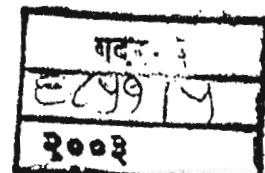


DEVELOPMENT RIGHT
AGREEMENT.

4/8/2003

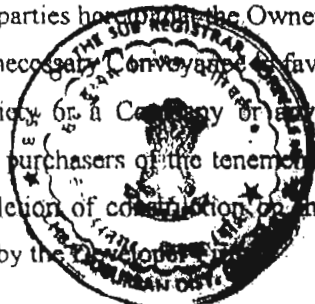
known as Eksnr Road, Bofivali Village, Borivali (West), Mumbai 400 091, in the Registration District and Sub-district of Mumbai City and Mumbai Suburban, bearing Survey No.42 Hissa No. 2 (part) City survey No. 285 admeasuring as per property card 3220.5 Sq. mts. and S.No. 42 Hissa No. 1 & 2 C bearing 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;
- (v) The parties hereto are desirous of recording the terms and conditions of this Agreement in the manner hereinafter appearing;



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

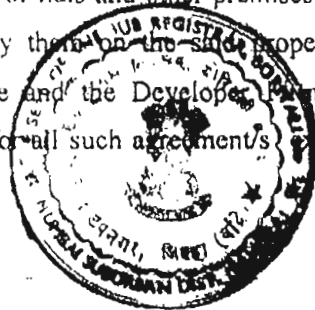
1. The Owners are hereby bringing into the partnership i.e. into the Developer Firm of which they are themselves partners, the development rights in respect of the property being all that piece or parcel of land or ground situate, lying and being at Dharamdas Road, now known as Eksar Road, Borivali village, 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 card 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 Developer Firm shall be credited by a sum of Rs 1,70,000/- each.
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.
3. It is agreed by and between the parties hereto that the Owners will whenever required execute the necessary conveyance in favour of the Co-operative Housing Society or a Company or any other body as may be formed by the purchasers of the tenements after the development and on completion of construction of the said property, as may be nominated by the



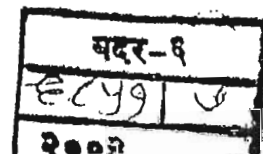
१७

वद. ३
ECY ९ E
२००३

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.
5. 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.
7. 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 them on the said property on 'ownership basis' or otherwise and the Developer Firm shall remain liable and responsible for all such agreement/s executed by them.



[Handwritten signature]

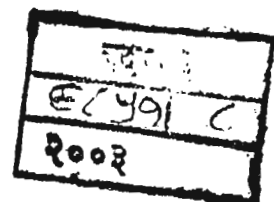


- 9 The Owners have represented to the Developer Firm that their title to the said property is marketable and free from all encumbrances
- 10 The Developer Firm shall be entitled to construct to the maximum extent possible and shall be entitled to acquire FSI under Transfer of Development Rights (TDR) scheme or otherwise and to purchase or acquire the SLUM DRC (TDR) from any persons to be utilized in the said property.
- 11 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, hereditaments 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
 Towards South C.T.S. No.294, 292, 291 and 286



IN WITNESS WHEREOF the parties hereto have herunto 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. Shah.*)

N. Ramchandran
Pushpa. L.

SIGNED SEALED AND DELIVERED)
By the withinnamed Developer Firm)
M/s. K.M.R. ASSOCIATES)
In the presence of. *V.N. Thala.*)

K.M.R. ASSOCIATES
N. Ramchandran
Partner



पदर-५
२८५९
२००७

बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER BOMBAY
 No.CHE/5596/DPWS

To,

Date: 29/9/93.

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

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 school as shown washed red, Public Housing/High Density Housing as shown washed orange on the plan & for a proposed road. The above land is situated in a Residential zone. The land under reference abuts the reservation of Play ground as shown on the plan.

It is affected by the proposed 18.30m. (60') wide D.P.road as shown coloured burnt sienna on the plan.

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

The above remarks 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.

Yours faithfully,

Acc:plan.

AM 28/9/93

बदर-६	EXECUTIVE ENGINEER
२८५९/९०	(DEVELOPMENT PLAN)
२००२	

बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CHE/4593/DPUS

To

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

CERTIFIED TRUE COPY

Date: 8/9/93

G. D. SAMBHARE & CO.
ARCHITECT

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, sanctioned 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 situated in a Residential zone.

It is affected by the proposed 18.30m.(60 ft.) wide D.P. roads and their junction as shown coloured burnt sienna on the plan.

Alignment of the proposed roads are subject to the actual 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 & status of the structures, if any, on the land in question etc.

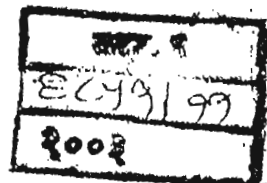
Recd 1 plan.

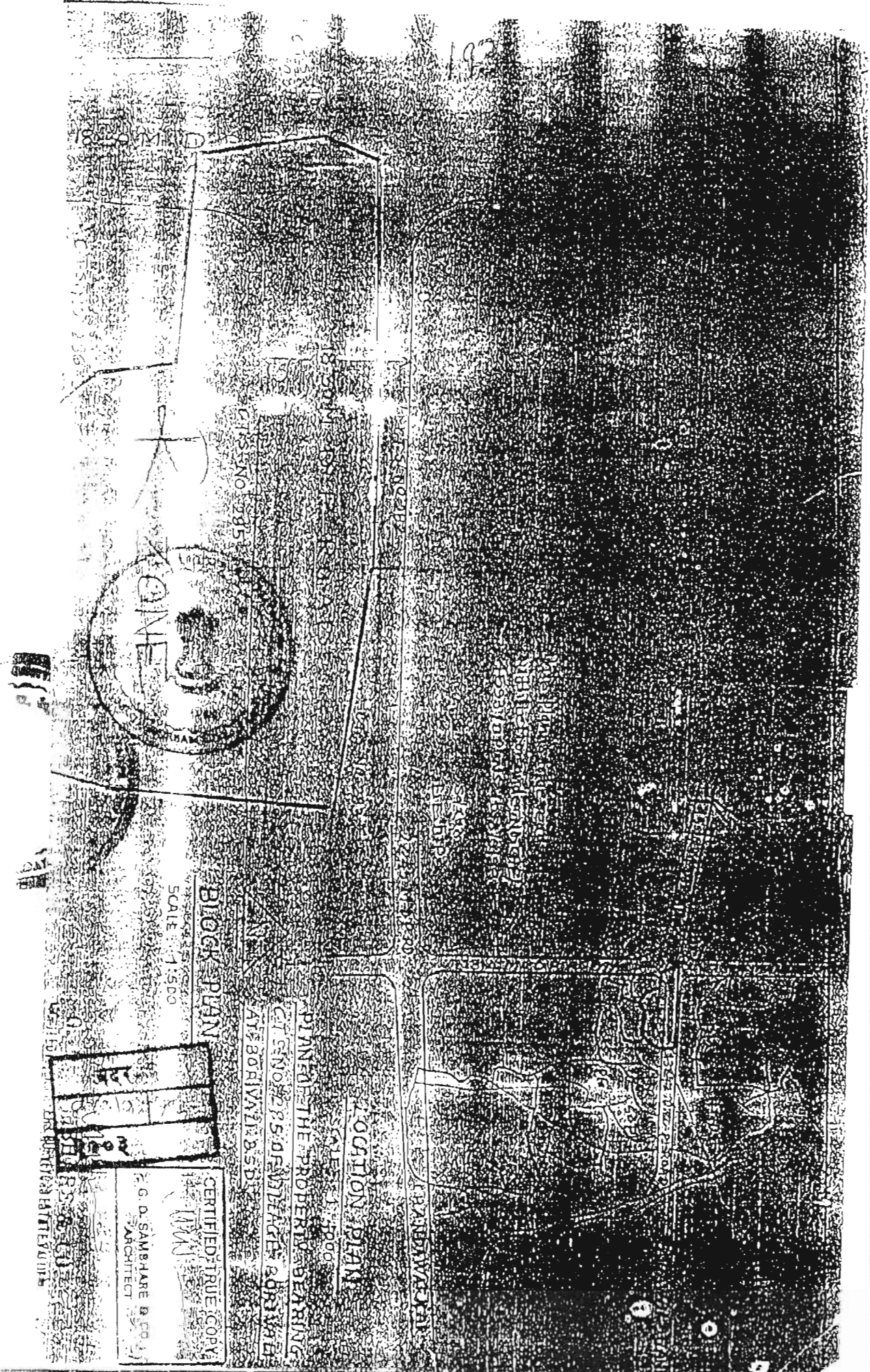
adl/7.9.



Yours faithfully,

8/9/93
Executive Engineer,
Development Plan.



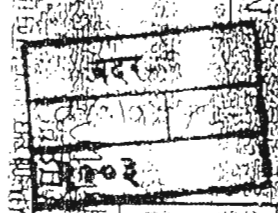


18-25-1985

ZONE

CT S NO 285

BLOCK PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:1000

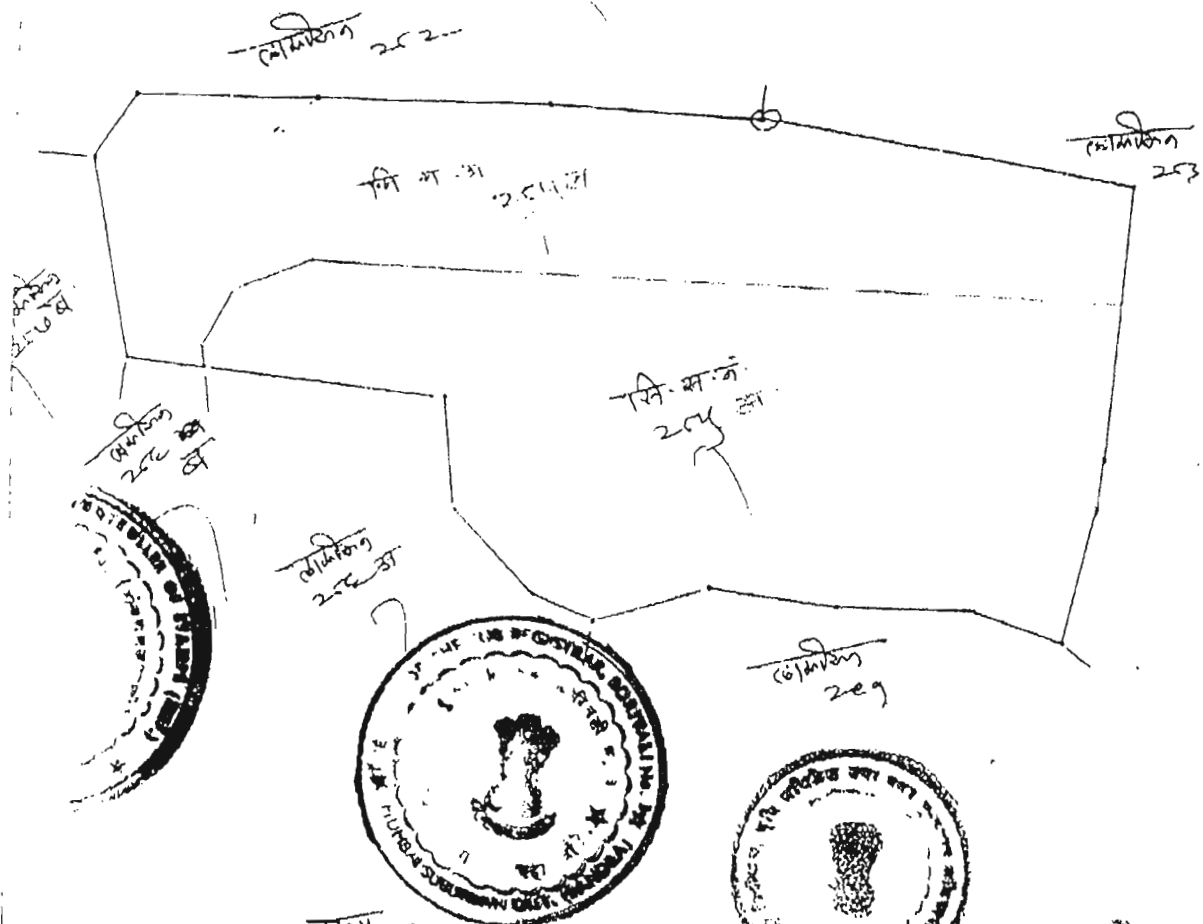
PLANNED THE PROBLEM BEARING
CT S NO 285 OF WILLAGES 2000 W/11
AT BORNIVALI, B.S.D.

CERTIFIED TRUE COPY
G. D. SAMBARE & CO.
ARCHITECT

असि क्रमिका
2009

भवदार:- श्री
वि. ए. जे. जे. जे.
कोशीनदी
कार्ड नं. 25
पत्ता (कोशीनदी)
डा. राजेश्वर पाण्डे
नगर मण्डल
पत्ता (कोशीनदी)
254 अ, 254 ब

टिप :- अदस्त्य जकादगत कोशीनदी प्रकाशने लायकता नही



श्री वारं 94/104
श्री वारं 94/104
श्री वारं 94/104
श्री वारं 94/104
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श्री वारं 94/104

बदर-5
94/104
2009

APP. No. 2008

EXTRACT FROM THE PROPERTY REGISTERED CARD
CITY SURVEY 204 TALUKA : BORIVALI Dist. : BOMBAY SUBURBAN DIST

City Survey	Area Sq. Mtrs	Tenure	Particulars of assessment for rent paid to Government and when due for revision
204 अ	3220-4 -9340-4 मकान-4	मकान	
Easement			
Holder in Origin of the title so far as traced			
Lease			
Other Encumbrances			
Other Remarks			

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (%)	Attestation
25/01/2008	मकान मालकी हस्तांतरण कर व मकान मालकी कर	9340-4	मकान मालकी कर व मकान मालकी कर	



This is a true copy of the extract of the City Survey Card which forms part of the office record and the area of the property referred to therein is 1861-0 sq. ft. One thousand eight hundred and sixty one only sq. ft. which has been verified with the original and is correct.

Superintendent
M Land Records (BSB)

पद-६
२८७९/१५
२००८

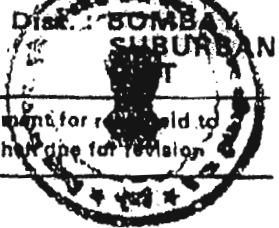
9/1/08
9/1/08
28/1/08

2
970
974

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APP. No. 2009

EXTRACT FROM THE PROPERTY REGISTERED CARD
CITY SURVEY ~~व्यारि नं~~ TALUKA : BORIVALI



City Survey	Area Sq. Mtrs	Tenure	Particulars of accessions for record to Government and when due for revision
2009	4350-4		

Easement	
Holder in Origin of the title so far as traced	
Lease	
Other Encumbrances	
Other Remarks	

Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (e) %	Attestation
 <p>1359-5 m² One sharema Hundred thirty nine point five only</p>	5-2	<p>पाट विभाजनी कोदवागुस्तार को. क्र. 254 व ची निभाजनी रस्ताबंदीचे क्षेत्रांमधील कविग मिळकत या क्षेत्रातल्या एका क्षेत्रात 1359-5 म² एका</p>	<p>सिद्धि मान्य जे. क. क. क. जे. क. क. क.</p>

This is a true copy of the original R. Card which forms part of the office record and the original of the property referred to there

Supervisor
Land Records (B&L) Section



बंदर-6
2009

90114
97114
24114
24114
24114

मालमत्ता पत्रक

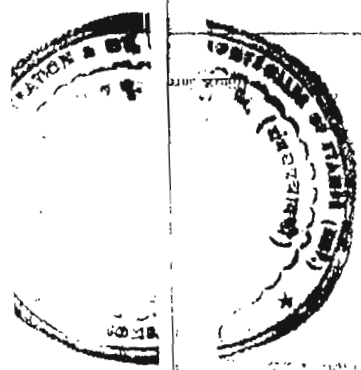
बोरीवली

तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला बिलेच्या अकराव्या विभागात पाठविलेला तारखेस आणून त्याच्या फेर संपादनार्थी विधान नोंद

मालमत्ता	शुद्ध	गट क्रमांक	नवीन करक (धा)	राज्यांकन
			पट्टा (ग) विव्हा भाग (भा)	



श्री नरकरन -
 श्री. नरकरन
 नगर भूमापन अधिकारी,
 बोरीवली.



न.भू.अ.बोरीवली
 मुंबई उपनगर जिल्हा

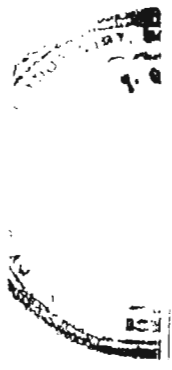
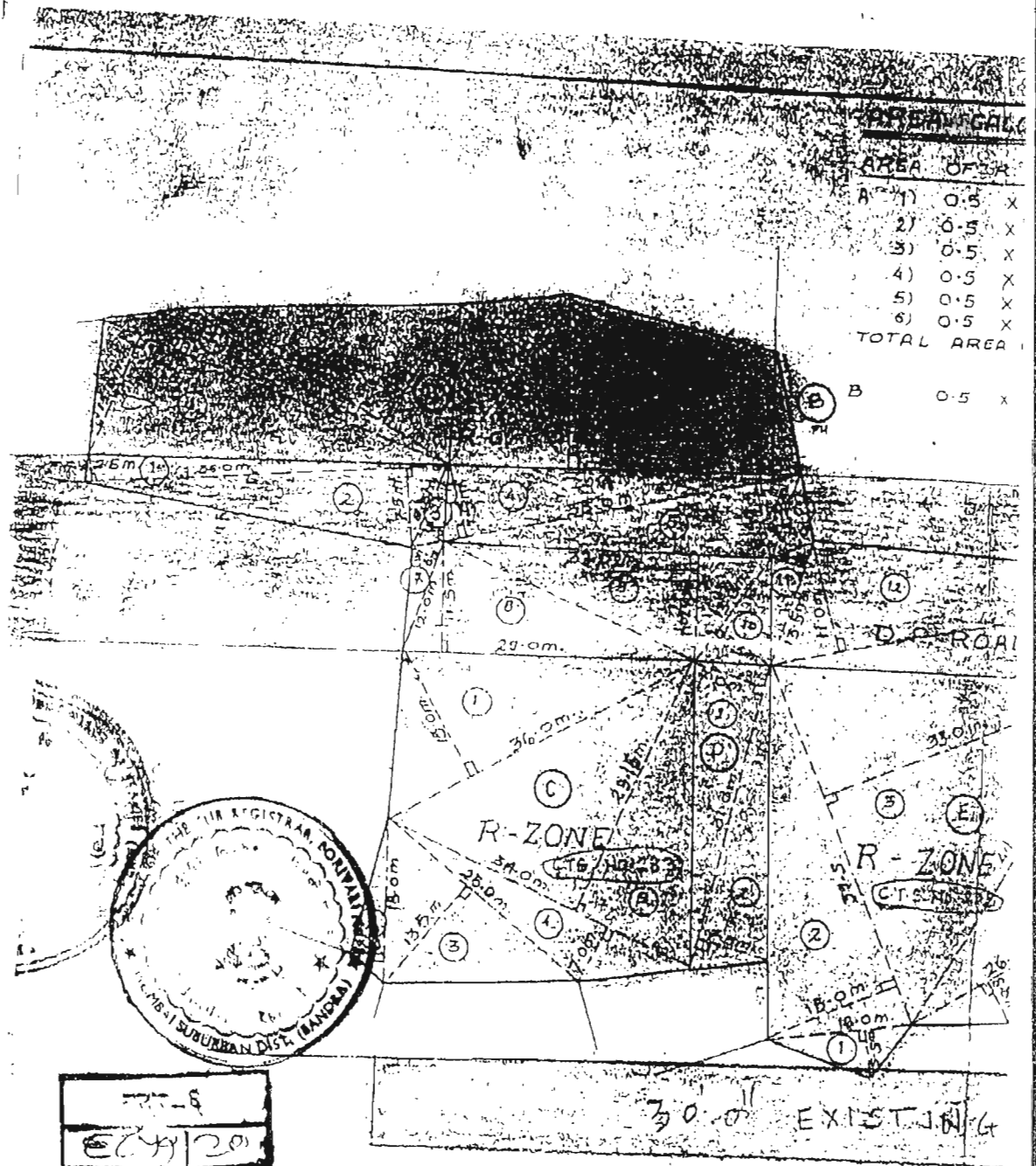
2014/12
 22/10/20
 2014/12
 22/10/20



बदर-६
 २०१९/१९
 २००३

AREA CALC

AREA OF R		
1)	0.5	X
2)	0.5	X
3)	0.5	X
4)	0.5	X
5)	0.5	X
6)	0.5	X
TOTAL AREA		
B	0.5	X



27-6
 ECH 20
 2003

BLDG.S.

BLDG

BLDG
ACCESS

SUVIDH

65.00 80
 55.00 80
 2.75
 2.50
 59.65
 18.00
 8.00
 9.50
 6.00
 0.25
 0.75
 1.25
 1.75
 2.40

गा. न. नं. ७, ७-अ व १२

घ. नं. ४२ - दिखान नं. १

प्लॉट नं.	१६५	२२४	१२२२	७५९९
ख. नं.	२२४	१२२२	१२२३	१४९२
गाव -	कारिवाडी			
तालुका	कारिवाडी			
जिल्हा	साह्याद्री			
क्षेत्र	७५३			
क्षेत्र लावणी लायक...	३६१५			
पोट लराबा...				
परक...	३०४			
आकार	१०-१०			
मुठी अथवा				
बापा आकार				
पाणी				

अप	प्लॉट व लॉट	क्षेत्र	रीत	पिंपे आणि लागवड	क्षेत्र	शेरा
	१०-१०	३	३	गायक व कारिवाडी	३	३
				नाम, कारिवाडी ७१९५३		



बदर-३
 ६८११/२२
 २००३

बदर-३
 २९

बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CHE/4593/DPWS

To

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

CERTIFIED TRUE COPY

Date: 8/9/93

G. D. SAMBHARE & CO.
ARCHITECT

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, sanctioned 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 situated in a Residential zone.

It is affected by the proposed 18.30m.(60 ft.) wide D.P. roads and their junction as shown coloured burnt sienna on the plan.

Alignment of the proposed roads are subject to the actual demarcation on site by this office staff along with the representative of P.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 & status of the structures, if any, on the land in question etc.

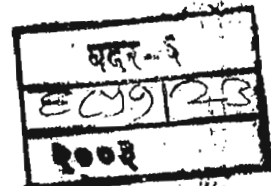
Yours faithfully,

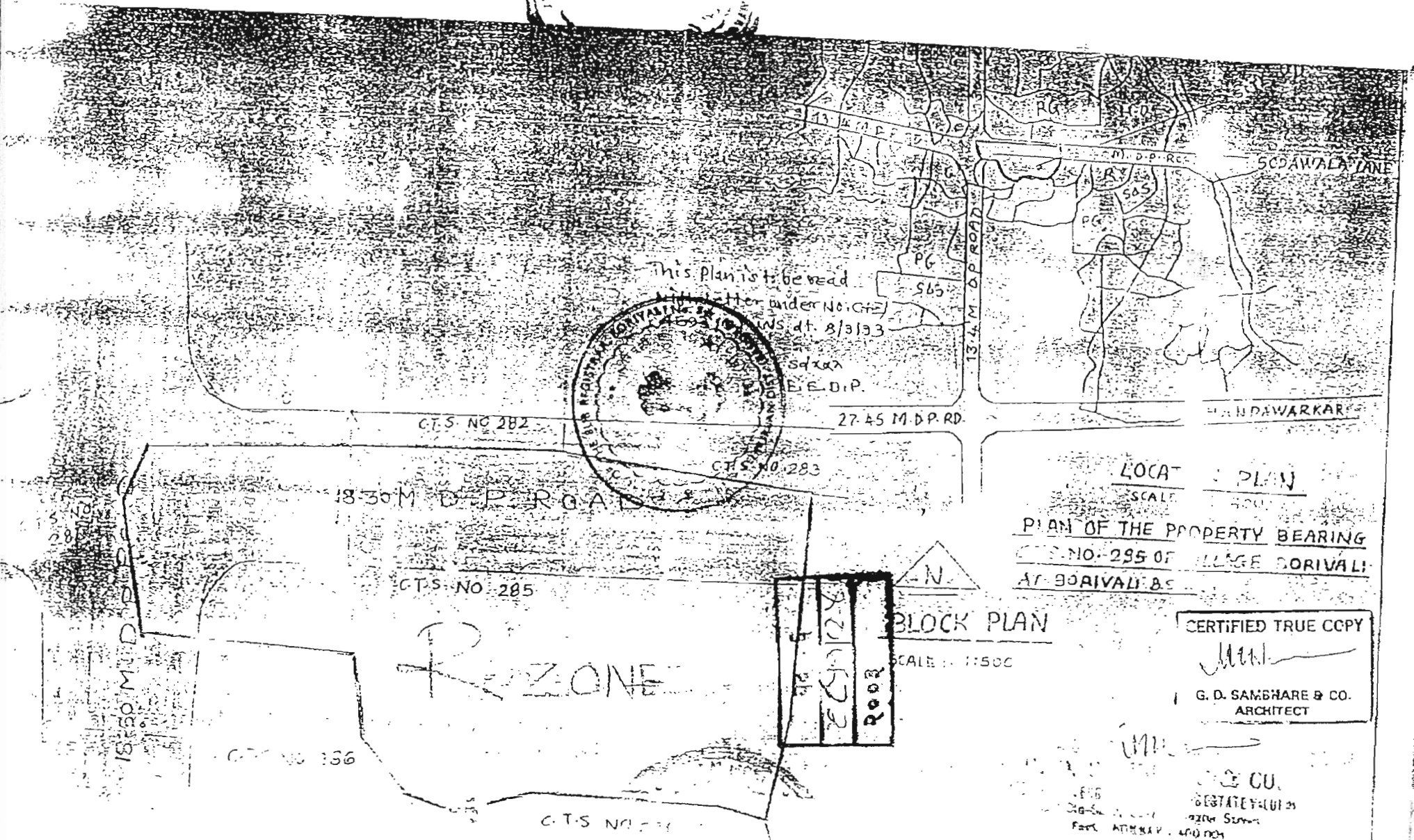
Acc: 1 plan.

adl/7.9.



Executive Engineer,
Development Plan.





This plan is to be read
with the letter under No. CTS
No. 1593 dated 8/3/83



LOCAL PLAN
SCALE: 1:500
PLAN OF THE PROPERTY BEARING
CTS NO. 285 OF VILLAGE GORIVALI
AT GORIVALI & S...

BLOCK PLAN
SCALE: 1:500

CERTIFIED TRUE COPY
[Signature]
G. D. SAMBHARE & CO.
ARCHITECT

[Signature]
G. D. SAMBHARE & CO.
ESTATE AGENTS
2204 Scheme
Folk Market, 400 004

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

Gen. 162

बृहन्मंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CHE/5596/DPWS

To,

Date: 29/9/93.

M/s. G.D. Sambhare & Co.,
Architects,
Dol Bin Shir,
Janmabhoomi Marg, Fort,
Bombay-400 011.

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, School as shown washed red, Public Housing/High Density Housing as shown washed orange on the plan & for a proposed road. The above land is situated in a Residential zone. The land under reference abuts the reservation of Play ground as shown on the plan.

It is affected by the proposed 18.30m. (60') wide D.P. road as shown in coloured burnt sienna on the plan.

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

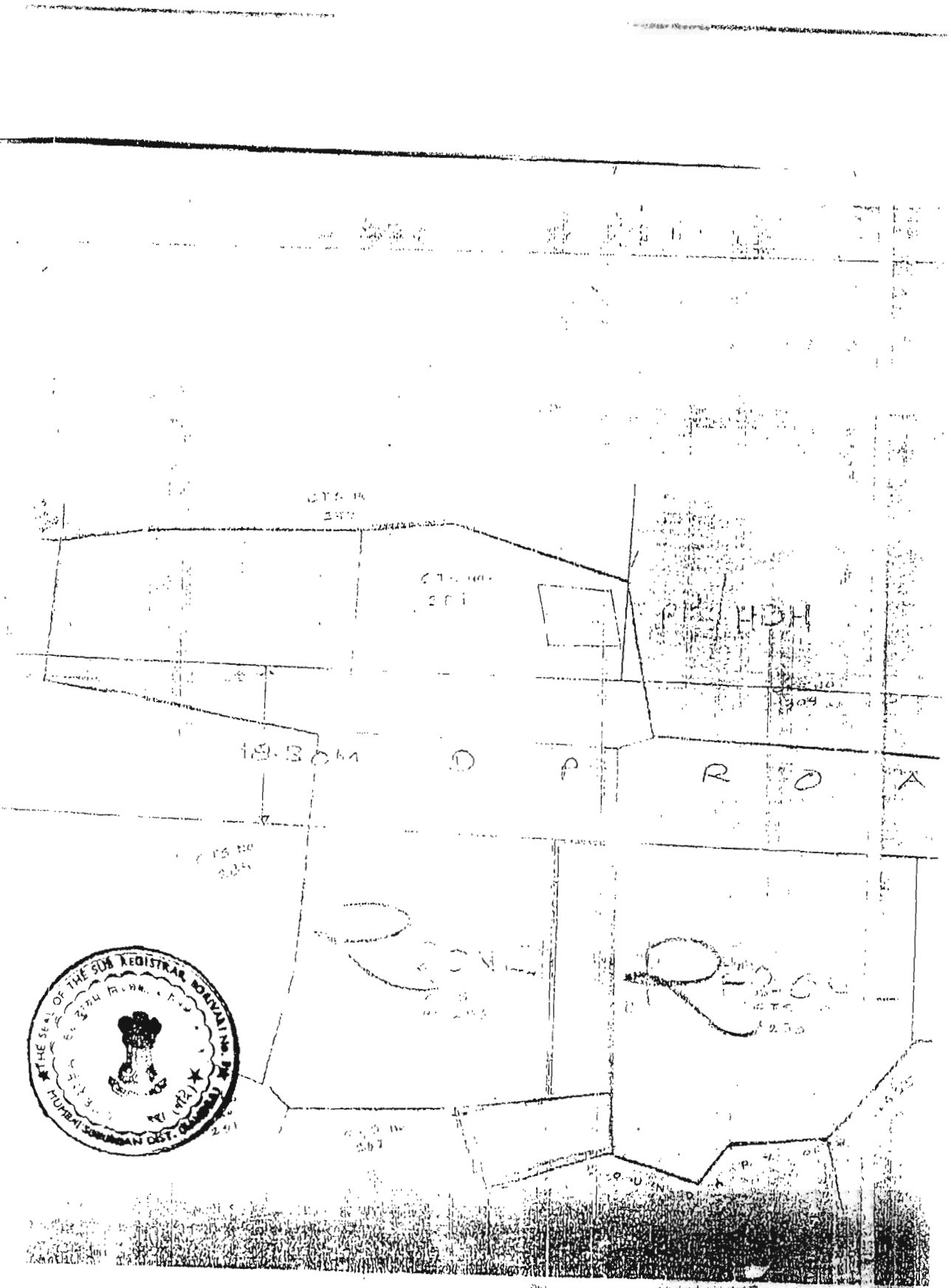
The above remarks have been offered only from the zoning point of view without any reference to the existing status of the structure if any, on the land in question etc.

Yours faithfully,

बदर-६
६८५१०५
२००३

Acc: klan.

EXECUTIVE ENGINEER
(DEVELOPMENT PLAN)



पद-४
६७९ २६
२००३

BLOCK PLAN SCALE 1:500

Block No. 20 P. 29



मालमत्ता पत्रक

दोरीबली

तालुका/न. भू. मा. का. -- न. भू. अ. दोरीबली

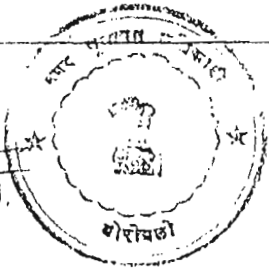
जिल्हा -- मुंबई उपनगर जिल्हा

पत्र क्र. ११३३
२००६

पत्र क्र. ११३३
२००६

पत्र क्र. ११३३
२००६

पत्र क्र. ११३३
२००६



न. भू. अ. दोरीबली
मुंबई उपनगर जिल्हा

मालमत्ता पत्रक
न. भू. अ. दोरीबली
दोरीबली

२००६
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२००६
२००६



बंदर-६
२००६

मालमत्ता पत्रक

बोरीवली

तालुकामें, गु.या.का -- न.गु.अ.बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

श्री
श्री

गणपती

गाणभोसा हिन्दिया भावरागभवा कल्या पाइयला
वसुदेव शर्मण खाल्या कर भावरागभवा कल्या खाल्या

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श्री श्री



श्री श्री गणपती
मुंबई उपनगर जिल्हा

बोरीवली
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मालमत्ता पत्रक

शेरीवली

तालुकान भू. मा. का. -- न. भू. अ. शेरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

मालमत्ता दिवसेल्हा आन्वयणीया दिवसः आ इवत्तु
वाच्येन आर्षेण स्वयत्ता फेर तपस्यणीया विधत्तः

मूल्य पात्रक (५५)
पट्टदार (५५) पिशा भाग (५५)

न. भू. अ. वागीवली
मुंबई उपनगर जिल्हा

नगर भूमापन अधिकारी,
शेरीवली



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22/10/02
2014/02
Khanung
P. Khanung