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BEVELEPMENT RIGHT.
AGREEMENT.
4/8/2003

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DEVELOPMENT RIGHTS jeet to the Provisions of Section-53-A of The

Bombay Stamp Act. 1958
ARTICLES OF AGREEMENT made and entered into at

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Mumbai this dig day of Aug. ___ 2003 BETWEEN (1) SHRJ KARUMBUR M. RAMCHANDRAN alias N.RAMCHANDRAN and (2) SMT. PUSHPA RAMCHANDRAN, both of Mumbai, Indian Inhabitants residing at Sai Krupa Building, Roshan Nagar, Off. Chandavarkar Road, Borivali (West), Mumbai - 400 092, hereinafter referred to as "THE OWNERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators) of the ONE PART AND M/S. K.M.R. ASSOCIATES a Registered Partnership firm having its office at Sai Krupa Building, Roshan Nagar Chandavarkar Road, Borivali (West), Mumbai – 400 092, hereinafter referred to as "THE DEVELOPER" (which expression shall unless if be repugnant to the context or meaning thereof be deemed to mean and include its partners or partner for the time being of the said firmund survivors or survivor of them and the heirs, executors and administrator of last such survivor their/ his or her assigns) of the OTHER PART:

WHEREAS:

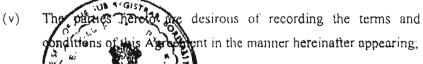
seized and possessed of or otherwise well and of sufficiently as a capital asset to all that piece or parcel of and or ground succee, lying and being at Daramdas Road, now

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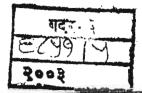
known as Eksar Road, Bofivali Village, Borivali (West), Mumbai 400 091, in the Registration District and Sub-district of Mumbai City and Mumbai Suburban, bearing Survey No.42 Hissa No. 2 (part) City survey No. 285 admeasuring as per property card 3220.5 Sq. mts. and S.No. 42 Hissa No. 1 & 2 C bearing City survey No. 283, 284 & 293 admeasuring about 6148.7 Sq. mts. altogether aggregating to 9369.2 Sq.mts. as per property cards hereinafter referred to as 'the said property' and more particularly described in the schedule hereunder written;

(ii) The Owners are carrying on business in partnership along with (1) Mr. Santosh Ramchandran (2) Mr. Shekhar Ramchandran and (3) Ms. Vidhya Ramchandran in the firm name and style of M/s. K.M.R. Associates hereinafter referred to as "the Developer" as builders and developers under the deed of partnership dt.16th day of June, 2003;

- (iii) A portion of the said property is Reserved for D.P. Road and other public purposes, under the Development plan by the Municipal Corporation of Greater Mumbai under the Development Control Regulations. However, the Owners have not taken any compensation for the aforesaid reservation and are entitled for the benefits of FSI as and by way of transfer of Development Rights or otherwise. The area under D.P. Road is 3116.65 Sq.mtrs;
- (iv) The Owners are hereby introducing the development rights in respect of the said property into the Developer, of which the Owners themselves are partners;









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

The Owners are hereby bringing into the partnership i.e. into the Developer Firm of which they are themselves partners, the development rights in respect of the property being all that piece or parcel of land or ground situate, lying and being at Dharamdas Road, now known as Eksar Road, Borivali village, Borivali (West), Mumbai 400 091, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing Survey No 42, Hissa No.2 (Part) and bearing City survey No.285 and admeasuring about 4230 square yards equivalent to 3241 square metres, which as per property ourd is 3220.50 Sq.mtrs and Survey No 42, Hissa No.1& 2 (c) and bearing City Survey Nos. 283, 284 & 293 admeasuring about 6148,70 square meters as per property card all together aggregating to 9369.20 square metres hereinafter referred to as the said property and more particularly described in the Schedule hereunder written, as their capital contribution into the Dovcloper Firm shall be credited by a sum of Rs 1,70,000/- cach.

- 2. The Owners are introducing the development rights in respect of the said property as their capital contribution at a consideration of Rs 3,40,000/- (Rupees Three Lakhs Forty Thousand only) and the Partnership shall develop the said property and construct building/s thereon.
- It is agreed by and between the parties how the Conveyance of favour of the Co-operative Flousing Society for a Conveyance of the the Co-operative Flousing Society for a Conveyance of the other body as may be formed by the purchasers of the tenements after the development and on completion of constitution of the said property, as may be nominated by the

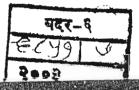


- 4. The Developer firm shall develop the said property as a single housing project at its own cost and expenses and get the plans sanctioned from the Municipal Corporation of Greater Mumbai and other concerned authorities and construct building/s thereon at its own cost and risk.
- The tenure of the said land is freehold and the area of the said property is 9369.20 square metres.
- 6. The Owners have represented to the Developer Firm that a portion of the said property admeasuring about 5046.18 square metres is reserved for public purposes under the Development Plan of the Municipal Corporation of Greater Mumbai as per the Development Control Regulations and the Owners have not taken any compensation for the same and the Firm shall be entitled to the benefits in lieu of the aforesaid reservation.

The entire development work in respect of the said property will be carried out in accordance with the plans which are sanctioned by the Municipal Corporation of Greater Mumbai and all other concerned authorities and while carrying out the construction work the Developer Firm shall strictly comply with the Building Rules, Regulations and bye-laws of the Municipal Corporation of Greater Mumbai and the orders and directions as may be issued from time to time with regard to the construction work by the concerned authority.

8. The Developer Firm shall be entitled to sell and enter into agreement for sale or allotment of flats and other premises in the building/s to be constructed by the on the sale operty on 'ownership basis' or otherwise and the Developer from shall remain liable and responsible for all such a remains ecuted by them.







- The Owners have represented to the Developer Firm that their title to the said property is marketable and free from all encumbrances
- The Developer Firm shall be entitled to construct to the maximum extent possible and shall be entitled to acquire FSI under Transfer of Development Rights (TDR) scheme or otherwise and to purchase or acquire the SLUM DRC (TDR) from any persons to be utilized in the said property.
- All out of pocket expenses including the stamp duty and registration charges shall be borne and paid by the Developer Firm alone



SCHEDULE OF THE PROPERTIES

All that piece and parcel of lands, hereditmaents and premises situate lying and being at Dharumdas Road, now known as Eksar Road Borivali Village, Borivali (West), Mumbai 400 091, bearing S.No.42, H.No.2 (Part) C.T.S. No.285 admeasuring 3220.5 square metres as per property card and S. No. 42, H.No.1 & 2 (c) bearing C.T.S. No.283, 284 and 293 admeasuring 6148.70 square metres as per property card in the registration district and Sub-District of Bandra and Mumbai city suburban district aggregating 9369 20 square metres and bounded as follows:

Towards East C T.S. No.306 B and 309
Towards West C T.S. No.287 and 282
Towards North C.T.S. No.280, 282, 279 and 28
Towards South C.T.S. No.294, 292, 291 and 28

Ja .



IN WITNESS WHEREOF the parties hereto have herounto set and subscribed their respective hand and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED

By the withinnamed OWNERS

SHRI, KARUMBUR M. RAMCHANDRAN

alias N.RAMCHANDRAN and

SMT. PUSHPA RAMCHANDRAN

In the presence of S.P. Sho

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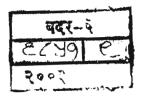
By the withinnamed Developer Firm

M/s, K.M.R. ASSOCIATES

In the presence of ... V.N. Thala -







Gen. 162

AMPP---8170-93-10,00,000

बृहन्मुंबई महानगरपालिका MUNICIPAL CORPORATION OF GREATER BOMBAY

To,

Date: 2919193 .

M/s.G.D.Sambhare & Co., Architects, Dol Bin Shir, Janmabhoomi Marg, Fort, Bombay-400 001.

> Land comprised in C.T.S.Nos.283,284, & 293 of Subi village Borivali.

Gentlemen,

Ref: Your letter under No.GDS/756/93 dt.15.9.93.

Under the revised Development Plan of R-ward, sanctioned by the State Govt. in the year 1993, the above land shown bounded black on the accompanying plan, returned herewith is partly reserved for the public purpose of Recreation ground, Play ground as shown washed green, Secondary school as shown washed rad, Public Housing/High Density HellSing as shown washed orange on the plan & for a peoposed road. The above land is ated in a Residential zone. The land ander reference abuts the vation of Play ground as shown on the plan.

It is affected by the proposed 18,30m, (60°) wide D.P. road as coloured burnt sienne on the plan.

Alignment of the proposed road & the boundaries of the reservations are subject to management demarcation on site by this office staff alongwith the representative of (Survey) (WS) P&R wards.

ordered only from the zening point The above remarks diave stance & status of the structures of view without any reference if any, on the land in disting Yours faithfully,

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AM 28 19 193 बदर-६ ECUTIVE ENGINEER EVELOPMENT PLAN) **१००**३



Gen. 162

बृहन्मुंबई महानगरपालिका UNICIPAL CORPORATION OF GREATER BOMBAY

To

! G.D. Sambhare & Co., Architect, Dol-Bin-Shir, Janmabhoomi Marg, Fort, Bombay-400 001. CERTIFIED TRUE COPY

G. D. SAMBHARE & CO.

No. CHE/4593/DPWS

Sub:- Land comprised in C.T.S.No.285 of village Borivali.

Sir,

Ref:- Your letter Under No. GDS/705/93 dated 27.8.93.

Under the revised Development Plan of R-Ward, senctioned by the State Govt. in the year 1993, the above land shown bounded black on the accompanying plan, returned herewith is not reserved for any public purpose, except for proposed roads and their junction. The above land is ituated in a Rasidential zone.

t is affected by the proposed 18.30m. (60 ft.) wide 0.P. reads and the puretion as shown coloured burnt sienne on the plan.

demarcation on site by this office staff along with the representative of A.E. (Survey) (WS) P&R Wards.

The above remarks have been offered only from the zoning point of view without any reference to the existence & statue of the structures, if any, on the land in question stop

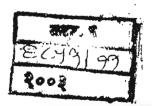
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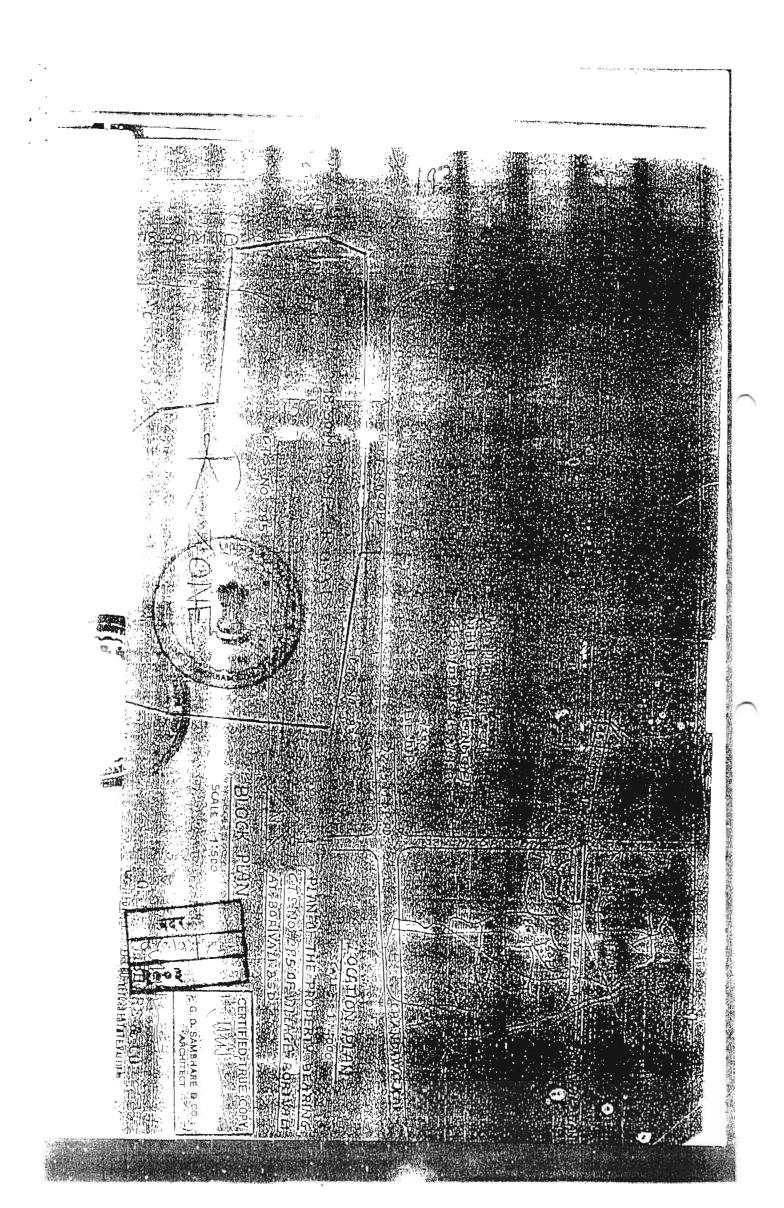
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Yours Paithfully,

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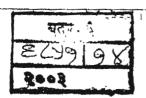
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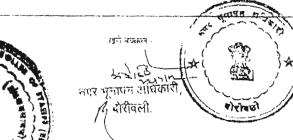
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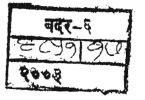
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जिल्हा -- मुंबई उपनगर जिल्हा

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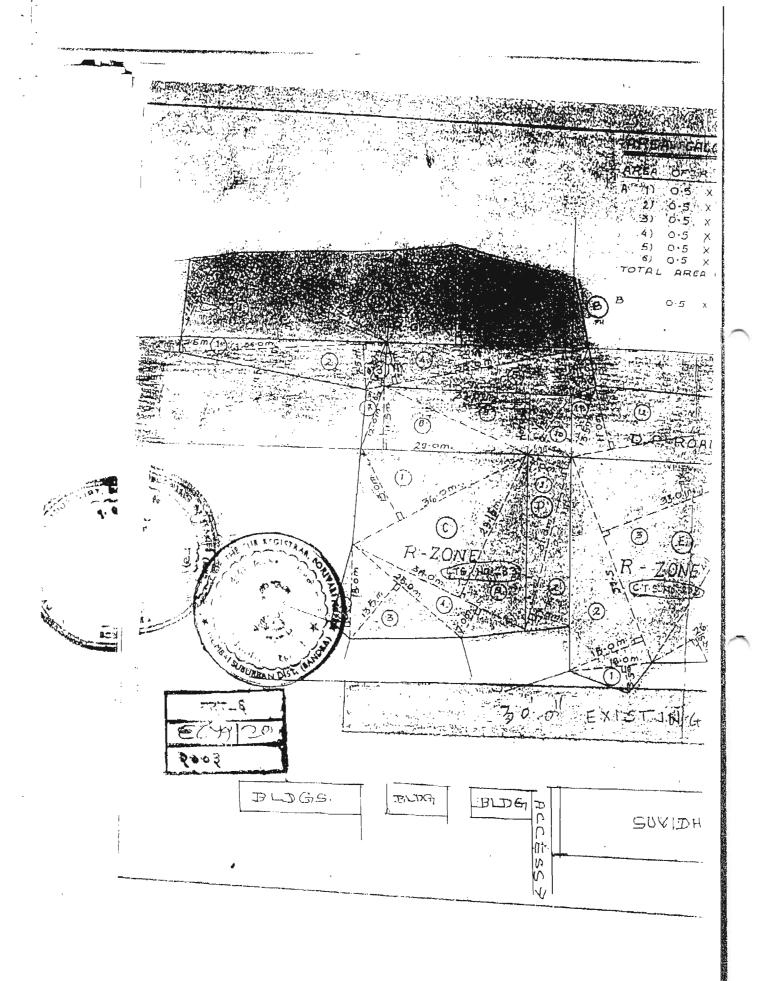
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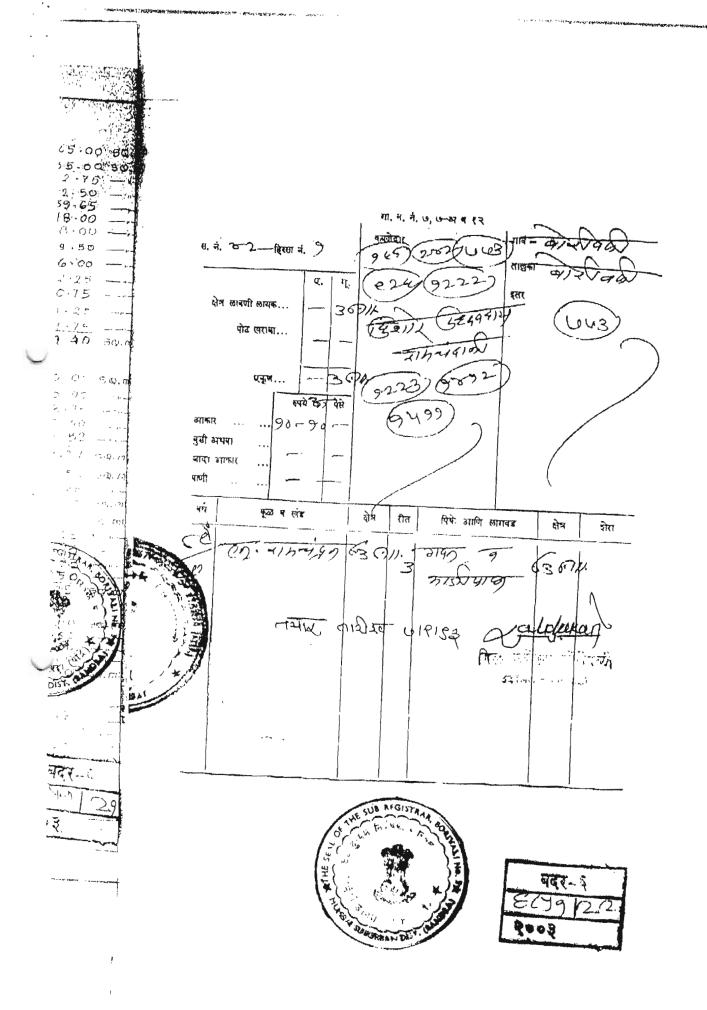
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न.भृ.अ.बोरी**वली** मृंबई उपनगर जिल्हा



बदर-६ ८८५१।१९८ १००३





Gan. 162

बृहन्मुंबई महानगरपालिका UNICIPAL CORPORATION OF GREATER BOMBAY

No. CHE/4593/DPWS

Date: 8/9/93

} .

To

G.D. Sambhare & Co., Architect, Dol-Bin-Shir, Janmabhoomi Marg, Fort, Bombay-400 001. CERTIFIED TRUE COPY

~ - (1)

MM

G. D. SAMBHARE & CO.

Borivali.

Sub:- Land comprised in C.T.S.No.285 of village

Sir,

Rof:- Your latter Under No. GDS/705/93 dated 27.8.93.

Under the revised Development Plan of R-Ward, senctioned by the State Govt. in the year 1993, the above land shown bounded black on the accompanying plan, returned herewith is not reserved for any public purpose except for proposed roads and their junction. The above land a situated in a Residential zone.

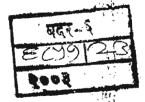
It is affected by the proposed 18.30m.(60 ft.) wide D.P. roads function as shown coloured burnt signne on the plan.

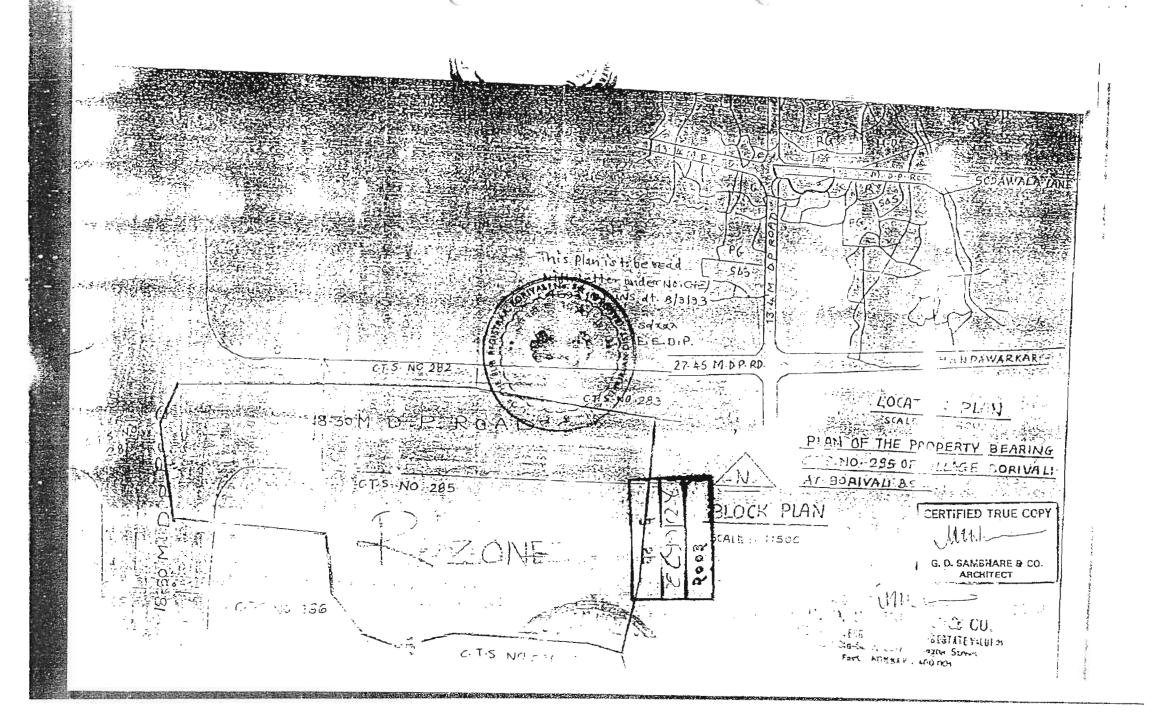
lignment of the proposed roads are subject to the actual demonstration on site by this office staff along with the representative of A.E. Survey)(WS) P&R Wards.

The above remerks have been offered only from the zoning point of view without any reference to the existence & status of the structures, if any, on the land in question etc.

Acc: 1 plan.

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P-6170-93-10,00,000.

Gen. 162

बृहन्मुंबई महानगरपालिका

UNICIPAL CORPORATION OF GREATER BOMBAY

No . CHE/5596/DPNS

To.

nate: 29/9/93.

M/s.G.D.Sambhare & Co., Architects, Dol Bin Shir, Janmabhoomi Marg,Fort, Bombay-400 041.

Sub: Land comprised in C.T.S.Nos.283,284, & 293 of village Borivali.

Gentlemen,

Ref: Your letter under No.GDS/756/93 dt.15.9.93.

Under the revised Development Plan of R-ward, sanctioned by the State Govt. In the year 1993, the above land shown bounded black on the accompanying plan, returned herewith is partly reserved for the public purpose of Recreation ground, Play ground as shown washed green, Secondary as shown washed red, Public Housing/High Density Housing as shown washed in a Residential zone. The land under reference abuts the reserved in a Residential zone. The land under reference abuts the

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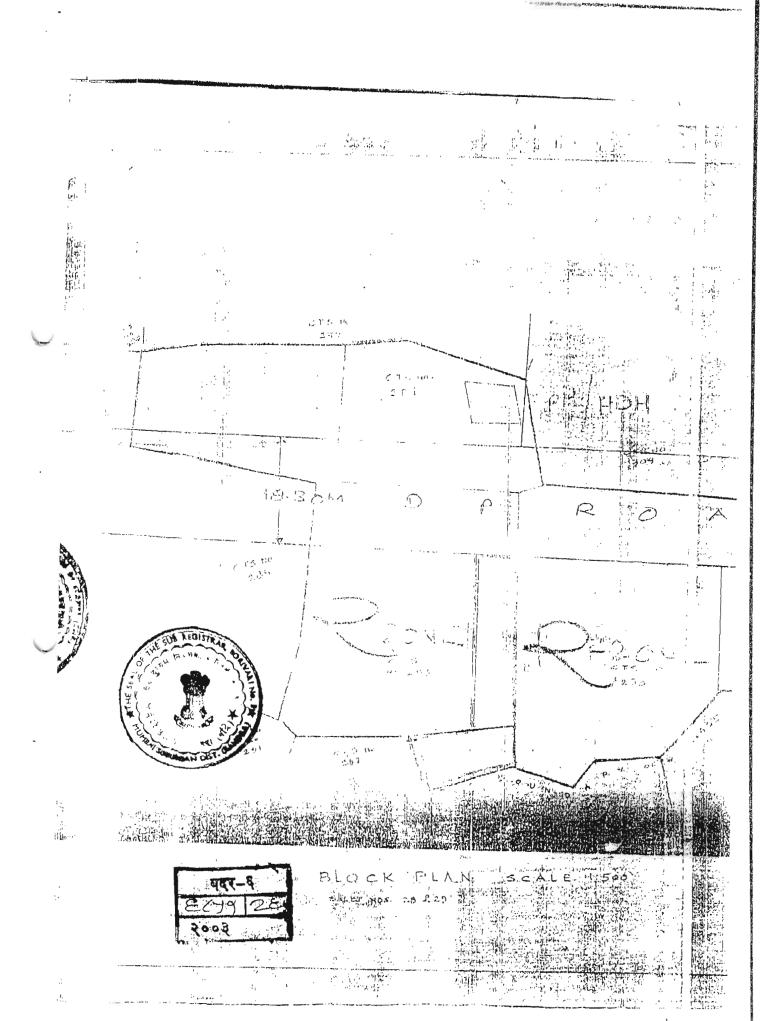
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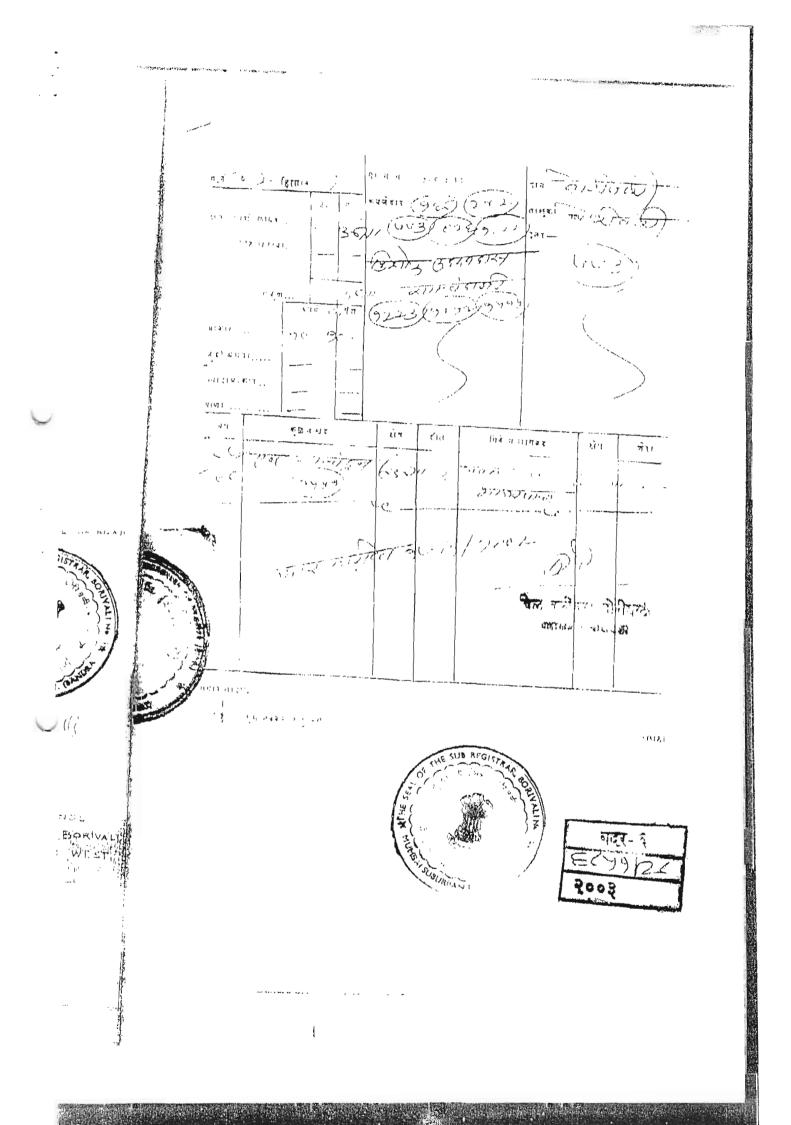
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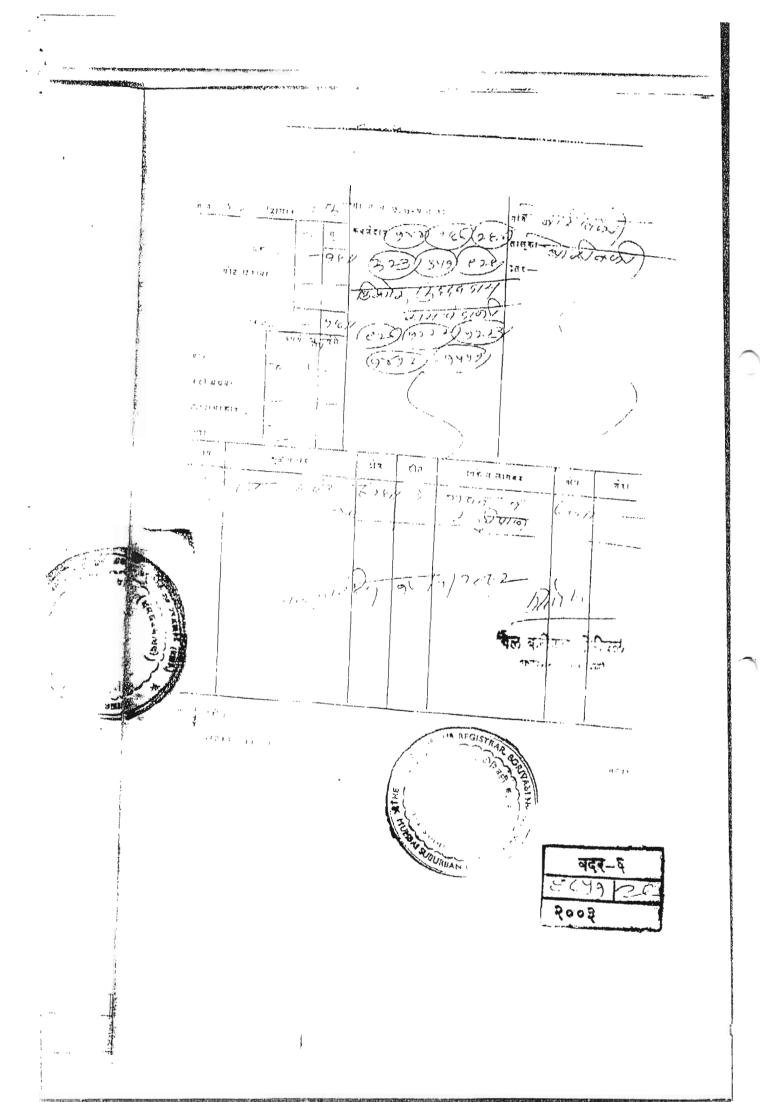
Yours faithfully,

EXECUTIVE ENGINEER (DEVELOPMENT CLASS)

Acc: Itlan.







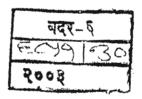
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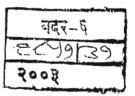
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