction or repair work on any part of the said building or the said flat for proper maintenance or continuation of the facilities and amenities provided therein including making, repairing, maintaining, cleaning and keep clean and in good condition all surfaces, drains, pipes, cables, wires, gutters and other



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conveniences belonging to or serving or used for the said building and also for laying down, maintaining, repairing and testing drainage and water pipes and electric wires or similar purposes;

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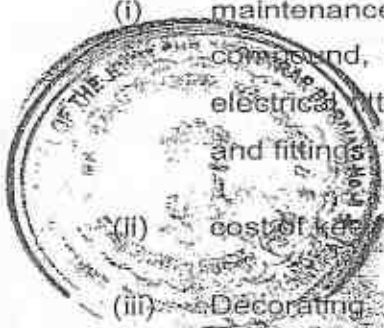
- m) within one month of the possession if the Purchaser points out in writing any defect in construction, then the said defect shall be rectified by the Promoter;
- n) become a member of the Co-operative Society, or any other association or limited company formed by all such Purchasers of the said flat and from time to time sign all letters, writings, communications, applications forms and registration documents and to do all other acts, deeds, matters and things as the Promoter and/or the said Co-operative Society/Associations/Limited company shall require to do;
- o) observe and comply with all the bye-laws, rules and regulations of the Co-operative Society / Associations / Limited Company;
- p) not to sell, transfer, assign, let, grant leave and license, dispose of or in any other manner deal with, dispose of or part with physical possession of the said flat or any portion thereof or his right, title and interest thereto or therein or under this Agreement, including car parking spaces to any other person before paying to the Promoter all the amounts payable to them hereunder and without first obtaining their prior written consent in that behalf from the Promoter;
- q) not to store in the said flat(s) any goods which are of hazardous, combustible or dangerous nature or are so heavy as to danger the construction or structure of the building in which the said flat(s) is situated or storing of which goods, is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages, which may damage or likely to damage the staircase, common passage or any other structure of the said building and the said flat(s);



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r) the Purchaser shall pay to the Promoter the monthly contribution as may be determined by the Promoter or agency appointed by promoter from time to time due for the period commencing from seven days after the said flat is offered for occupation by the Purchasers regularly on or before the 5th day of each and every month towards his/her/their provisional proportionate share of any and other expenses, outgoings and expenses due in respect of the said flat on account of the following, inter alia viz.: -



- (i) maintenance, repairs to the said Building, the compound, the compound walls, water pumps and electrical fittings, drainage and plumbing installations and fittings etc.;
- (ii) cost of keeping the property clean and lighted;
- (iii) Decorating and/or painting the exterior of the said Building and passages and staircases;
- (iv) Municipal and other taxes, cesses, levies and premia in respect of the insurance of the said Building, "the said property", "revenue", "assessments", etc.;
- (v) salaries and wages of persons employed for watching and/or cleaning the property, operating water-pumps, maintaining records, etc.;
- (vi) water & Sewerage charges & taxes etc.;
- (vii) electricity charges for lifts and for salaries of liftmen;
- (viii) sinking & other funds as may be determined by the Promoter;
- (ix) rent & cost of water meter or electric meters;
- (x) cost of water supplied by water tankers;
- (xi) all other outgoings due in respect of the said property including those incurred for the exclusive benefit of a Purchaser and/or his tenement/ flat;

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s) not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and said building in which the said flat(s) is situated or any part thereof or whereby any increased premium shall become payable in respect of the said building and / or the said flat(s);

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t) to pay to the Promoter within 7 days of demand by the Promoter, his/her/their share of security deposit charges / premium demanded by the concerned local authority or Government for giving water drainage, electricity or any other service connection to the said building in which the said flat is situated;

u) to bear and pay increased local taxes, water charges, insurance and such other charges which are imposed by the concerned local authority and/or Government and/or other public authority on account of change of user of the said flat by the Purchaser viz usage for any purpose other than for residential purpose;



v) the said flat shall be used for the purpose of residence and shall not be utilized for showroom, restaurant, coaching classes, warehouse, or any such other purposes;

w) pay proportionate share of property tax to the Mumbai Municipal Corporation assessed on the said Building Provided However that if any special taxes and/or rates are demanded by the Municipal Corporation or any other authority by reason of any permitted use other than for residence or any other user of the said flat, the Purchaser alone shall bear and pay such special taxes and rates;

x) shall not put any signage or board in the said building or any part thereof or outside the said flat except as may be permitted by the Promoter;

y) not to fix any grill(s) or any other objects outside the window(s) and/or main door of the said flat other than what

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has been provided by the Promoter at the time of giving possession of the said flat;

z) Not to tamper with the elevation and aesthetic of the building in any manner whatsoever;

aa) Not to do any such act, thing including construction of wall, parking vehicles, etc. contrary to the terms of this Agreement.

40. The Promoter has informed the Purchaser/s and the Purchaser/s is/are aware that; and the Purchaser/s doth hereby declare/s, confirm/s and covenant/s with the Promoter as under:-

(i) The Promoter may develop the said property along with other adjacent property or properties as an integrated development of larger scheme;

(ii) The Promoter shall be entitled to grant any right of way or license of any right through, over or under the said property to any person or party including occupant, purchaser or person entitled to any area or areas in any building(s) which may be constructed by the Promoter on the said property or any other adjoining property or properties or to any other persons as the Promoter may desire or deem fit;

The Promoter shall be entitled to revise the boundary or area the lay out in respect of the said property and to submit any revised lay out or amended building plans for the purpose of revision of the lay out in respect of the said property as the Promoter may desire or deem fit from time to time;

(iv) The Promoter will be entitled to amalgamate or sub divide or club the scheme on the said property under any other D.C. Regulation with some other scheme on other property or properties, the said property along with any other adjoining property or properties as the promoter may desire or deem fit in their absolute discretion;

(v) It is hereby agreed by the Purchaser that terms and conditions of any agreement executed by the Promoter with land owning authorities including MHADA, SRA concerning to the Slum Rehabilitation Scheme lay out shall be binding on the Purchaser.

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(vi) If the said building or any part thereof after handing over to the common organization of the purchasers or any other body or Association gets demolished and/or gets damaged on account of any act of God including earthquake, riots, flood or any other natural calamity, act of enemy, war or any other causes beyond the control of the Promoter such losses and damages incurred to the structure will be fully sustained by the Purchaser along with the other Purchasers and the Promoter shall not be responsible for such loss/damage. The Purchasers shall have to make good the loss so sustained by them.

41. The Promoter has informed the Purchaser/s and the Purchaser/s is aware that the Promoter and the Society of the said Building will be required to provide right of way to all development plan reservation of the layout till the time alternate access is made available through any other Public Road/Municipal Corporation Road/ D.P. Road.

42. The amounts of deposits and outgoings payable by different Purchaser have been fixed provisionally by the Promoter and the said flat Purchasers shall be bound by the same. After the execution of Lease in favour of the Society, the Society may revise and re-fix the amounts payable for the said flat. The excess of collections, if any, by the Promoter over the outgoings shall be paid over by the Promoter to the Society on execution of Lease of "the said property" and the said Building of the said property to it as if it constituted a part of the deposit collected under this clause, subject to adjustment and treatment in the same manner as herein mentioned. If the amount of monthly contribution fixed by the Promoter is found to be short, the Purchaser shall pay to the Promoter such revised amount as may be fixed by the Promoter.

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The Purchaser/s has represented and warranted to the Promoter that it/he/she has the power and authority to enter into and execute this Agreement.

44. This Agreement constitutes the entire Agreement between the parties and revokes and supersedes all previous correspondence and applications between the parties, wherever written, oral or implied, if any, concerning the matters.
45. The terms and conditions of this Agreement shall not be changed or modified except by written amendments duly agreed and signed by the parties. The terms and conditions and various provisions embodied in this Agreement shall be incorporated in the Lease deed and shall form part thereof.
46. The Purchaser/s shall lodge the original hereof for registration with the Sub-Registrar of Assurances at Mumbai within one month from the date hereof and after due intimation the Promoter shall attend such office and admit execution of the Agreement for sale.
47. This Agreement is executed in duplicate. It is agreed that both the copies of Agreement are original, one of which is retained by the Purchaser/s and another by the Promoter. Each page is signed or initialed by both the parties.
48. The Promoter hereby confirms all the terms and conditions as are applicable to it.
49. The Promoter shall be entitled to and may change the name of the said Building once or more than once on or before obtaining completion certificate for the said Building. However, the name of the said Building shall not be changed by the Co-operative Society, or Association or Limited Company formed by all such purchasers of flats of the said Building without written consent of the Promoter.
50. The Advocates and Solicitors for the Promoter shall prepare and/or approve as the case may be the Deed of Lease, other supplemental documents to be executed in pursuance of this Agreement.



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51. The delay or indulgence on the part of the Promoter in enforcing any of the terms hereof, or any forbearance or giving of time shall not be construed as waiver on their part of any breach or non-compliance of any other terms and conditions hereof by the Purchaser nor shall the same in any manner prejudice and ~~the~~ Promoter's rights hereunder or otherwise under law.

52. The Purchaser is also an Investor (or person) within the meaning of Article 5 (g-a) (ii) of Schedule I of the Bombay Stamp Act 1958 and the subsequent Purchaser under a subsequent sale shall within a period of one year from the date of this agreement be entitled for adjustment of duty if any paid on this agreement. Provided that this clause shall automatically lapse if no such transfer as above is made within the said period of one year. Further provided that in the event of any change in the provisions of law in this respect, this clause shall stand amended mutatis mutandis.

53. All letters, receipts and/or notices dispatched by the Promoter under Certificate of Posting/courier to the Purchaser/s at his/her/their address given in the Agreement shall be deemed to have been properly delivered to him/her/them on the 7th (seventh) day of its posting. That the Purchaser/s shall have their complete and correct address(es) registered with the Promoter at the time of registration and it shall be their responsibility to inform the Promoter by registered post acknowledgement due about all subsequent changes, if any, in their address(es), failing which all demand notices and communications posted at the first registered address(es) shall be deemed to have been received by him/her/them at the time when those should ordinarily reach at such address(es) and the Purchaser/s shall be responsible for any default in payment and other consequences that might occur therefrom.

54. The term "Purchaser" herein may include the female gender or if there is more than one Purchaser, in that event, the derivatives terms used herein with reference to the said expression shall be construed accordingly. If the Purchasers be a partnership firm, the said term unless repugnant to the context or meaning thereof mean and include the partners from time to time of the said firm, and the

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If the Purchaser be a Company or Society, the said term shall, wherever appropriate, mean and include its successors and assigns. In other cases, the said term - wherever appropriate, shall mean and include all persons claiming right, title and interest through such Purchaser including his/her/ their successor/s in interest.

55. Even if the terms of the said property" and the said building of the property is executed in favour of the Society, the Promoter will not be bound to hand over possession of the said flat to the Purchaser or to the Society unless and until all the amounts which are due and payable by the Purchaser to the Promoter under this Agreement or otherwise are paid along with interest, if any, to the Promoter. The Promoter shall have lien for unpaid price along with interest, if any, payable to them as also for any other amount payable by the Purchaser to the Promoter. Till such amount with interest, if any, is paid to the Promoter, the Purchaser or the Society will not be entitled to possession of the said Flat. The possession of the Promoter shall continue till then.

56. The Purchaser shall, on or before delivery of possession of the said flat, pay the Promoter the following amounts:

- (i) Rs. 178,752/- (Rupees One Lakh Seventy Eight Thousand Seven Hundred Fifty Two and Paise Zero Only) being advance interest free maintenance deposit;
- (ii) Rs. 600/- (Rupees Six Hundreds Only) for share money application) for share money application;
- (iii) Rs. 35,000/- (Rupees Thirty Five Thousands Only) for formation and registration of the society) for formation and registration of the society;
- (iv) Rs. 35,000/- (Rupees Thirty Five Thousands Only) for formation and registration of the society) for Legal Charges;







- (v) Rs. 75,000/- (Rupees Seventy Five Thousands Only) towards deposit in respect of water and electric meter payable to the Public Authorities;

Total Rs. 324,352/-

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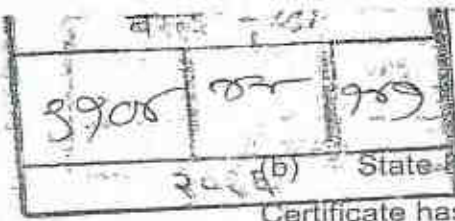
The maintenance deposit is exclusive of Municipal taxes which will be charged / billed to the Purchaser by the Promoter on the basis of actual as per the bill/demand raised by local Municipal Authorities concerned.

The promoter shall not be liable to render any account for the amount so collected at (iii), (iv), (v) above.

In addition to the above, the Purchaser will also bear and pay such charges, fees, expenses as may be fixed by the Promoter and also the taxes as may be applicable by for utilizing the additional facilities and amenities viz. Club House, swimming pool, etc. to be provided in the said building by the Promoter.

57. (a) Deed of Mortgage bearing Registration No. BRL-8-5114-2013 was executed on 11th September 2013 between the Promoter herein described, therein as the First Mortgagor or Borrower and Omkar Realtors and Developers Private Limited being the 2nd Mortgagor and State Bank of India, as Lender / Mortgagee read with Deed of Rectification dated 27.09.2013 registered bearing no BRL-8-5580-2013 registered on 08.10.2013. The State Bank of India advanced a sum of Rs.90,00,00,000/- (Rupees Ninety Crores only) to the Promoter and following charges were created.

"First - exclusive mortgage / Charge over the Development Rights of land and buildings of the project and constructed on the said property, "Second - Charge on all projects receivables to be deposited in the Escrow Account /Designed Account. Account to be opened by the Promoter with State Bank of India)" and "Third - Negative Lien on the blocks / flats / units confirming part of the Sale Building.



State Bank of India has been repaid in full and their No Due Certificate has been obtained as per their letter dated 05/01/2016;

(c) State Bank of India has executed Deed of Re-conveyance dated 29.01.2016 registered with the Sub Registrar of Assurances bearing no BRL-6-917-2016 in favour of the Promoter;

(d) The Promoter has availed financial assistance of Rs 140 Crores (Rupees One Hundred Forty Crores Only) from IndusInd Bank;

(e) Deed of Mortgage bearing Registration No. BRL-6-918-2016 is executed on 29th January 2016 between the Promoter herein described therein as the "Borrower" and IndusInd Bank Limited, as Lender / Mortgagee described therein as the "Bank". IndusInd Bank has advanced credit facility of Rs. One Hundred and Forty Crores only to the Promoter and following charges have been created;

- (i) First exclusive charge by way of mortgage over the free sale FSI (present and future) along with development rights, plots, roads and buildings to be constructed on the said property;
- (ii) Exclusive charge by way of hypothecation on all projects receivables to be deposited in the Escrow Account (Designed Account Escrow account being an account to be opened by the Promoter with IndusInd Bank and details whereof are provided in clause 57(f) hereinbelow and;

(f) The Purchaser of the flats in the project shall make payment to the Escrow Accounts by drawing all the Cheques/Demand Drafts in favour of Escrow Account the details where of areas under:-

A/c name	VGS Realty Constructions Pvt. Ltd. – Receivables escrow account
A/C Number	201000324585
Bank	IndusInd Bank
Branch	OPERA HOUSE
Address	IndusInd Bank Limited IndusInd House, 425, Dr. D.B. Marg, Opera House, Mumbai – 400 004.
IFSC Code:	INDB0000001
MICR Code	400234002

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58. The Promoter has availed additional financial assistance of Rs.44,00,00,000/- (Rupees Forty Four Crores Only) from IndusInd Bank. One Deed of Further Charge by way of simple mortgage dated 18th August 2016 bearing Registration No. BRL-6-8297-2016 is executed between the Promoter herein described therein as the "Mortgagor" and IndusInd Bank Limited, as Lender / Mortgagee described therein as the "Mortgagee". Under this Deed the IndusInd Bank has advanced further credit facility of Rs.44,00,00,000/- (Rupees Forty Four Crores Only) to the Promoter, therein referred to as 'Term Loan 2' and the Promoter has extended the charge, mortgage and transfer their interest in, to and upon their property more particularly described in the SECOND SCHEDULE thereunder written i.e. Property being free sale FSI (present and future) along with development rights to be constructed on the said Property, together with the buildings and structures constructed to/to be constructed thereon and all the fixed plant, machinery and fixture annexed thereto.

59. The Promoter hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority, at the time of sanctioning the plans and before handing over possession of the said flat to the Purchaser obtain from the concerned local authority occupation and/or completion certificate of the said building.

60. The Transferable Development Right (T.D.R.) and/or the Development Right Certificate (D.R.C.) which may be at any time issued for the said property or any part of the property or arising out of Development of the said property shall always belong to the Promoter. The Purchaser or the common organization of all Purchasers will not have any share, right, title, interest or claim therein. The Promoter shall be entitled to sell, dispose of or alienate the Transferable Development Right (T.D.R.) And/or Development Rights Certificate (D.R.C.) of the said Property or any part thereof to any person or persons of their choice. The price or Consideration received by selling, transferring or alienating such T.D.R., D.R.C. shall always belong absolutely to the Promoter. The Purchaser or

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the common organization will not have any share, right, title, interest or claim therein. If required by the Promoter requisite provision will be made in Lease of the said property in favour of the common organization of all the Purchasers.

61. Notwithstanding whatever may have been mentioned hereinabove, the Flat Purchaser is aware that the Promoters may construct further storeys on the said building and or construct one or more buildings / towers in the larger layout post amalgamation of the said property with adjoining properties as may be permissible as per relevant rules and regulations. The Flat Purchaser hereby gives his/her/its/their consent as contemplated under section 7-A of Maharashtra Ownership Flat Act to the Promoter to construct such additional floors on the said building and or for such construction of new buildings / towers in the larger layout. However, costs, charges and expenses of such construction shall be borne and paid by the Promoter. Purchaser and the Society of the Flat Purchasers will not object in carrying out such construction by the Promoter on ground of nuisance or on any other ground.

62. If at any time further construction is carried out as herein provided including further development by the Promoter then he/they shall be entitled to sell the flats in such further construction on ownership basis to others for his/their own benefit and shall be entitled to the price and consideration received from them for his/their own use and benefit. The Purchaser and the Society will not have any share, right, title, interest or claim therein. The Society shall admit the Purchaser as a member of such new and/or additional construction in the society without charging any fees, transfer fees or consideration except normal admission fee and share money amounting to Rs.600/- (Rupees Six Hundred Only) to acquire shares of Society.

63. The aforesaid provision regarding construction to be carried on in future by the Promoter and their right to sell the same on ownership basis and the Society or Association or common organization or Limited Company to admit such Purchasers as member shall continue to remain in effect even after the project is completed.



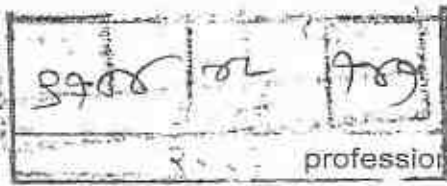




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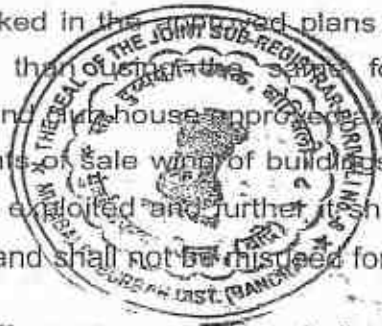
64. The Promoter shall enter into separate agreements with the Purchasers of different flats in the said building for sale to them on ownership basis on terms and conditions substantially similar hereto and the benefit of this and such other agreements shall ensure for benefit of all Purchasers in the said Building and shall be available for enforcement not only against the respective Purchaser there under but also against all Purchasers in the building and the provisions of such agreements shall bind to the extent applicable, transferees of the said flat from the original Purchaser also.
65. The Promoter have furnished to the Purchaser the particulars of estimated outgoings of the said flat.
66. Copy of the Certificate of Title in respect of property described in First Schedule issued by M/s. Law Firm of Khonas, Solicitors and Legal Consultants is hereto annexed and marked Annexure - "C". Copy of the Property Card of the said property is hereto annexed and marked Annexure "D". A copy of the floor plans of the said flat delineated in Red ink is hereto collectively annexed and marked Annexure - "E". The location plan of the property is annexed and marked as Annexure "F".
67. The Purchaser shall pay proportionate share of property tax to the Mumbai Municipal Corporation assessed on the said Building Provided. However, that if any special taxes and/or rates are demanded by the Municipal Corporation or any other authority by reason of any permitted use other than car parking or any other user of the said flat, the Purchaser alone shall bear and pay such special taxes and rates.
68. All disputes concerning this agreement shall be subject to the jurisdiction of courts in Mumbai.
69. The Promoter have entered into a standard agreement with an Architect Anand V. Dhokay Architects & Designer, registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects. The Promoter have appointed Sterling Engineering Consultancy Services Pvt. Ltd. Structural Engineer for preparation of the structural design and drawings of the said Building and the Purchaser accept the





professional supervision of the said Architect and the said Structural Engineer till the completion of the said Building. The Promoter has appointed Sterling Engineering Consultancy Services Pvt. Ltd. as R. C. C. Consultant.

70. At the time of taking possession of the said flat, the Purchaser shall pay to the Promoter such amount as they in their turn might have paid to the BSET/Reliance Energy Limited /Tata Power as deposit for electric meters to be fitted to the said flat.
71. The Purchaser/s agree/s that the size of the said Flat shall be as per the plans approved by Slum Rehabilitation Authority or concerned statutory authority which are already inspected by the Purchaser/s and have completely satisfied himself/herself/themselves in respect thereof and the Purchaser/s shall not make any grievance alleging the inadequacy of area of the said flat to Slum Rehabilitation Authority.
72. Further the Purchaser/s agree/s that he/she/they shall not misuse the area earmarked in the approved plans for Gymnasium for any other purposes than using the same for fitness centre and shall also ensure that the society or any other organization to be formed by the Purchasers of flats, as stated hereinabove, shall not misuse the area earmarked in the approved plans for Gymnasium for any other purposes than using the same for fitness centre. The swimming pool and club house approved shall be exclusively for the use of all the residents of sale wing of buildings/towers and it shall not be commercially exploited and further it shall be used only for the approved users and shall not be misused for any other purposes.
73. If any dispute, difference or question shall arise between the parties hereto or any person or persons claiming through any party hereto and the other party or between the persons claiming through both the parties hereto regard to interpretation of any one or more clauses herein or as to the rights, liabilities and obligations of the parties or accounts or as to the damages, then the same shall be referred to arbitration. Arbitration proceedings shall be under the provisions of Arbitration & Conciliation Act, 1996 or any modification or re-enactment thereof.



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74. The PAN Nos. of the Parties are as under:-

Sr. No.	Parties	PAN Nos.
1.	VGS Realty Construction Pvt. Ltd.	AAECV2892E
2.	Dr. Arif Moinuddin Faquih	AALPF8046L
3.	Dr. Farida Arif Faquih	AALPF8045K

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

First Schedule of Property Above Referred To:

All that piece or parcel of land bearing, CTS No. 827-D/1 (part) of Village "Malad (East)" admeasuring 11265.11 sq. mtrs or thereabouts in the registration district and sub district of Mumbai city and Mumbai Suburban and situate at Shrikrishna Nagar, General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai 400 097.

[Handwritten signatures]



2106 - C		
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Date		

Second Schedule Above Referred To:

Flat No. 2106 in Tower (Wing) C, on the 21st floor of the Building "Ananta" at Shrikrishna Nagar, General Arun Kumar Vaidya Marg, near Film City, Goregaon (East), Mumbai 400 097 lying and located on the part of property more particularly described in the first schedule herein. The carpet area of the flat is 54.45 Sq. meters.

Signed And Delivered)

by the withinnamed the Promoter)

VGS Realty Construction Pvt. Ltd.

through its Director/Authorised Signatory

Mr. Madan Mishra


in the presence of

1) 

2) 

For M/s. VGS Realty Construction Pvt. Ltd.




Director/Authorized Signatory



Signed And Delivered)

by the withinnamed the Purchaser)



Dr. Arif Moinuddin Faquih

THROUGH POA HOLDER FALGUNI DESAI

Dr. Farida Arif Faquih

THROUGH POA HOLDER FALGUNI DESAI


in the presence of ...







1) 

2) 



बरल - ८१		
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Receipt

Received on or before the execution of these presents of and from the withinnamed the Purchaser/s the sum of Rs. 821,500/- (Rupees Eight Lakhs Twenty One Thousand Five Hundred and Paise Zero Only) being the earnest money within mentioned to be paid by him/her/it/them to me.

Rs.821,500/-
We Say Received:
For VGS Realty Construction Pvt. Ltd.



Promoter

Witnesses:

1. 

2. 



2900/1		
2900/1	YK	989
P. S. S. S.		

 Dated This 19th day of NOVEMBER, 2016

VGS Realty Construction Pvt. Ltd. ..Promoter

And

Dr. Arif Moinuddin Faquih

Dr. Farida Arif Faquih

..Purchaser/s

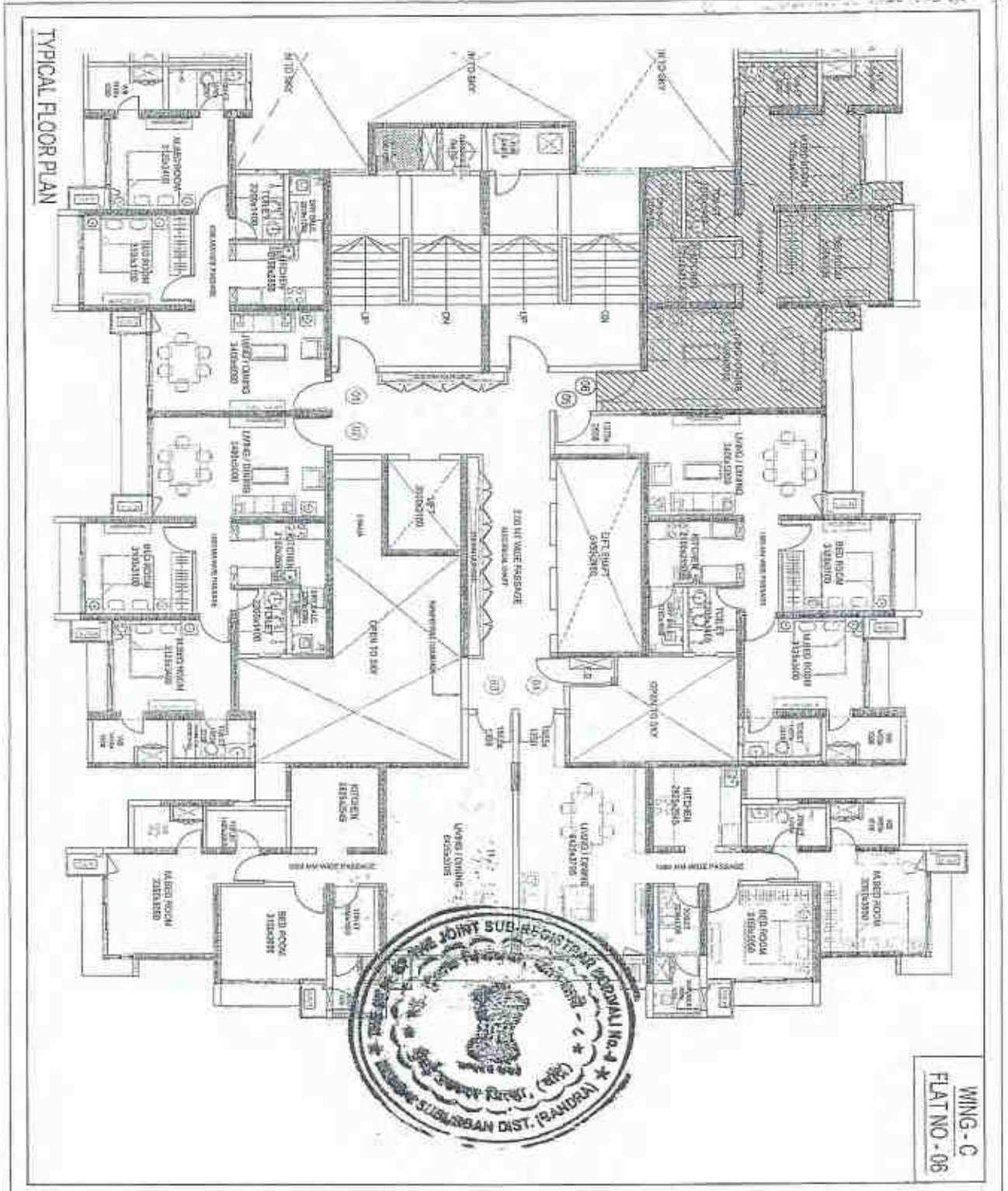
Agreement For Sale Of The Flat

Flat No. 2106

21st Floor of Wing "C"
 Of Building



6068 BF 2068
 12-0215



Project - Ananta
 Flat No - C-2105

[Handwritten signature]

For M/s. VGS Realty Construction Pvt. Ltd.

[Handwritten signature]

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Amenities List of Ananta Project:

External Amenities- Tower A & C:

Double Heighted Reception Entrance Lobby.

4 Elevators in each wing.

Power backup for all common areas.

Jogging track.

Health & Fitness Center.

Children's play area.

Landscape Garden.

Swimming Pool.

Indoor Games.

Accutheraphy Walkway.

Internal Specifications:

Air conditioner in all bedrooms.

Agglomerated/Imported marble flooring in Living area.

Wooden flooring in master bedroom.

Vitrified tiles flooring in the other bedroom.

Jaguar or equivalent C P fittings.

Modular Kitchen.

Granite top slab for kitchen platform.

Ceramic dado tiles up to door height.

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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3177/PN/MHL/AP 20 MAY 2015
COMMENCEMENT CERTIFICATE

SALE BUILDING

TO,

M/s. V.G.S. Realty Construction Pvt. Ltd.,
Omkar Esquare, Off. Eastern Express Highway,
Opp. Sion Chunabhatti Signal, Sion,
Mumbai-400 022.

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2015		

Sir,

With reference to your application No. 1338 dated 08/08/2014 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 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 827-B/1(ot.)

of village Malad (East) T.P.S. No. -
ward P/N Situated at Shree Krishna Nagar, General Arunkumar Vaidya Marg, P/North Ward of MCGM, Goregaon (E), Mumbai

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/1341/PN/MHL/LOI dt. 15/02/2015
IDA U/R No. SRA/ENG/3177/PN/MHL/AP dt. 19/05/2015
and on following conditions

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within 12 months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
- If construction is not commenced 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.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if
 - 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.
 - Any of the condition subject to which this same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) 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 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
- 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 C.E.O. (SRA) has appointed SHRI A.S. RAO
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level (i.e. top slab of 2nd level podium).

For and on behalf of Local Authority
The Slum Rehabilitation Authority

W.S. He
Executive Engineer (SRA) W.S. He
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

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SRA/ENG/3177/PN/MHL/AP 7 NOV 2015

This C.C. is further extended upto 15th upper floors i.e. wing 'A' & wing 'C' of Sale Building as per last approved plan u/n SRA/ENG/3177/PN/MHL/AP dated 19/05/2015.

[Signature]

Executive Engineer W.S
Slum Rehabilitation Authority

SRA/ENG/3177/PN/MHL/AP 30 DEC 2015

This CC is re-endorsed as per last approved amended plans for sale wing A comprising of Lower Ground + Gv + 2 Nos of podiums + Amenity floor/Shift floor + 31 upper floors and for wing C comprising of Lower Ground + Gv + 2 Nos of podiums + Amenity floor/Shift floor + 31 upper floors approved u/n SRA/ENG/3177/PN/MHL/AP dated 22/12/2015.

[Signature]

Executive Engineer I/C
Slum Rehabilitation Authority



Bankimchandra P. Khona
Ms. Zarana Khona Ahmed

Law Firm of Khonas
Solicitors & Legal Consultants

(In reply please quote our Ref. No.)

Date :

B/5190/DOC-19/TC02/ 122/S/2015

**TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

15th June, 2015
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1. Our clients "Messrs VGS Realty Construction Pvt. Limited" have instructed us to issue our Certificate of Title with regards the property situate, lying and being at Malad (East) and more particularly described in the Schedule hereunder written and hereinafter referred to as "the said property". We have found that Maharashtra Housing and Area Development Authority, Mumbai (MHADA) is shown as holder of the land on the Property card.
2. We have not seen any Title Deeds or acquisition papers or any papers to verify the ownership of the Maharashtra Housing and Area Development Authority, Mumbai (MHADA).
3. The said property is a Censused slum. Our clients have relied on the copy of the Annexure - II dated 12th August, 2010 issued by the Chief Officer, Mumbai Housing and Area Development Board which mentions that the property is a Censused slum.
4. The slum dwellers occupying the said property have formed a Co-operative Housing Society called "Jaldhara S.R.A. Co-op. Housing Society Limited" registered under the Maharashtra Co-operative Societies Act, 1960 (hereinafter referred to as "the said Society");
5. The said Society has entered into a Development Agreement dated 25th February, 2006 with our clients then known as "M/s. VGS Construction" with regard to the development of the said property under Slum Rehabilitation



Page 1 of 4

Zarana

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Bankinchandra P. Khona
Ms. Zarana Khona Ahmed

Law Firm of Khonas
Solicitors & Legal Consultants

(In reply please quote)

Date :

B/5190/DOC-19/TC02/122/572015

15th June, 2015



Scheme. The said society also executed Power of Attorney dated 25th February, 2006 in favour of our clients M/s. VGS Construction.

6. The Slum Rehabilitation Authority had earlier issued Letter of Intent (called LOI) bearing No. SRA/ENG/1341/PN/MHL/LOI dated 15th January, 2011 under the provisions of D.C. Regulation 33 (10) read with Appendix IV of the D.C. Regulation for the development of the said property in the name of M/s. VGS Construction.
7. VGS Construction is converted under Part IX of the Companies Act 1956 on 10th December 2012 as a Private Limited company and is now known as "VGS Realty Construction Pvt. Ltd".
8. The Slum Rehabilitation Authority has issued Revised LOI bearing No.SRA/ENG/1341/PN/MHL/LOI dated 16th February, 2015 in the name of our clients "VGS Realty Construction Pvt. Ltd".
9. We have issued Public Notices in Press Journal – English Edition and Nav Shakti – Marathi Edition both dated 27th May, 2015 inviting claims from Public. We have not received any claim or objections pursuant to the publication of the said Notice or otherwise.
10. We have taken search of the property for the period from 1966 to 2008, from 2008 to 2011, from 2010 to 2014 and thereafter 2014 to 2015. For a number of years Sub Registrar's records are either partly or completely torn or not available for taking search.

Page 2 of 4

Zarana

Bankinchandra P. Khona
Ms. Zarana Khona Ahmed

Law Firm of Khongs
Solicitors & Legal Consultants

(In reply please quote our Ref. No.)

B/5190/DOC-19/TC02/ 122/S/2015

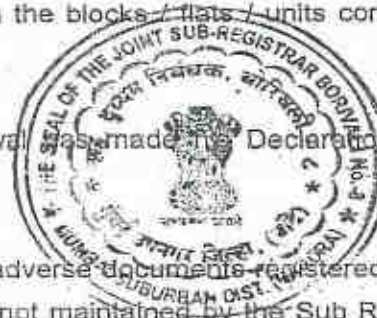
Date :

15th June, 2015

11. Our clients have executed on 11th September, 2013 Deed of Mortgage bearing Registration No. BRL-8-5114-2013 where they are described as the First Mortgagor or Borrower and M/s Omkar Realtors and Developers Private Limited being the 2nd Mortgagor with State Bank of India, as Lender/ Mortgagee read with Deed of Rectification dated 27th September, 2013 Registered bearing No BRL-8-5580-2013 registered on 8th October, 2013. The State Bank of India has advanced a sum of Rupees Ninety Crores only to the our clients and following charges have been created. "First - exclusive mortgage/Charge over the Development Rights of land and buildings of the project and constructed on the said property", "Second - Charge on all projects receivables to be deposited in the Escrow Account /Designed Account. Account to be opened by the Promoter with State Bank of India." And "Third - Negative Lien on the blocks / flats / units confirming part of the Sale Building".

12. Our clients' Director Mr.Vrindesh Agarwal has made the Declaration-Cum-Indemnity dated 12th June, 2015.

13. Subject to aforesaid and subject to any adverse documents registered during the period when the records are torn or not maintained by the Sub Registrar of Assurances, we certify that the Title of Maharashtra Housing & Area Development Authority (MHADA) is clear, marketable and free from encumbrances.



Zarana

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Bankimchandra P. Khona
Ms. Zarana Khona Ahmed

Law Firm of Khonas
Solicitors & Legal Consultants

(In reply please quote our Ref. No.)

Date :

B/5190/DOC-19/TC02/122/S/2015

15th June, 2015

SCHEDULE OF THE PROPERTY

All that piece or parcel of land bearing, CTS No. 827-D/1 (part) of Village "Malad (East)" admeasuring 11265.11 sq. mtrs or thereabouts in the registration district and sub district of Mumbai city and Mumbai Suburban and situate at Shrikrishna Nagar, General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai 400 097 and bounded as follows:-

- On or towards the North : CTS 827 D/1(pt) of Village Malad (East)
On or towards the South : CTS 827 D/1(pt) of Village Malad (East)
On or towards the East : CTS 827 D/2 of Village Malad (East)
On or towards the West : Existing Road CTS 827 A (pt) of Village Malad (East)

Mumbai, dated this 15th day of June, 2015.



For, M/s Law Firm of Khonas

Zarana
Partner

Solicitors & Legal Consultants
B/5190/DOC-19/TC02/2015

मालमत्ता पत्रक

जिल्हा - मालाड (पु)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

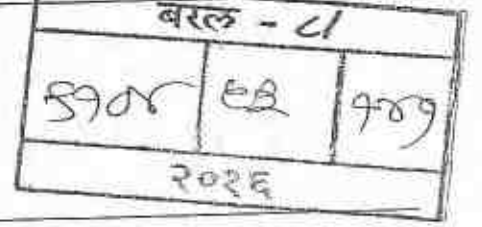
जिल्हा - मुंबई उपनगर जिल्हा

र.भू.मा.पन नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
नं.ची.मी.

शासनाला परतल्या अवकाशाचा किंवा माहितीचा तपशील अर्जासोबत फेर तपशील (यदि आवश्यक असेल)

८२७३/१

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- ५४९५३.२
न.भू.क्र.८२७३/२
ते ८२७३/४ कडे घ्या.
४९९३९.४



जि.मा.धिकार
जकाया मुळ धारक
वर्ष
हजेर
इतर धार
इतर शीट

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) किंवा धार (भा)	साक्षात्करण
३०/०४/१९९२	शासन आदेश क्र.एस.ओ.एल.१०९०/३४४४/का-१३ दि.२६-२-९१ व मा.जिल्हाधिकारी मु.उ.वांचेकडील दि.१७-२-९२ व १४-४-९२चे आदेश व न.भू.अ.५/८ वांचेकडील आदेश क्र.प.भू.६/मालाड पूर्व ८२७/९२ दि.३०/४/९२ अन्वये नविन मिळकत पत्रिका तयारून क्षेत्र १६८९२.६ची.मी. पावला केले व धारक सदरी ताब्याप्रमाणे नाव साखल केले.	S.I.	(H) महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरण मुंबई	सी - जि. नि. भू. अ. तथा न. भू. अर्जा. ए. ५
०३/०७/२००२	मा. मुख्य कार्यकारी अधिकारी झोपडपट्टी पुनर्वसन प्राधिकरण वंद्या मुंबई भांचे आदेश क्रमांक झोपुया/न.भू.अ./१३४/२००२ जा.क्र.४ दिनांक ७/२/०२ व मी.र.नं.घ.५/२००६चे लागू न.भू.अ.मालाड वांचे आदेश क्रमांक प.भू.४/न.भू.अ.मालाड/न.भू.क्र.८२७३/पो.वि./०२ दि.३/७/०२ अन्वये न.भू.क्र.८२७३ मधून पोटविभागानुसार वर्ग होणारे क्षेत्र ५४९५३.२ ची मीटर कमी करून त्यास ८२७३/१ असा शेज बदल केला व शिखल क्षेत्र ४९९३९.४ ची.मी. कायम केले. तसेच पोटविभागानुसार न.भू.क्र.८२७३/२, ८२७३/३, ८२७३/४ च्या नविन मिळकत पत्रिका तयारून त्यावर अनुक्रमे ३९९९३.२, २०२११.०, २७४९.० असे क्षेत्र दाखल करणेकामी नोंद घेतली. धारकांची नावे मुळ मिळकत पत्रिकेप्रमाणे कायम ठेवली.			फेरदार क्र. २३ प्रमाणे सी - ३६/०२ न.भू.अ.मालाड



अर्ज क्रमांक - १०४३
तपासणी करणारी
अर्ज दाखल तारीख २०/३/११
अर्ज तयार तारीख २१/३/११
अर्ज निकाली तारीख २४ MAR 2015
अर्ज तयार करणारी
अर्ज तपासणी करणारी

एकूण रक्कम १३
नकलेचे शुल्क १०००
कागद शुल्क २०० प्रमुख लिपिका
नगर भूमापन अधिकारी
मालाड
एकूण शुल्क १२००

न.भू.अ.मालाड
मुंबई उपनगर जिल्हा
सत्य प्रतिलिपी
नगर भूमापन अधिकारी
मालाड

बरल - ८१		
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बरेल - ८१		
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२०२६		

SLUM REHABILITATION AUTHORITY.

No. SRA/ENG/1341/PN/MHL/LOI

Date: 16 FEB 2015

To,

1. **Architect** : Shri. Anand V. Dhokay of
M/s. Anand V. Dhokay Architects & Designer
F-63 " Palm Acres",
Mahatma Phule Road,
Mulund (East), Mumbai- 400 081.
2. **Developer** : M/s. V.G.S Realty Construction Pvt. Ltd.
Omkar House, Off Eastern Express Highway,
Opp. Sion Chunabhatti Signal,
Sion(East), Mumbai-400 022.
3. **Societies** : 'Jaldhara SRA Co. Op. Hsg. Soc.'

Sub : Proposed S. R. Scheme on plot bearing CTS No. 827 D/1(pt) of village Malad(E), Shri Krishna Nagar, General Arun Kumar Vaiday Marg, 'P/North' ward of MCGM, Mumbai for Jaldhara SRA Co. Op. Hsg. Soc.

Ref: SRA/ENG/1341/PN/MHL/LOI

Gentlemen,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 827 D/1(pt) of village Malad(E), Shri Krishna Nagar, General Arun Kumar Vaiday Marg, 'P/North' ward of MCGM Mumbai, this office is pleased to inform you that this Revised Letter of Intent is considered and approved for the sanctioned (SI) of 3.23(Three Point One Two Three Only)



CERTIFIED TRUE COPY

ANAND V. DHOKAY
(ARCHITECT)

बाल - ८		
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SRA/ENG/1341/PN/MHL/LOI

for slum plot in accordance with provisions of Appendix-IV of Reg. 33(10) of amended D.C. Regulations, 1991, out of which maximum FSI of 3.00 (Three Point Zero Zero) shall be allowed to be consumed on the plot, subject to the following conditions.

This LOI is issued in continuation with the earlier Revised LOI issue under even No. SRA/ENG/1341/PN/MHL/LOI dated 15/01/2011. It stands modified with respect to the conditions mentioned here in below :-

Condition No.1 :-

That you shall hand over 174 numbers of tenements to the Slum Rehabilitation Authority / MHADA/ MCGM or any designed Govt. Authority for Project Affected Persons, each of carpet area 25.00 sq. mt. free of cost.

The PAP tenements shall be marked as a PAP tenement on doors prominently. After completion of the building PAP tenements shall be protected by the guards etc.



Condition No.3

That the Amenities Tenements i.e. 06 nos. Welfare Centre, 06 nos. Bawadi & 05 nos. of Society Office shall be handed over to the slum dwellers society to use for specific purpose only.

Condition No.15 :-

That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexure herewith.

RECORDED & INDEXED
15/01/2011

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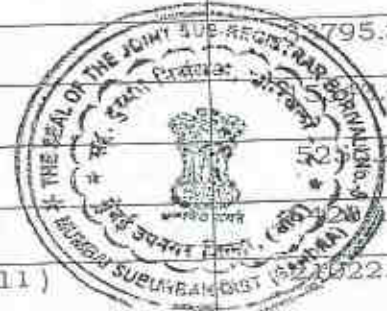
SRA/ENG/1341/PN/MHL/LOI

बरल - ८१

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The salient features of the scheme are as under:-

Sr. No.	Description	Now Proposed (in Sq.mtr)
1	Area of slum plot	11265.11
2	Deduct i) Road Set Back (18.30mt.wide DP Raod) ii) Area of CTS No.827A(pt)	241.84 0.00
3	Total Deduction (i + ii)	241.84
4	Net Plot Area (1 - 2)	11023.27
5	Addition for FSI (2(i) above)	241.84
6	Plot area for FSI (4 +2(i))	11265.11
7	Max. FSI permissible on plot	3.00
8	Max. BUA Permissible on Plot (6 X 7)	795.33
9	Rehab BUA	44
10	Common Passage area	52.21
11	Amenity tenements area	1
12	Rehabilitation component area (9 + 10 + 11)	97.76
13	Salc Component (12 x 1)	21022.76
14	Total Permissible BUA sanctioned for Project (13 + 9)	36366.20
15	FSI Sanctioned for the project (14/6)	3.23
16	Salc BUA permissible in situ (8 -9)	18451.89
17	TDR Generated (13 - 16)	2570.87
18	Nos. of Slum dwellers to be re-accommodated	381 Nos.
19	Nos. of Regular PAP generated in the scheme	174 Nos.



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SRA/ENG/1341/FN/MHL/LOI

Condition No.26 :-

That the rehabilitation component of scheme shall include

a)	368	Numbers of Residential tenements
b)	10	Numbers of Commercial tenements
c)	03	Numbers of Residential-Cum-Commercial
d)	Nil	Numbers of Existing Amenity
e)	06	Numbers of Balwadi
f)	06	Numbers of Welfare Centre
g)	05	Numbers of Society Office
h)	174	Numbers of PAP

Condition No.37 :-

That you shall pay total amount of Rs. 1,13,40,000.00/- towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement decided by the authority, and total amount of Rs. 1,13,40,000.00/- @ Rs.560/- (suburb per sq. mt.) towards Infrastructural Development Charges.

All other conditions mentioned in earlier LOI dated 15/01/2011 are intact and the following additional conditions shall be complied with.

63. That the Amenity Tenements i.e. 03 nos. of Balwadi shall be handed over to the Women and Child Welfare Department, Government of Maharashtra as per the directions given by the Additional Chief Secretary, Woman and Child Welfare Department, Government of Maharashtra, in meeting held on 18/10/2011 as per Circular No.129.
64. That you shall pay Rs.100/- per eligible slum dwellers towards issue of Identity Cards as per Circular No.137 dtd. 01/08/2012 before OCC to Rehab Buildings.
65. That you shall pay Rs.10/- (Rupees Ten Only) per sq. feet of rehab constructed area inclusive of rehab component & staircase, lift, passage, stilt area etc. for the Structural Audit as per Circular No.138 before issue of Occupation Certificate of rehab buildings.

SRA/ENG/1341/PN/MHL/LOI

बरल - ८१		
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- 56. That you shall submit revised NOC from Environment before asking for CC above BUA/Construction area approved by Environment Dept.
- 57. That the GBR of the society for the developer be insisted before amended plan.

If you are agreeable to all these above conditions and conditions mentioned in earlier issued LOI dated 15/01/2011, you may submit proposal for approval of plans, consuming full sanctioned FSI, in conformity with the D.C. Regulation No.33(10), in the office of the undersigned.

Yours faithfully,

[Signature]
+ Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) sign dtd. 06/01/2015)

CERTIFIED TRUE COPY

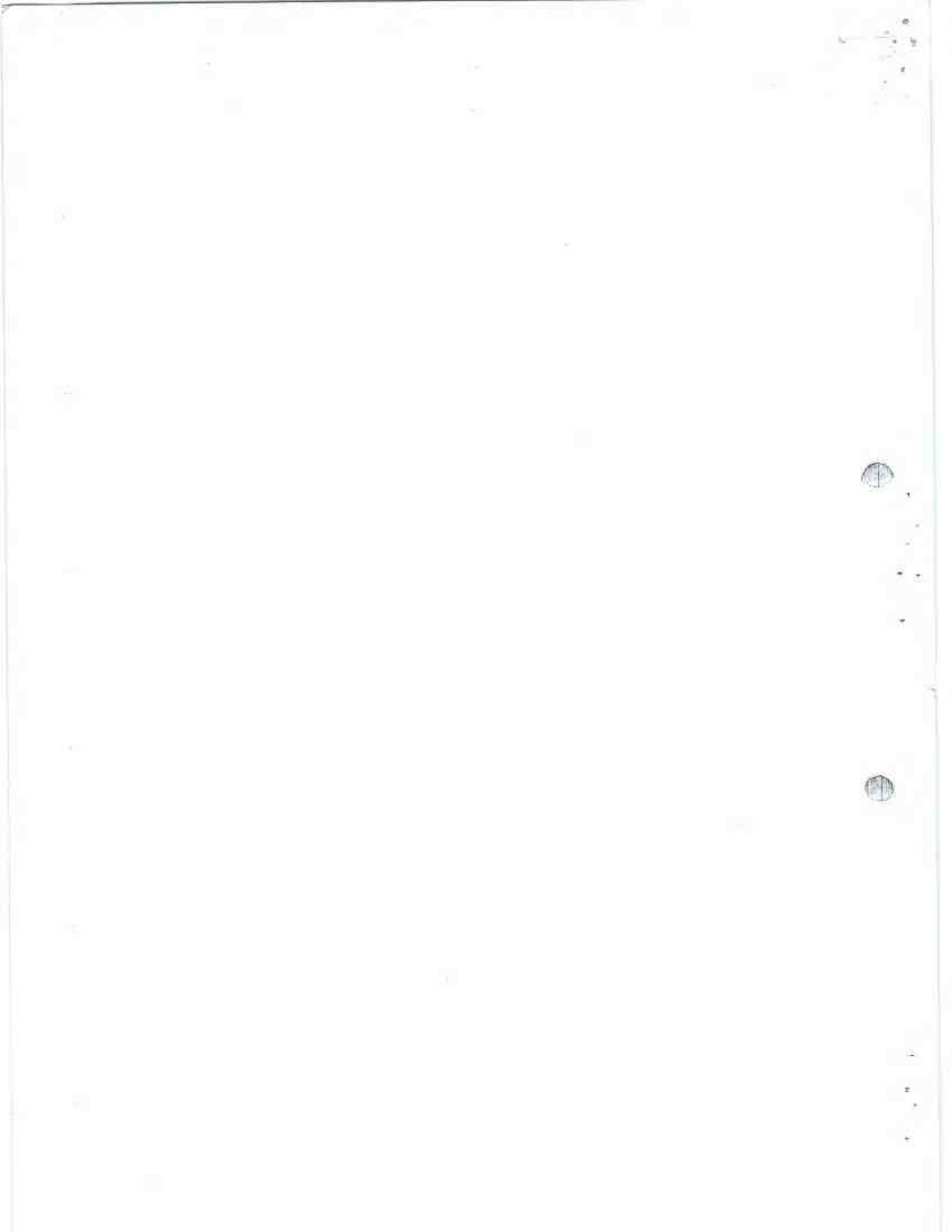
[Signature]
ANAND V. DHOKAY
(ARCHITECT)



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THE SEAL OF THE JOINT SUB-REGISTRAR





V.D - 2016/119558



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2016

- दस्ताचा प्रकार :- करार नामा अनुच्छेद क्रमांक 25 (b)
- सादरकर्त्याचे नाव :- डॉ. जरीफ मो. मकलीद
- तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
- गावाचे नाव :- सालाड (पूर्व)
- नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 827-डी/1 (पार्श्व) 2015
- मूल्य दरविभाग (झोन) :- 62 उपविभाग 292 B
- मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औदयोगिक
प्रति चौ.मी.दर :- 133900/-
- दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 71.87 क्वेड्रेट / विल्ट अप चौ.मीटर / फूट
- कारपार्किंग :- 27.88 चौ.मीटर पोटाळा :- —
- मजला क्रमांक :- 29वा उदवाहन सुविधा आहे / नाही
- बांधकाम वर्ष :- 2015 घसारा :- —
- बांधकामाचा प्रकार :- आरआरसी / इनर पक्के / अर्ध पक्के / कच्चे
- बाजारमूल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. :- ज्यान्वये दिलेली घट / वाढ
- भाडेकरू व्याप्त मिळकत असल्यास :- 1. व्यापक वाणिज्यीय क्षेत्र (क्षेत्र) :-
2. निगम/संस्थानातील दिलेली
3. शासकीय रक्कम :-
- लिह अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमाह
निवासी/अनिवासी 2. अनामत
3. कालावधी :-
- निर्धारित केलेले बाजारमूल्य :- A+B = 1,21,40,500/-
- दस्तामध्ये दर्शविलेली मोबदला :- 1,64,30,000/-
71.87 x 133900 + 15% = 1,10,67,000/-
27.88 x 133900 x 25% + 15% = 10,73,500/- (B)
- देय मुद्रांक शुल्क :- 8,21,500/- भरलेले मुद्रांक शुल्क :- 8,21,500/-
- देय नोंदणी फी :- 30,000/-

लिपीक

सह दुय्यम निबंधक

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महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावली
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14073473850081



Bank/Branch: BOM - 0230004/MUMBAI FORT
 Pmt Txn Id : ESBTR0000093621
 Pmt DtTime : 04-NOV-2016@17:41:00
 District : 7101/MUMBAI
 ChallanIdNo: 02300042016110480855

Stationery No: 14073473850081
 Print DtTime : 04-NOV-2016@17:42:55
 Office Name : IGR191/BRL2_JT SUB RE
 GRAS GRN : MH0057402562016178
 GRN DATE : 04-NOV-2016@17:41:50

StDuty Schm: 0030045501/0030045501-75
 StDuty Amt : Rs. 8,21,500/- (Rs. Eight, Two One, Five Zero Zero Only)
 RgnFee Schm: 0030063301/0030063301-70
 RgnFee Amt : Rs. 30,000/- (Rs. Three Zero, Zero Zero Zero Only)

वरक - ८		
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Article : B25/B25 - Agreement to sell/ Transfer
 Prop Mvblty: Immovable Consideration : Rs. 1,64,30,000/-
 Prop Descr : C-2106 ANANTA, BUILDING SURVEY NO.239, CTS NO.827- D/1PT VILLAGE MALAD
 E, SHRIKRISHNA NAGAR, GENERAL ARUN KUMAR VAIDYA ROAD GOREGAON EAST

Duty Payer : PAN-AALPF8046L, DR ARIF MOINUDDIN FAQUIH AND OTHER
 Other Party: PAN-AAECV2892E, VGS REALTY CONSTRUCTION PRIVATE LIMITED

Dheeraj Lakhani
 Dheeraj Lakhani

Bank Official1 Name & Signature



Nitin Lad
 Nitin Lad

Bank Official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

Jessie

Jessie





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Data of ESBTR for GRN MH005740256201617S

Bank - BANK OF MAHARASHTRA

Bank/Branch : 0230004
Pmt Txn id : 003267283
Pmt DtTime : 04/11/2016 17:41:00
ChallanIdNo : 02300042016110480855
District : 7101 / MUMBAI
Stationary No : 14073473850061
Print DtTime : 04/11/2016 17:43:26
GRAS GRN : MH005740256201617S
Office Name : IGR191 / BRL2_JT SUB REGISTRAR BORIVALI 2

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 8,21,500.00/- (Rs Eight Lakh Twenty One Thousand Five Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : B25
Prop Mvblty : Immovable
Prop Descr : C-2105 ANANTA,BUILDING SURVEY NO.239,CTS NO.827- D/1PT VILLAGE MALAD E , SHRIKRISHNA NAGAR
GENERAL ARUN KUMAR VAIDYA ROAD GOREGAON EAST MUMBAI
400097
Duty Payer : PAN-AALPF8046L DR ARIF MOINUDDIN FAQUIH AND OTHER
Other Party : PAN-AAECV2892E VGS REALTY CONSTRUCTION PRIVATE LIMITED

Bank Scroll No : 81105
Bank Scroll Date : 05/11/2016
RBI Credit Date : 05/11/2016
Mobile Number : 9619877952

Only for verification-not to be printed and used

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बकल - ८१		
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Joshi
Joshi

This Agreement For Sale of Flat is made and entered into at Mumbai on this 19th day of November, 2016 :

Between

VGS Realty Construction Pvt. Ltd. (earlier known as VGS Construction), a Company incorporated under the Companies Act, 1956 having its Registered Office at Omkar House, Off. Eastern Express Highway, Opposite Sion Chunabhatti Signal, Sion (East), Mumbai – 400022 hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **One Part**;

[Signature] *Joshi* *Joshi*

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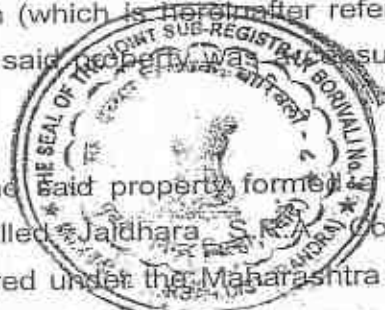
And

Dr. Arif Moinuddin Faquih and Dr. Farida Arif Faquih having office/residing at Villa no 2, Latifa hospital, Oud Metha Road, P O Box – 9115, Dubai, United Arab Emirates; hereinafter referred to as "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/its/their respective heirs, executors, administrators and permitted assigns) of the Second Part;

Whereas:

- a) The Maharashtra Housing and Area Development Board ("MHADA") is the owner of the property situate at Shrikrishna Nagar, General Arun Kumar Vaidya Road, Near Film City, Goregaon (East), Mumbai-400097 more particularly described First Schedule hereunder written (which is hereinafter referred to as "the said property"). The said property was a used slum;
- b) The slum dwellers occupying the said property formed a Co-operative Housing Society called Jaadhara S Co-op. Housing Society Limited registered under the Maharashtra Co-operative Societies Act, 1960 (hereinafter referred to as "the said Society");
- c) The said Society has entered into a Development Agreement dated 25/02/2006 with the Promoter herein with regard to the development of the said Property under slum rehabilitation scheme. The said society also executed Power of Attorney dated 25/02/2006 in favour of the Promoter;
- d) The Slum Rehabilitation Authority has issued LOI bearing No. SRA/ENG/1341/PN/MHL/LOI dated 15th January, 2011 under the provisions of D.C. Regulation 33 (10) read with Appendix-IV of the D.C. Regulation for the development of the said property in the name of the Promoter;

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e) The Slum Rehabilitation Authority has issued Revised LOI bearing No. SRA/ENG/1341/PN/MHL/LOI dated 16th February 2015 in the name of the Promoter herein;

f) By an Intimation of Approval No. SRA/ENG/3177/PN/MHL/AP dated 19/05/2015 which is revised on 22/12/2015, the Slum Rehabilitation Authority has approved the proposal of the construction of Building to be erected on the said Property;

g) By its letter bearing No. SRA/ENG/3177/PN/MHL/AP endorsed on 20th May 2015 and re-endorsed on 7th November 2015 the Slum Rehabilitation Authority has granted Commencement Certificate under Section 44 and 69 of the Maharashtra Regional & Town Planning Act, 1966 and other applicable provisions to carry on construction of Buildings on the said

h) The Promoter has started construction of Building(s) consisting of Rehab Tower(s)/Wing(s) and Sale Tower(s)/Wing(s) on the said property;

i) Presently the Promoter is constructing and is offering residential flats on ownership basis together with beneficial entitlement for car parking space in the said Sale Tower/ Wing(s);

j) The Promoter has started construction in accordance with approved plans. The promoter will construct building(s) having separate towers for sale and for Rehabilitation of eligible slum dwellers;

k) At present the Building comprising 2 (Two) Towers (Wings) to be constructed for the purpose of sale on part of the said property are numbered as Sale Tower(Wing) No. "A", Sale Tower(Wing) No. "C";

l) As per the present plans approved Sale Towers(Wing), the details of the Sale Towers(Wing) are as under:-



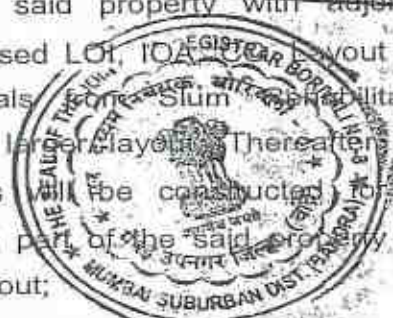
[Handwritten signatures]

Tower (Wing)No.	Composition
"A"	Ground floor + 2 Podiums + 1 Amenity floor + 31 upper floors
"C"	Ground floor + 2 Podiums + 1 Amenity floor + 31 upper floors

The Promoter has further informed to the Purchaser that after seeking necessary further approval pertaining to more upper four or more additional floors above the existing floors, as aforesaid, such additional floors will be constructed on Sale Tower(Wing) No. "A" and Sale Tower (Wing) No. "C" in accordance with such approval/permissions;

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- m) Further, the Promoter either itself or through its Group Entity is desirous to amalgamate the said property with adjoining properties and may obtain revised LOI, IOA and layout and such other requisite approvals from the Slum Rehabilitation Authority in respect of such larger layout. Thereafter, new Building(s) comprising Towers will be constructed for the purpose of sale and rehab on part of the said property and adjoining properties in larger layout;



- n) The Purchaser has seen the following:-
- (i) Development Agreement dated 25/02/2006 between the said Society and the Promoter;
 - (ii) Power of Attorney executed by the said Society dated 25/02/2006 in favour of the Promoter;
 - (iii) LOI bearing No. SRA/ENG/1341/PN/MHL /LOI dated 15th January, 2011 issued by the Slum Rehabilitation Authority;
 - (iv) Revised LOI bearing No. SRA/ENG/1341/PN/MHL /LOI issued by the Slum Rehabilitation Authority dated 16th February 2015;

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Intimation of Approval No. SRA/ENG/3177/PN/MHL/AP dated 19/05/2015 issued by the Slum Rehabilitation Authority and revised on 22/12/2015;

(vi) Commencement Certificate dated 20th May 2015 issued/ endorsed by the Slum Rehabilitation Authority and re-endorsed on 7th November 2015;

(vii) Sanctioned Plans of the Sale Buildings to be constructed on the said Property;

(viii) Plans showing proposed additional floors and lay out changes;



Register Cards of the said Property;

The Title Certificate dated 15th day of June, 2015 of M/s. Law Firm of Khonas, Solicitors and Legal Consultants;

(ix) Deed of Mortgage bearing Registration No. BRL-6-918-2016 dated 29th January 2016

(xii) Deed of Further Charge by way of simple mortgage bearing Registration No. BRL-6-8297-2016 dated 18th August 2016

- o) The Purchaser has agreed to acquire from the Promoter residential Flat No. 2106 in Tower(Wing) C on the 21st floor of the Building viz. "Ananta" at Shrikrishna Nagar, General Arun Kumar Vaidya Marg, near Film City, Goregaon (East), Mumbai 400 097 being constructed on the said Property for the consideration and on the terms and conditions as set out hereinafter and both the parties are executing this Agreement as required under the Maharashtra Ownership Flat Act, 1963 (MOFA, 1963);
- p) Income Tax Permanent Account Number of the Parties are as under:-

Name Of The Party	PAN No.
VGS Realty Construction Pvt. Ltd.	AAECV2892E
Dr. Arif Moinuddin Faquih	AALPF8046L
Dr. Farida Arif Faquih	AALPF8045K

Now This Agreement Witnesseth And It Is Hereby Agreed By
And Between The Parties Hereto As Follows:-

बरल - ८१	
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- The parties herein agree and declare that the recitals incorporated hereinabove shall form the integral part of operative part of this agreement.
- The Promoter shall sell to the Purchaser/s and the Purchaser/s shall purchase from the Promoter on "ownership basis" residential flat No. 2106 ("the said flat") on the 21st floor in Tower (Wing) no. "C" in the building "Ananta" comprising Sale Towers/Wings ("the said building") being constructed on "the said property". The said building shall be constructed on the said property which is more particularly described in the First Schedule hereunder written. The said flat is more particularly described in the Second Schedule hereunder written.
- The said building shall be constructed by the Promoter in accordance with the plans, designs, specifications approved by the concerned authority and which have been seen and approved by the Purchaser with only such variations and the modifications as the Promoter may consider necessary or as may be required by the concerned local authorities/the government to be made in them or any of them. Provided always that such variation modification should not reduce area of the said flat or change its floor.

Further, the Promoter either itself or through its Group Entity shall amalgamate the said property with adjoining properties and construct new Building(s) comprising Towers for the purpose of sale and rehab after obtaining requisite approvals from the Authorities.

[Signature]

[Signature]

[Signature]

बाल - ८१	
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4. (a) The carpet area of the said flat is **54.45 sq. mtrs.**

(b) The sanctioned Plans include the provisions for Duct, Door jamb of about **5.44** square meters for exclusive beneficial use of the said flat;

The Purchaser shall not be entitled to claim use of similar facilities available with other flats and shall use it for the purpose for which they are sanctioned.

5. The Purchaser/s shall pay to the Promoter a lump sum amount of **Rs. 16,430,000/- (Rupees One Crore Sixty Four Lakhs Thirty Thousand and Paise Zero Only)** being the purchase price of the said flat which includes proportionate price of the common areas and facilities appurtenant to the said flat (hereinafter referred to as "the purchase price"). The purchase price is exclusive of Service Tax, VAT or any other cess, rate, taxes or penalty payable or levied or which may be levied hereafter on the sale of flat and all other charges including monthly contribution charges which are payable by the Purchaser/s under this Agreement or otherwise.

6. The Purchaser has paid to the Promoter a sum of **Rs. 821,500/- (Rupees Eight Lakhs Twenty One Thousand Five Hundred and Paise Zero Only)** on or before the execution of this Agreement being the earnest money (the payment and receipt whereof the Promoter hereby admits and acknowledges) and shall pay to the Promoter balance amount of purchase price of **Rs. 15,608,500/- (Rupees One Crore Fifty Six Lakhs Eight Thousand Five Hundred and Paise Zero Only)** as per agreed payment schedule:-







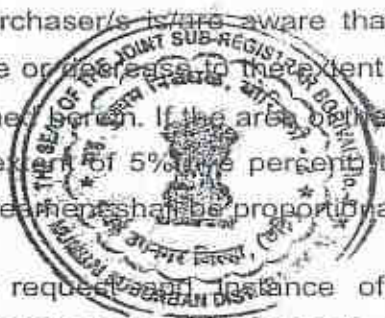
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Sr. No.	Milestone	Payment (as % CV)
1	On booking	5.00%
2	Agreement	21.00%
3	On initiation of excavation	6.00%
4	On initiation of plinth	6.00%
5	On Initiation of 1st Slab	6.00%
6	On Initiation of 5th Slab	6.00%
7	On Initiation of 9th Slab	6.00%
8	On Initiation of 13th Slab	6.00%
9	On Initiation of 17th Slab	6.00%
10	On Initiation of 21st Slab	6.00%
11	On Initiation of 25th Slab	6.00%
12	On Possession	20.00%
	Total	100.00%

The time shall be essence of the contract with regard to aforesaid payments to be made by the Purchaser to the Promoter.

7. The Purchaser/s is/are aware that the area of the said flat may increase or decrease to the extent of 5% (five percent) of the area mentioned herein. If the area of the said flat increases or decreases to the extent of 5% (five percent) the consideration payable under this Agreement shall be proportionately adjusted.
8. At the request and instance of the Purchaser/s and for the convenience of the Purchaser/s, the Promoter has granted and permitted the Purchaser/s to park his/ her/ their light motor vehicles in **1stack (2 Nos)** car parking space, which the Purchaser/s shall be entitled to utilize for his/ her/ their personal use without payment of any consideration by him/them to the Promoter. The right to use such car parking space shall be governed and controlled by the Society or Common Organization of the Purchasers of flat(s) in the said building. The location and other details viz. car park numbering, etc. shall be intimated at the time of handing over of possession of the said flat.
9. The Purchaser/s agree/s to pay to the Promoter interest at 18 % (eighteen percent) per annum on all amounts, which become due and payable by the Purchaser/s to the Promoter under the terms of

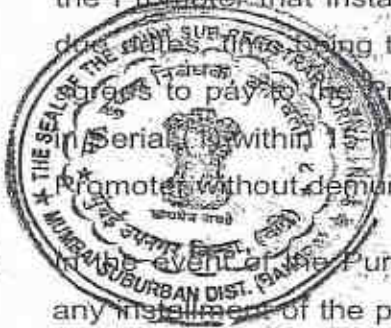


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this Agreement from the date the said amounts become payable by the Purchaser/s to the Promoter till payment and/or realization.

10. It is an essential and integral term and condition of this Agreement, that only upon the payment of full amount of the purchase price and all other amounts, charges, dues, outgoings, etc. payable hereunder, having been paid on its due date/s without any default by the Purchaser/s to the Promoter (and not otherwise), will the Purchaser/s have or be entitled to claim any rights, against the Promoter under this Agreement and/or in respect of the said flat.

11. The Purchaser shall pay to the Promoter the installments of price mentioned in clause 6(six) within 15 (fifteen) days of intimation by the Promoter that installment has become due on their respective due dates being the essence of the contract. The Purchaser agrees to pay to the Promoter the installments of price mentioned in Serial 6 within (fifteen) days from the date of demand by the Promoter without demur.



12. In the event of the Purchaser/s making any default in payment of any installment of the purchase price and/or other payments under this Agreement on their respective due dates and/or in observing and performing any of the terms and conditions of this Agreement and the default continuing, in spite of 15 (fifteen) days' notice to be sent by the Promoter to the Purchaser/s to remedy the breach, the Promoter will be entitled to terminate this Agreement in which event the consequences hereinafter set out shall follow:-

- (a) The Purchaser/s shall cease to have any right against the Promoter in respect of the said flat or any part thereof;
- (b) The Promoter shall be entitled to sell the said flat at such consideration and on the terms and conditions and to such other person as the Promoter may in its absolute discretion deem fit and proper;
- (c) on the realization of the entire resale consideration from such other person of the said flat the Promoter shall refund to the Purchasers the amount paid by the Purchaser/s to the

[Signature]

[Signature] *[Signature]*

Promoter in pursuance of this Agreement after deducting there from:-

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- (i) 5% (Five percent) of the purchase price of the said flat which shall stand forfeited by the Promoter;
- (ii) the taxes and outgoings, if any, due and payable by the Purchaser/s in respect of the said flat up to the date of termination of this Agreement;
- (iii) the amount of interest payable by the Purchasers to the Promoter in terms of this Agreement from the dates of default in payment till the date of realization of the same;
- (iv) in the event of the said sale price being less than the purchase price mentioned herein, the amount of such deficit;
- (v) brokerage if any paid by the Promoter while booking the said flat in the name of the Purchaser and;
- (vi) the costs incurred by the Promoter in finding a new buyer for the said flat;



In case the amount to be deducted under this clause exceeds the amount received from the Purchaser towards the purchase price, then the Promoter shall recover the shortfall from the Purchaser, which the Purchaser agrees and undertakes to pay within 15 days from the date of demand.

- (d) The Promoter shall not be liable to pay to the Purchaser/s any interest, compensation, damages, costs or otherwise. The said amount shall be accepted by the Purchaser/s in full satisfaction of all his/her/its/their claims under this Agreement and/or in or to the said Flat;

- 13. The Promoter shall give possession of the said flat to the Purchaser on or before 30th June 2018 subject to extension of time for a further period of 12 (Twelve Months). If the Promoter fails or

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neglects to give possession of the said flat to the Purchaser/s except on account of reasons beyond its control and of its agents, as per the provisions of Section 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, (hereinafter, for the sake of brevity referred to as "MOFA"), by the aforesaid date/s and/or by the date or dates prescribed in Section 8 of MOFA, the Promoter shall be liable, on demand to refund to the Purchaser/s, the amounts already received by it in respect of the said flat, at 9% per annum simple interest, from the date the Promoter receives the same, till the date the amounts and interest thereon are repaid. Provided that by mutual consent it is hereby agreed that the dispute as to whether the stipulation specified in Section 8 have been satisfied or not will be referred to the arbitration of an independent person nominated by the Promoter who will act as a sole Arbitrator. Till the entire amount and interest thereon is refunded by the Promoter to the Purchaser/s, there shall subject to prior encumbrances if any, be a charge on the said flat as well as the construction of the building in which the said flat is situated or were to be situated, provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of the said flat, if the completion of the building in which the said flat is to be situated is delayed on account of:-

- (i) non-availability of steel, cement, other building materials, sufficient water or electricity supply;
- (ii) war, civil commotion or act of God;
- (iii) any notice, order, rule, notification or directive of the Government and/or any other competent authority or any Court or Tribunal or any quasi-judicial body or authority;
- (iv) other force majeure or unforeseen circumstances or conditions or other causes beyond the control of the Promoter or its agents.

14. The following expressions used herein shall mean the following, namely:-



(a) "The said Flat" shall mean the flat No. 2106 on the 2nd floor, of the "C" Tower(Wing);

(b) "Possession Date" shall mean 30th June 2018;

(c) "Address of the Purchaser" shall mean Villa no 2, Latifa hospital, Oud Metha Road, P O Box - 9115, Dubai, United Arab Emirates;

(d) "Building Name" shall mean "Ananta";

(e) "Monthly Contribution" shall mean Rs. 7448/- (Rupees Seven Thousand Four Hundred Forty Eight and Paise Zero Only) per month;

(f) "The Carpet Area" shall mean the net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation under D.C. Regulations. The carpet area of the flat shall include the area of the balcony of such a flat. The carpet area of the said flat is 54.45 sq. mts.;

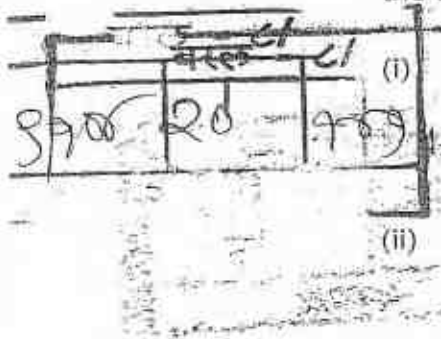
(g) The term "Purchaser" herein may include the female gender or, in the event there is more than one Purchaser, the definition of the term used herein with reference to the said expression shall be construed accordingly. If the Purchaser is a Partnership Firm, the said term unless repugnant to the context or meaning thereof mean and include the partners from time to time of the said firm and the heirs, executors and the executors of the last surviving partner. If the Purchaser is a Company or Society, the said term shall wherever appropriate mean and include its successors and assigns. In other cases, the said term wherever appropriate shall mean and include all persons claiming right, title and interest through such Purchaser including his/her/their successors in interest.

15. The right of the Purchaser/s shall be restricted only to the said flat and the Purchaser/s shall have no right to any space, area or inside or outside the building and the same shall continue to belong to the Promoter.

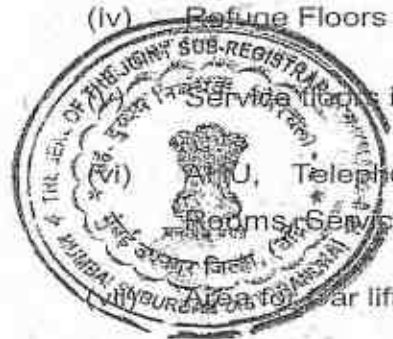
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16. In the brochures about the said Building and/or in some other places the area of the flat may have been described in terms of built up/saleable area. In such a case the built up/saleable area of the building shall mean and include:-



- (i) Area of all the floors measured from external faces of the building including flat, staircase lobbies, lifts, lift lobbies, toilets, WCs, niche, service passage;
- (ii) Staircases cabin, lift, lift machine room, lobby at terrace level;
- (iii) Entrance lobby, lift, staircase, lobby at stilt level;
- (iv) Rofine Floors if provided;
- (v) Service lobbies if provided;
- (vi) TVU, Telephone Concentrator Room, Electrical panel Rooms, Service Ducts, Pantry/Store;
- (vii) Area for car lifts and Car lift Machine Rooms (if any);
- (viii) Any other common area not included above.



17. In the brochure about the said Building and/or website of the Promoter and/or in any advertisement material to be published by the said Promoter in any print or electronic media, the Promoter may have represented certain facilities, certain qualities of construction and pictures depicting the said Building. The Purchaser is aware that there may be changes in the actual facade of the said Building, amenities, which may be provided by the Promoter to the Purchaser which are listed in this Agreement. The Purchaser/s will not hold the Promoter responsible for any misrepresentation, or non-disclosure of facts due to such brochures and/or advertisement material published by the said Promoter, In case of conflict between such brochures and advertisement material on one hand, and this agreement on the other hand, what is stated in this agreement shall prevail.

[Handwritten signatures]