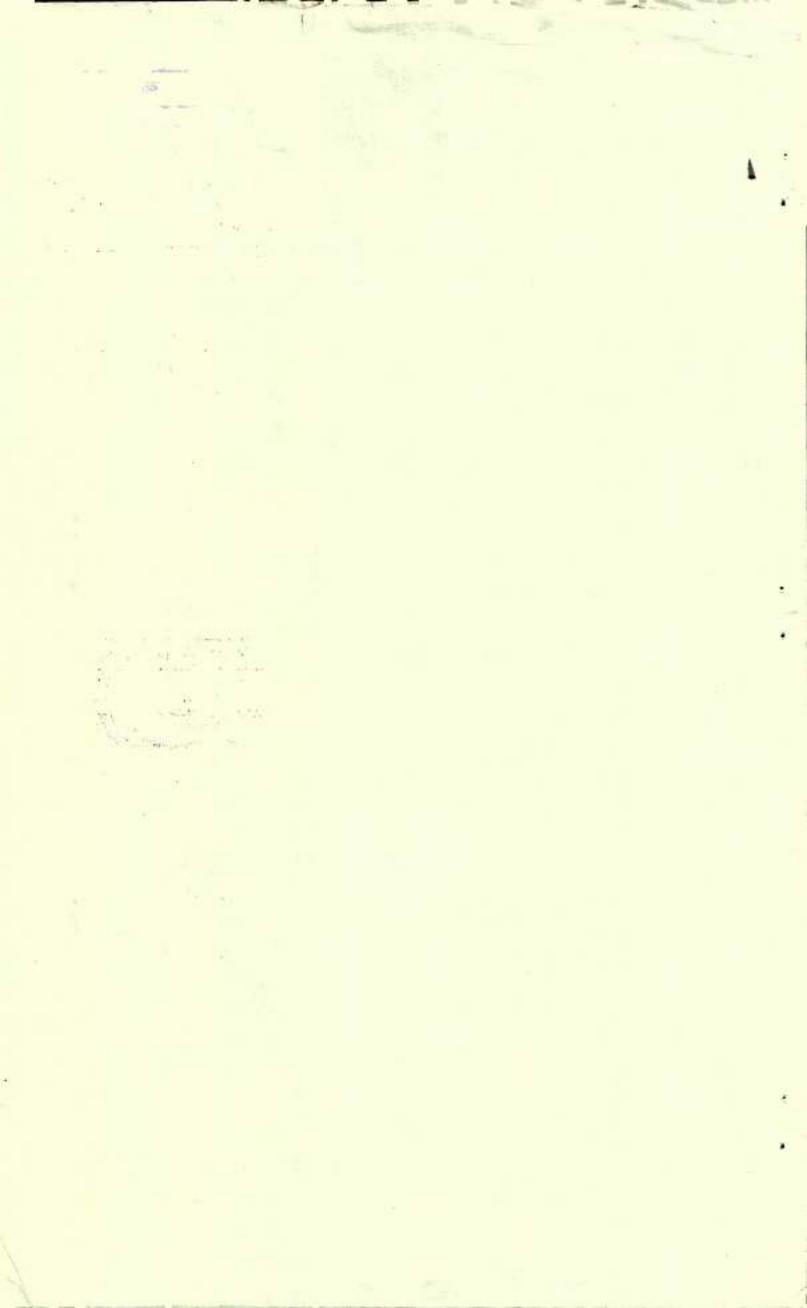
AGREEMENT FOR SALE 6744 19015-

FOR FLAT NO.B-1505 ON THE 15th FLOOR IN 'B' WING MAYFAIR HILLCREST

> , 2015 DATED





DISTRIBUTE OF STREET

पावती

Original/Duplicate

नोंदणी के. :39म

Regn.:39M

Friday, July 17, 2015 7:52 AM

पावती कं.: 7764

दिनांक: 17/07/2015

गावाचे नावः घाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल2-6744-2015

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: आकाश रोहित - पािरख

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 113

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सह दु.निबंधक कुर्ला 2

बाजार मुल्य: रु.3369168 /-

भरलेले मुद्रांक शुल्क : रु. 272100/-

मोबदला: रु.5440811/-

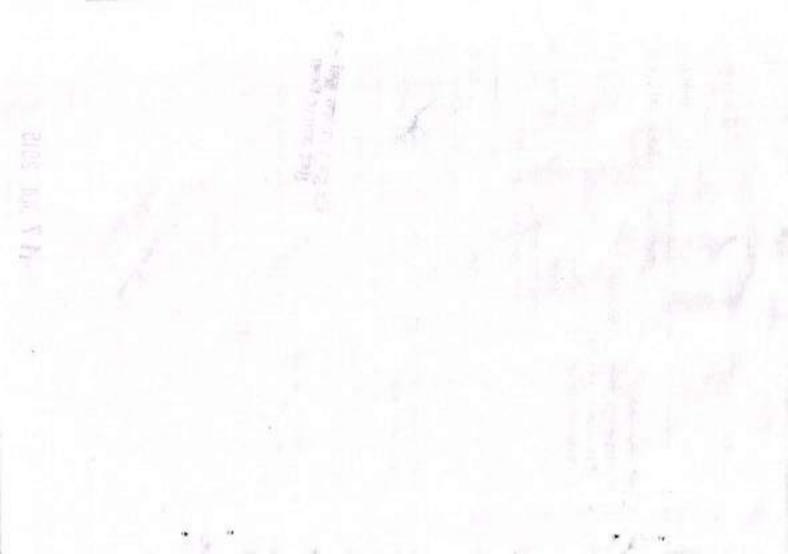
सर दुव्यम निवंधक कुर्ला -मुंबई उपनगर जिल्हा

विकास प्रकार: eChallan रक्कम: रु.30000/डीडी/धनादेश/पे ऑर्डर कमांक: MH006569523201415E दिनांक: 20/06/2015
डीकेचे नाव व पसाः

देवकाचा प्रकार: By Cash रक्कम: रु 2260/-

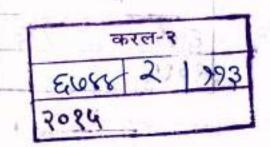
Registered original result

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	महाराष्ट्र शासन - नोंदणी व मुद्रांक विभागास्त ।
A-1	.) महानगर पालिका - अमेरिका
ξ.	दस्ताचा प्रकार :- क्यार-गमा अनुच्छेद क्रमांक रि०१५
٠٦.	सादरकत्याँचे नाव :- AAKASH ROHIT PARKH
₹.	तालुका :- कुर्ती
٧,	गावाचे नाव :- न्याह्मिप्
ч.	नगरभुमापन क्रमांक/सर्व्हें क्रं./अंतिम भूखंड क्रमांक :- <u>२</u> ४/३८
٤.	मूल्य दरविभाग (झोन) : उपविभाग : 152 481
<b>9</b> .	मिळकतीचा प्रकार :- सुत्पीजमीन निवासी कार्यालय दुकान औदयोगिक प्रति ची. मी. दर
۷.,	दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- कारपेट/ब्रिल्टअप/चौ. मीटर 21-27-59/4/
٩.	कारपार्किंग : गच्ची :- पोटमाळा :===================================
80.	मजला क्रमांक :- 15 उदवाहन सुविधा :-
	बांधकाम वर्ष :- 2015 पसारा :
	बांधकामाचा प्रकार :- आरसीसी/इतर पक्के/अर्धे पक्के/कच्चे
	बाजारमुल्यदर तक्त्यातील मार्गदर्शन सुचना क्रं. :-
	लिव्ह ॲन्ड लायसन्सचा दस्त १ :- प्रतिमाह भाडे रक्कम :- निवासी/अनिवासी २ :- अनामत स्वकम/ आगाव भाडे :
84.	निर्धारीत केलेले बाजारमुल्य :- रि. 33.69.168/-
१६.	दस्तामध्ये दर्शविलेले मोबदला :- हिः इद्विवस्या-
የ७. :- <u>.</u>	देय मुद्रांक शुल्क :- <u>१८-२२/०० </u> भरलेले मुद्रांक शुल्क <u>१६-२२/००</u> /
₹C.	देय नोंदणी फी :- [८ऽ - ३०,०००   -
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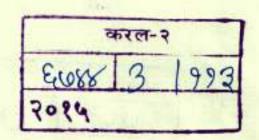




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#### CHALLAN MTR Form Number-6

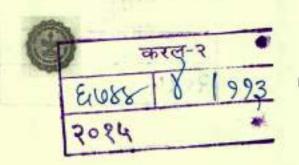


GRN MH	006569249201415E BARCODE				Date 20/03/2015-17:22:08 Form ID 25.2
Department	Inspector General Of Registration				Payer Details
Type of Payment	Non-Judicial Customer-Direct Pay	ment	TAX ID (If A	iny)	
	Non-Judicial Customer-Direct Pay	ment	PAN No. (If	Appliacabl	le) AAHFM7843A
Office Name	KRL2_JT SUB REGISTRAR KUR	LA NO 2	Full Name		Mayfair Housing
ocation	MUMBAI		7		
fear 201	4-2015 One Time		Flat/Block	No.	CTS no. 2A/3B, Powai Hill Road,
Ac	count Head Details	Amount in Rs.	Premises/B	luilding	Access to the same
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			Area/Local	ity	Vikhroli West Mumbai
			Town/City/	District	THE SUB REGISTAL
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			Remarks (I	PAI	N2=Bastor0033J-PNiMM-Aakash Parks
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Name of Bank			Bank-Branc	h	VIJAYA BANK
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For MAYFAIR HOUSING



#### CHALLAN MTR Form Number-6

GRN	MH006569523201415	SE BARCODE			THE REAL PROPERTY.	Date 20	V03/	2015-	17:29	22 F	orm I	D 25.
Department	Inspector Genera	al Of Registration	1		3304	P	yer	Deta	ils			
Type of Payn	nent Registration Fee	s		TAX ID (If A	lny)							
	Registration Fee	s		PAN No. (II	Appliacab	ile)	AAI	HFM7	B43A			
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Location	MUMBAI											
Year	2014-2015 One Time	,		Flat/Block	No.		CT	5 no.	2A/38	Pow	al Hill	Road
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For MAYFAIR HOUSING

s.R.louhandualle

# For MAYFAIR HOUSING

# Constituted Attorney of Partner AGREEMENT FOR SALE

25 12 day of March

THIS AGREEMENT is made and executed at Mumbai, on this in the Christian Year Two Thousand and Fifteen, BETWEEN:

M/s. Mayfair Housing, a Partnership Firm, registered under the provisions of the Indian Partnership Act 1932, and having its principal place of business at 1, Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Amboli, Andheri (West), Mumbai 400 058, hereinafter referred to as "the Developer" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said firm, its present partners, its partners from time to time and the heirs, executors, administrators and assigns of the last surviving partner) of the ONE PARTMIN ?

AND -Aakash

1.) Mr. Aakash Rohit Parikh Age: 28 years, Pan No. BBSPP0033J

2.) Mrs. Kinjal Vijesh Mistry Age: 25 years, Pan No. ASUPM9699P

Indian Inhabitant/s, having his/her/their address at 21.Anand Mangal, Sainath Nagar, Ghatkopar, (West), Mumbai – 400 086, hereinafter called "the Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) of the OTHER PART:

The Developer and the Purchaser/s are hereinafter individually referred to as "a Party" and collectively as "the Parties".

#### WHEREAS:

- A. The Developer is entitled to develop all that piece and parcel land and graund is approximately No. 144 and now bearing corresponding CTS No.2A/3B falling now within the limits of village Ghatkopar in the registration sub-district of Mumbai Suburation admeasuring approximately 3,911.2 square meters as per the Property Register Card and on thereabouts and shown on Development Plan for Greater Mumbai al 991 as being reserved for "Public Housing/High Density Housing" and more particularly described in the First Schedule hereunder written and shown as marked in red colour boundary lines on the Plan hereto annexed as Annexure 'A' (hereinafter referred to as "the Said Reporty").
- B. The development rights in respect of the Said Property have been acquired by the Developer in the following manner:
  - (i) By and under a Deed of Kowl dated 7<sup>th</sup> July, 1835 (hereinafter referred to as "the said Kowl"), which was slightly modified by the writing dated 30<sup>th</sup> November, 1937, (the writing is appended at the foot of the said Kowl) the villages of Vikhroli and Kanjur were granted by way of a perpetual lease by the East India Company to one Framji Cowasji Banaji.
  - (ii) In or around 1939, the Vikhroli village stood in the name of the then Khot Amritlal Amarchand, who held the same on behalf of a joint family consisting of himself, his sons, his brother Manilal and the sons of Manilal and the firm of Amarchand Madhavji & Co. The only partners of the said firm of Amarchand Madhavji & Co. were the said Khot Amritlal Amarchand and his brother said Manilal.
  - (iii) Certain Mortgages were created by said Khot Amritlal and his family members of their various properties, including interalia in respect of the Vikhroli village. A Suit being mortgage Suit no.918 of 1935 was filed in the High Court of Judicature at Bombay in respect of the said mortgages.
  - (iv) A decree for an absolute sale was passed in the Suit no.918 of 1935 and the Vikhroli Village was put up for sale before the Commissioner for Taking Accounts of the Hon'ble High Court of Judicature at Bombay on 18th January, 1943. In the said sale, one Naoroji Pirojsha (hereinafter referred to as "the Said Pirojsha") was declared to be the highest bidder of the right of the Mortgagors in the Vikhroli village and accordingly by an order dated 15th April, 1943, the sale in favour of the

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For MAYFAIR HOUSING

Said Pirojs a was confirmed and the Court Receiver, who had been appointed as

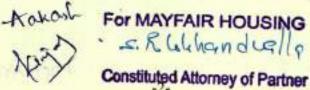
Receiver of the Vikhroli Village in the said Suit no.918 of 1935, was ordered to
handover possession of the Vikhroli Village to the Said Pirojsha.

By and under a letter dated 16<sup>th</sup> July, 1943, the Collector of Bombay Suburban District Informed the attorneys of the Said Pirojsha that the Government had accorded sanction to the transfer of the said Vikhroli village to the name of the Said Pirojsha. The Commissioner for Taking Accounts of the Hon'ble High Court of Judicature at Bombay also executed a Deed of Conveyance dated 26th June, 1945 in respect of the Vikhroli village (which was duly registered) to and in favour of the said Naoroji Pirojsha.

- (vi) There were various small pockets of land in the said Vikhroli Village that belonged to various sutidars. The Said Pirojsha and one Kaikhushru Nawroji bought over the said small pockets of land from the said sutidars by and under various registered Conveyances. By and under a registered Conveyance dated 11th March, 1948, the said Kaikhushru Nawroji conveyed the said small pockets of land to the Said Pirojsha.
- (vii) Thus, the Said Pirojsha became the absolute owner of the Village Vikhroli in its entirety including interalia the small pockets of land.
- (viii) By and under an Indenture dated 30th July, 1948, made and executed between the Said Pirojsha on the one hand, (therein referred to as 'the Vendors') and Godrej and Boyce Manufacturing Company Limited (hereinafter referred to as "Godrej") on the other hand, (therein referred to as 'the Purchasers'), the said Nowroji Pirojsha subsequence in favour of Godrej, various properties within the Vikhroli Village intending inter alic the Said Property at and for the consideration and on the other fairs and conditions more particularly contained in the said Conveyance Deed. The said Conveyance Deed is duly registered with the Sub-Registrar of Assurances at Bombay, under Document No. BOM/3050/62/1948.

Ruparent thereto, by and under an Development Agreement dated 10<sup>th</sup> July, 2003 made and executed between Godrej on the one hand, and the Developer herein on other hand, (hereinafter referred to as the "Said Development Agreement) Godrej granted to and in favour of the Developer herein, full and exclusive development rights in respect of the Said Property at and for the consideration and on the other terms and conditions more particularly contained in the Said Development Agreement. However, for diverse reasons the Said Development Agreement had remained to be registered. Therefore, by an under a Confirmation Deed dated 14<sup>th</sup> October, 2004 (hereinafter referred to as "the Said Confirmation Deed") and duly registered with the Sub-Registrar of Assurances at Kurla, under Document No. BDR-3/9541/2004 the Said Development Agreement was duly confirmed.

- (x) The Additional Collector and Competent Authority, Urban Land (Ceiling and Regulation) Greater Mumbai, has vide an order bearing No. C/ULC/D-III/SEC-20/PH/HDH/C-169 dated 13<sup>th</sup> January, 2004, granted exemption to the Said Property from the provisions of the Chapter III of the Urban Land (Ceiling and Regulation) Act, 1976.
- (xi) In view of the aforesaid Conveyance Deed, Said Development Agreement and the Said Confirmation Deed, the Developer herein became entitled to develop the Said Property.
- (xii) There were certain encroachers occupying certain hutments/illegal structures constructed on the edge of the Said Property (hereinafter referred to as "the Encroachers"). Some of the Encroachers had also filed certain suits inter alia against Godrej with regard to the said structures. However, as of the date hereof all such suits have been disposed off and the illegal structures have since been demolished the Developer has obtained quiet, vacant and peaceful possession of the



entire Said Property and there are no encroachers occupying the Said Property or any part thereof.

- C. Under clause (d) of Table 4 of Regulation 9 of the Development Control Regulations for Greater Mumbai, 1991 (DCR, 1991), a plot reserved for Public Housing/High Density Housing can be developed by the owner thereof, subject to the qualifications contained therein and subject to the owner agreeing to handover to the MCGM, 10% of the permissible built up area in the form of tenements each having a carpet area of 225 square feet free of charge. Upon handing over the said 10% area as aforesaid, the owner is entitled to have full permissible Floor Space Index (hereinafter referred to as "FSI") of the plot without taking into account the area so handed over to the MCGM.
- D. The Developer had applied to the Municipal Corporation of Greater Mumbai (hereinafter referred to as "the MCGM") for development on the Said Property and the MCGM has issued an Intimation of Disapproval dated 27th February, 2009, bearing number CE/1222/BPES/AS ("IoD") and Commencement Certificate dated 23th December 2009 bearing number CE/1222/BPES/AS ("CC") to and in favour of the Developer for carrying on development on the Said Property. A copy of IoD and a copy of CC are annexed hereto and marked as Annexure 'B' and 'C' respectively and are hereinafter collectively referred to as "the Old Building Approvals".
- E. Subsequent to the issuance of the Old Building Approvals, the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the DCR, 1991") were amended inter alia by virtue of G.N.No.CMS.4311/462/CR-58/29414 D 197 chard 6th January, 2012 and by virtue of such amendment, the erstwhile sub-regulations 35 (2) and 35 (3) of the DCR, 1991 were substituted by new sub-regulations 35 (2), 35 (3) and 35 (4) and a new concept of compensatory fungible FSI (hereinafter referred to as "Fangible FSI") was introduced in the DCR, 1991 under sub-regulation 55 (4) thereof. Accordingly, in view of such amendments, the Developer submitted amended plans for construction of the new multistoried building on the Said Property and accordingly the MCCS has conveyed to the Developer that the amended plans submitted by the Developer for construction on the Said Property are approved vide its letter the Developer for construction on the Said Property are approved vide its letter the Developer for construction on the Said Property are approved vide its letter the Developer for construction on the Said Property are approved vide its letter the Developer for construction on the Said Property are approved vide its letter the Developer for construction on the Said Property are approved vide its letter the Developer for construction on the Said Property are approved vide its letter the Developer for construction on the Said Property are approved vide its letter the Developer for construction on the Said Property are approved vide its letter the Developer for construction on the Said Property are approved vide its letter the Developer for construction on the Said Property are approved vide its letter the Developer for construction on the Said Property are approved vide its letter the Developer for construction of the Said Property are approved vide its letter the Developer for the Developer for
- F. The Developer has in accordance with the aforesaid building approvals, commenced construction of a multistoried building on the Said Property to be known as "Mayfair Hillcrest" comprising of two wings and having 2 (two) basements, Ground plus podium (stilt) floor plus 18 storeys (hereinafter referred to as "the Said Building").
- G. The right and entitlement of the Developer to undertake development of the Said Property has been certified by Advocate Mr. Chandrakant Vithlani vide his Title Certificate dated 25<sup>th</sup> January, 2013 and a copy of the said Title Certificate is annexed hereto as <u>Annexure</u> "E".
- H. The various approvals including the Old Building Approvals as amended by the Revised Building Approvals and sanctioned plans as referred to above are hereinafter collectively referred to as "the Existing Building Approvals".
- It is clarified that as per the Existing Building Approvals, only a part of the presently available development potential of the Said Property is being utilised presently in the course of construction of the Said Building and the Developer shall from time to time be making applications to the MCGM for amendments to the approved plans and for issuance of further Intimations of Disapproval and further Commencement Certificates such that the entire available development potential of the Said Property is completely consumed in the course of construction of the Said Building on the Said Property and accordingly, the plans for construction of the Said Building on the Said Property are subject to further modifications. It is further clarified that in the course of construction of the Said Building, the Developer shall be consuming on the Said Property maximum permissible development index as per the provisions of the DCR, 1991 including but not limited to the following:

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For MAYFAIR HOUSING

Entire development potential available for consumption on the Said Property by way of FSI emanating from the Said Property in the form of base land FSI, which can be consumed free of costs thereon;

[1] Entire development potential available for consumption on the Said Property by

Entire development potential available for consumption on the Said Property by way acquiring of FSI by way of payment of premium to the Government of Maharashtra or any other statutory authorities including but not limited to the MCGM:

- (iii) Entire development potential available for consumption on the Said Property by way of loading Transferable Development Rights (hereinafter referred to as "the TDR") on the Said Property, including in accordance with Regulation 34 and Appendix VII of the DCR, 1991; and
- (iv) Entire development potential available for consumption on the Said Property by acquiring of compensatory fungible FSI in accordance with Regulation 35 (4) of the DCR, 1991 (if the Developer so deems fit).
- J. As per the Existing Building Approvals and further amendments thereto as stated hereinafter the Developer would be constructing on the Said Property, the Said Building.
- K. Accordingly, the Developer has commenced construction of the Said Building on the Said Property comprising of various units which would be capable of being used inter alia as residential flats in accordance with the Existing Building Approvals and future of SUBmicrosopts thereto.

The Descriptor has entered into an Agreement as prescribed by the Council of Architects appointing the Architect, Mr. Dharmesh Chevli registered with the Council of Architects and have also appointed Potential Seamac Consultant Private Limited, as the Structural Private Limited, as the Structural Private Limited, as the Structural Building Purchaser/s accept/s the professional supervision of the said Architects and the mild Structural Engineers till the completion of the Said Building unless otherwise elements of the Developer in its sole and absolute discretion.

- M. The Purchaser/s has/have approached the Developer for acquiring a residential flat in the Said Building, as more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the Said Unit"). The Said Unit is shown as marked in red colour diagonal lines on the typical floor plan annexed hereto as Annexure 'F'.
- N. The Developer is in the process of entering into several Agreements similar to this Agreement with several parties who may agree to take and acquire premises in the Said Building on ownership basis, subject to such modifications as may be deemed necessary, considerable, desirable or proper by the Developer, with a view that ultimately the purchasers/occupants of the various premises in the Said Building shall form a Cooperative Housing Society or a Condominium of Apartment Owners or a Limited Company (hereinafter referred to as "Said Body") and ultimately, the Said Property together with the Said Building standing thereon will be conveyed by Godrej to the Said Body, after completion of the entire project of development (by using and consuming the entire development potential of the Said Property as recited above) in accordance with Clause 9 hereof.
- O. The Purchaser/s has/have taken inspection of all the documents of title relating to the Said Property including inter alia the documents referred to hereinabove; and the Purchaser/s has/have satisfied himself/herself/themselves about the entitlement of the Developer to develop the Said Property by construction of the Said Building thereon and to enter into these presents.
- P. The Purchaser/s has/have demanded and has also taken inspection of the Existing Building Approvals issued by the MCGM and other relevant documents and papers including interalia the municipal assessment bills, city survey records, record of rights, property register cards and all other documents required to be furnished to the Purchaser/s by the Developer under the Maharashtra Ownership Flats (Regulation of the Promotion of

For MAYFAIR HOUSING

S.R. Lulchan dualle

Constituted Attemey of Partner

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Construction, Sale, Management and Transfer) Act, 1963 (December referred to as "MOFA") and the Rules made there under and the Purchaser's confirm/s that he/she/they has/have entered into this Agreement after being aware of all the facts and after inspecting the afore recited documents and other relevant documents and papers.

- Q. In the circumstances, pursuant to negotiations between the Parties, the Purchaser/s has/have agreed to purchase and acquire from the Developer and the Developer has agreed to sell to the Purchaser/s, the Said Unit on the terms and conditions herein contained.
- R. The Parties are desirous of reducing to writing the terms and conditions agreed upon between themselves as hereinafter appearing.

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

#### 1. RECITALS TO FORM AN INTEGRAL PART:

The Recitals above form an integral part of this Agreement and are not repeated in the operative part only for the sake of brevity and the same should be defined to be incorporated in the operative part also as if the same were so out deferment and reproduced verbatim.

#### 2. DEVELOPER TO CONSTRUCT THE SAID BUILDING:

The Developer shall construct the Said Building as recited above, presently proposed to be comprising of two wings and each wing having a 2 (two) basement. Ground plus Podium (stilt) floor plus 18 floors and further comprising of such additional wings or floors as they be sanctioned hereafter by the concerned authorities (by virtue of increase in the 31 or otherwise as stated in the Recitals above) on the Said Property as recited above in accordance with the plans, designs, specifications approved by the MCGM and any other concerned local authority and which may further be approved by the concerned local authorities (for the additional floors or additional structures or additional wings as recited above) and which sanctioned plans as well as the presently proposed plans have been seen and approved by the Purchaser/s with such variations therein as the Developer may consider necessary or expedient or as may be required by the concerned local authority/the Government to be made in them or any them. Provided that the Developer shall have to obtain prior consent in writing to the Purchaser/s in respect of such variations or modifications which may adversely affect the Said Unit.

#### 3. TRANSACTION:

In consideration of the total lump sum purchaser price defined as Consideration Value in and as mentioned in <a href="Annexure 'G'">Annexure 'G'</a> hereto agreed to be paid by the Purchaser/s to the Developer (exclusive of all taxes and other amounts as specifically mentioned herein) in the manner contained in <a href="Annexure 'G'">Annexure 'G'</a> hereto and in consideration of the Purchaser/s agreeing to pay to the Developer the other amounts as hereinafter mentioned and in further consideration of the Purchaser/s agreeing to abide by the terms, conditions, covenants herein set out and on the part of the Purchaser/s to be observed, performed or complied with, the Developer hereby agrees to sell to the Purchaser/s and the Purchaser/s hereby agree/s to purchase from the Developer, the Said Unit as more particularly described in the Second Schedule hereunder in the Said Building being constructed on the Said Property together with all rights of and incidental thereto and together with the right to use and enjoy the limited common areas and facilities and the common areas and facilities in common as specified in Part A and Part B respectively of the Third Schedule hereunder written (all of which aforesaid rights and entitlements of the Developer agreed to be sold hereunder are hereinafter collectively referred to as "the Said Premises").

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DEFAULT OR FAILURE IN PAYMENT OF CONSIDERATION:

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Notwithstanding anything contained in this Agreement, it is specifically agreed that time for making the payments of the installments as mentioned in Annexure 'G' and of the other amounts as mentioned in this Agreement is strictly of the essence of this contract and any delay by the Purchaser/s in making the said payment/s shall forthwith render this Agreement voldable at the sole and exclusive option of the Developer without any further act and/or reference and/or recourse to the Purchaser/s and in the event of the Developer so treating this Agreement void, the Developer shall be entitled to forfeit the amounts till then received by the Developer from the Purchaser/s and thereupon the Developer shall also be free and entitled in its own right to deal with the Said Unit and the Developer's rights therein, in any manner as the Developer in its sole discretion deems fit and proper, without any reference and/or payment whatsoever to the Purchaser/s. The Purchaser/s hereby agree/s and undertake/s that he/she/they are not entitled to and shall not have any right, title, interest, share, claim, demand of any nature whatsoever and howsoever arising against the Developer/its transferee/s/allotted/s/nominee/s and/or otherwise in to upon the Said Premises in such an event PROVIDED HOWEVER THAT the Developer shall not exercise the aforesaid right of termination unless and until a notice of 15 (Fifteen) days demanding payment of the due installment is given to the Purchaser/s and even thereafter, the Purchaser/s fail to make payment of the relevant installment PROVIDED FURTHER that strictly without prejudice to the aforesaid, the Developer in its sole and absolute discretion may, instead of treating this Agreement void as aforesaid, permit the Purchaser/s to pay the said installments after their respective due dates but after charging interest hereon @ 21% p.a.

REGISTAL TO COMPLY WITH APPROVALS AND STATUTORY CONDITIONS:

The Developer hereby agrees to observe, perform and comply with all the terms, conditions, and restrictions, if any, which may have been imposed by the concerned local authority of the time of sanctioning the plans or thereafter and that the Developer shall before harding over possession of the Said Unit to the Purchaser/s, obtain from the

DESIGN SUBJECT TO AMENDMENTS AND CHANGES:

The design of the Said Unit is subject to amendments and changes as may be stipulated by the MCGM, Government, local authority and as per the requirements of the Developer. The Purchaser/s hereby further agree/s and covenant/s with the Developer to render full cooperation to the Developer and to sign and execute all papers and documents, in favour of the Developer or otherwise as may be necessary for the purpose of enabling the Developer to construct the Said Building or to put up additional construction on the Said Property as stated in this Agreement, in accordance with the said approvals or such other plans, with such additions and alterations as the Developer may in its sole and absolute discretion deem fit and proper and/or for the purpose of applying for and/or obtaining the approval or sanction of the MCGM or any other appropriate authorities in that behalf as well as for the approval or sanction relating thereto. The Purchaser/s hereby further agree/s and give/s his/her/their specific irrevocable consent to the Developer to carry out such amendments, alterations, modifications or variations in constructing the Said Unit and the Said Building on the Said Property and/or to the layout plan and/or to the building plans (whether or not envisaged and/or proposed to be constructed at present), provided that the aggregate area/size of the Said Unit agreed to be acquired by the Purchaser/s is not in any manner reduced.

# 7. DESCRIPTION OF INTERNAL AMENITIES:

It is expressly agreed that the Said Unit shall contain specifications, fixtures, fittings, and amenities as set out in Annexure 'H' herete (hereinafter referred to as the "Said Internal Amenities") and the Purchaser/s confirm/s that the Developer shall not be liable to provide any other additional specifications fixtures, fittings, and amenities in the Said Unit. It is specifically agreed between the Parties hereto that the Developer shall have the right to

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change /substitute the Said Internal Amenities in the event that there is any uncertainty about the availability thereof, either in terms of quantity and/or quanty and/or for any other reason beyond the control of the Developer. If any change as aforesaid becomes necessary, the Developer shall be entitled to choose the substitutes and/or alternatives thereof in its absolute discretion to enable the Developer to offer possession of the Said Unit on the specified date. The Developer shall however make endeavours to ensure that such substitutes and/or alternatives are similar to the amenities as hereunder agreed, in quality and quantity, as far as may be reasonably possible. The Purchaser/s agree/s not to claim any rebate and/or discount and/or concession in the consideration on account of such change/substitution.

#### 8. PURCHASER/S' SATISFACTION ON TITLE:

The Purchaser/s is/are aware that the Developer is developing the Said Property and that the ownership of the Said Property vests with Godrej, the Developer has made a full and true disclosure of the nature of its rights to the Said Property as well as the right, title and interest of Godrej in to upon the Said Property. The Purchaser/s has/have independently inspected and verified the title deeds and all papers and documents hereinabove recited and has/have fully satisfied himself/herself/ themselves about the entitlement of the Developer to develop the Said Property and enter into these presents and the Purchaser/s shall not be entitled to further investigate the title of Godrej to the Said Property or the entitlement of the Developer to undertake the development of the same and/or be entitled to further investigate the development of the same and/or be entitled to purchase any requisition or raise any objection with regard to any other matters of the purchase and papers in the same and the purchaser/s has/have also taken inspection of the orders and approved plans, lob and Consumed by the MCGM and other relevant documents and papers in the pap

# 9. FORMATION OF THE SAID BODY AND CONVEYANCE OF THE SAID PROPERTY:

As aforesaid, the Said Building is presently proposed to be constructed on the Said Property. The Developer shall take steps to form the Said Body as and when all the premises in the Said Building are sold by the Developer. Upon completion of the entire project, viz. completion of construction of the entire building and exploiting the full available construction potential of the Said Property and which shall not occur at least prior to the expiry of the year 2025, the Developer shall make the requisite request to Godrej and make all endeavors to cause Godrej to execute in favour of the Said Body, a Conveyance in respect of the Said Property Developer's in terms of the said Conveyance (herein referred to as "the Said Conveyance"). It is hereby clarified that for the purpose of section 11 of MOFA the period of execution of the Said Conveyance is agreed upon as aforesaid.

#### 10. INCIDENTAL RIGHTS OF THE DEVELOPER:

The Developer has further informed the Purchaser/s that the Developer retains the right to sell, transfer, assign in favour of any person/s and/or deal with (a) future rights in respect of the Said Property, (b) the balance development potential/rights in respect of the Said Property (i.e. after having utilized the FSI available for the construction of the Said Building and as per the plans already submitted and/or to be submitted by the Developer from time to time and as per the proposed total scheme of development) and (c) various rights that may accrue to and over the Said Property in the future including additional development potential as recited above and (d) the rights for advertising, signage and hoarding for advertising in the compound, common areas and facade of the Said Property (the rights referred to in above are hereinafter collectively referred to as "the Incidental Rights"). The Incidental Rights include the right of use of the Said Property as a receiving plot and/or to consume or fully exploit by utilising TDR and/or DRC and/or any type of FSI which the Developer and/or its nominee/s may be entitled to, from time to time, at the Developer's sole and absolute discretion. The Developer is also entitled from time to time to deal with and/or dispose of all or any of the Incidental Rights, by way of sale,

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<u>६७४४</u> २०१५ assignments loss, transfer, mortgage and/or in any other manner whatsoever as it may in absolute discretion think fit and proper from time to time and at its entire discretion and convenience transfer such rights to any person/s. The Purchaser/s expressly consent/s and agree/s that the Purchaser/s shall not claim any rebate or reduction in the purchase price in respect of the Said Unit and/or any other benefit/right from the Developer and/or such persons, now and/or in future as a result of any development that may be undertaken either by the Developer and/or its nominee/s and/or person/s. The Purchaser/s further agree/s and acknowledge/s that the Developer shall be solely and exclusively be entitled to use and exploit all common area and the compound of the Said Building, the façade of the Said Building and the terrace on the top of the Said Building for advertising purposes and shall be entitled to create such third party rights in respect of such advertising rights and shall be entitled to the entire consideration in that behalf and the Purchaser/s shall not object thereto either in his/her/their personal capacity/ies or in his/her/their capacity/ies as the member/s of the Said Body.

#### 11. PURCHASER/S TO CO-OPERATE IN FORMATION OF THE SAID BODY:

The Purchaser/s at his/her own costs along with the other premises holders in the Said Building would co-operate with the Developer in formation of the Said Body and shall join in as member/s thereof. For the said purposes of being admitted as member/s of the Said Body, the Purchaser/s shall from time to time, sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Said Body and for becoming a member, including the bye-laws of the proposed bodies and duly fill in sign and return to the Developer within 7 (seven) days of the same being forwarded by the Developer to the Purchaser/s so as to enable Developer to Register the organization of the Purchaser/s under Section 10 of the within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Bacufaco, of the promotion of construction, Sale, Management and Transfer) Rules, 1964. No bjection shall be of the Purchaser/s shall be taken by the Developer if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Article of Association pursuant to initial finalisation thereof by the Developer at the time of constitution of the Said Body as may be required by the Registrar of Co-operative Societies for the Registrar of Co-operative Societies

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In the event of the Said Body being formed, and registered before the sale and disposal by the Developer of all the premises/units in the Said Building, the same shall not in any manner affect the rights of the Developer to sell/dispose off/transfer the unsold premises/units and the powers and the authority of the Said Body shall be subject to the overall authority and control of the Developer, in respect of all the matters concerning the Said Building and in particular, the Developer shall have sole, exclusive and absolute authority and control as regards the unsold premises and the disposal thereof, PROVIDED ALWAYS that the Purchaser/s hereby agree/s and confirm/s that in the event of the Said Body being formed earlier than the Developer dealing with or disposing of all the premises constructed in the Said Building, then and in such an event at the discretion of the Developer, the Developer itself or any allottee or transferee of the Developer in respect of any premises or nomine of the Developer shall be admitted to the membership of the Said Body, without payment of any premium or any additional charges save and except Rs.500/-(Rupees Five Hundred Only) for the share money and Rs.100/- (Rupees One Hundred Only) entrance fee and such allottee/transferee shall not be discriminated or treated prejudicially by the Purchaser/s or the Said Body, as the case may be.

#### 13. NO OBJECTION TO DEVELOPMENT:

- (i) It is expressly agreed by and between the Parties as follows:
  - (a) As aforesaid, the Developer shall be constructing the Said Building and additional structures/wings/floors therein as stated above on the Said Property and the Purchaser/s is/are not entitled to and shall not object to

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such construction for any reasons whatsoever and nowsouver arising, at any time hereafter;

- (b) It is further agreed that save and except the aforesaid terrace over the top most floor in the Said Building, the Developer is entitled to sell the terrace/s or pocket terrace/s or extended balcony/ies, which may be abutting the respective premises for the exclusive use of the purchaser/s of such premises. Further the Developer may at its sole and absolute discretion, grant license for exclusive use or maintenance in respect of the terraces to the purchaser/occupant of the premises that is abutting the terrace. The terrace shall not be enclosed by such purchaser/occupant without the permission in writing obtained from MCGM and other concerned authorities and the Developer. The Purchaser/s hereby give his/her/their no-objection to such rights retained by the Developer for such terraces and the Purchaser/s shall not object thereto and/or claim any such terraces and/or any part thereof as common areas and/or have/make any other claim in respect of such terraces against the Developer and/or its nominee/s/ allottee/s /transferee/s/ licensee/s.
- (ii) As recited above, it is reasonably expected by the Developer that the FSI for consumption on the Said Property shall be increased, from what is presently approved as per the Existing Building Approvals and thereby the Developer will be able to construct further floors as a part of the Said Building in addition to the presently approved floors as recited above. The Purchaser's configure shall be Purchaser's have no objection and shall not raise any objection to the Developer putting up additional construction on the Said Property by increasing the number of floors in the Said Building as such.
- The Developer shall have full power and absolute authority, the permitted by the (iii) concerned authorities, to make additions to and/or construct additions building structure/s or wing/s on the Said Property and/or additional storey/s in the Said including interalia as recited above and such additional building/s/structure/s/wing/s/storey/s shall be the sole, exclusive and absolute property of the Developer. The Developer shall be entitled to dispose off such additional building/s/structure/s/wing/s/storey/s in such manner as the Developer may deem fit and proper in its sole and absolute discretion. The Developer shall be entitled to amend/alter/modify the layout plan of the Said Property as also construct additional building/s/structure/s/wing/s/storey/s on the Said Property or any portion or portions thereof and the Developer shall be entitled to dispose off the premises in such additional building/s/structure/s/wing/s/storey/s as the Developer may deem fit proper in its sole and absolute discretion. The Purchaser/s is/are not entitled to object thereto and shall not object thereto and this Clause 13 shall always operate as the Purchaser/s' irrevocable, absolute and unconditional no objection in that behalf. This Clause 13 shall operate as and shall be deemed to be the consent of the Purchaser/s in accordance with section 7A of MOFA.

#### 14. PURCHASER/S' ENTITLEMENT TO RAISE LOAN:

The Purchaser/s is/are, at his/her/their sole risk, liability and responsibility, free to raise a loan from any financial institution or bank, for acquiring the Said Unit by offering the rights of the Purchaser/s hereby granted in respect of the Said Unit as security. However, such loan should be strictly personal to the Purchaser/s and the right of the Developer to receive the balance consideration and all other sums as hereunder provided from the Purchaser/s including the sums as and by way of reimbursement of any amounts hereunder agreed to be paid by the Purchaser/s or otherwise recoverable from the Purchaser/s, shall override the rights of the financial institution/bank/organization/employer in respect of the loan so availed of by the Purchaser/s. The repayment of the loans, interest and other charges on such loan shall be the sole responsibility of the Purchaser/s. Once the Purchaser/s has/have paid the full consideration and other amounts as payable under this, Agreement and has/have taken possession of the Said Unit, thereafter due to non-payment

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Constituted Attorney of Partner

of the loan by the Purchaser/s, the recourse available to the financial institution would be only against the Said Unit and against the Purchaser/s personally and not against the Said Property, the Said Building or any one of them or any of the other premises in the Said Building, and not against any other assets/rights of the Developer.

COMMON AREAS:

It is expressly agreed that the Purchaser/s along with the other purchasers/occupants of premises in the Said Building shall be proportionately entitled to use, occupy and enjoy the common areas and facilities in the Said Building and the nature, extent and description of such common areas and facilities which the Purchaser/s will proportionately enjoy in the common areas and facilities is set out in Part A (Limited Common Areas) and Part B (Common Areas) of the Third Schedule hereunder written.

## 16. RIGHT OF THE PURCHASER/S RESTRICTED TO THE SAID UNIT ONLY:

It is clarified that the right of the Purchaser/s is restricted to the Said Unit agreed to be sold to him/her/them by the Developer as per the typical floor plan annexed hereto as Annexure 'F' and use and enjoyment of common areas and utilities in common as aforesaid and the Purchaser/s shall not be entitled to claim any right to any open space or passage, staircase, open parking space, stilt parking spaces or any other area in to or upon the Said Property and/or the Said Building or any other space surrounding the Said Building or any of them in any manner whatsoever, as the same belongs to and are the sole, exclusive and absolute property of the Developer.

#### 17. NO CHANGE OF USER:

Purchaser/s for use as a Residential only and it shall be utilized by the Purchaser/s for the purpose for which it is sold to the Purchaser/s and for no other purpose for purposes, whatsoever. The Purchaser/s agree/s not to change the user of the Said Unit, without prior waitten consent in writing of the Developer and the concerned authorities.

PARKING SPACES:

Por the exective management of parking spaces in the Said Building and in order to avoid Remy Die disputes, the Developer shall carmark parking spaces (open, in the podium or in the stilt or basement) of the Said Building s for exclusive use thereof by certain acquirers of premises in the Said Building depending on availability. The Purchaser/s agree that the Developer shall be entitled to do such earmarking at its discretion and the Purchaser/s hereby accept/s the decisions taken by the Developer in relation to such earmarking of car parking spaces. The Purchaser/s further agree/s and undertake/s that pursuant to formation and registration of the Said Body and admission of the Purchaser/s to the Said Body as member/s thereof, the Purchaser/s shall cast his/her/their votes in the first general meeting or shareholders' meeting, as the case may be, of the Said Body in favour of approving such car parking earmarking as done by the Developer so that the respective person/s in whose favour the Developer has/have earmarked the car parking spaces, will be allotted such respective car parking space/s by the Said Body for exclusive use along with rights of transferability in respect thereof. The Purchaser/s acknowledge/s and understand/s that some of the car-parking spaces that will be provided for in the Said Building shall be in the form of an automated mechanical stack parking, which shall be designed to minimize the area and/or volume required for parking cars and in the event if the car parking space/s allotted to the Purchaser/s is in such automated mechanical stack parking, then and in such an event the Purchaser/s may not be allotted any independent car parking space/s in accordance with this Clause 18. Accordingly, since each stack for parking of vehicles comprising of two car parking space/s, the same (if allotted to the Purchaser/s in accordance with this Clause 18) shall be shared by the Purchaser/s with the allottee/s of the other parking space/s in the same automated mechanical stack parking. The Purchaser/s hereby confirm/s that the Purchaser/s has/have no objection to the same.

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#### 19. DATE OF POSSESSION OF THE SAID UNIT:

(i) The Developer agrees to offer to hand over possession of the Said Unit to the Purchaser/s in the Said Building on or before 31st March 2015, subject to:

- (a) easy availability of cement, steel and other building materials; and
- (b) any conditions beyond the reasonable control of the Developer, including acts of God like earthquake, perils of the sea or air, fire, flood, or any drought, explosion, sabotage etc.; and
- (c) if there are riots, bandhs, strikes and/or labour unrest and in consequence whereof and the construction on the Said Property could be adversely affected; and
- (d) geological, subsurface ground conditions as a result of which construction, development on the Said Property and construction on and development of the Said Property is delayed or no longer financially or technically viable; and
- (e) any disruptions, challenges and placement of legal and traditional impediments by third parties notwithstanding the granting of any and all approvals by the concerned authorities which delays or materially adversely affects the implementation of the construction action as Said Property; and
- (f) any reasons like war, civil commotion, acts of criminals or of public energy insurrection, blockade, embargo terrorism, etc. in consequence whereof the construction activities on the Said Property could be adversely at sected, and
- (g) any embargo, notice, order, rule or notification of the Government and or any other public body or authority or of the Court and or affect or Ordinance in consequence whereof construction accounts on Said Property could be adversely affected; and
- (h) act of enemy, riots, civil commotion, or war or any court order or government notification, circular or order or subject to delay by the MCGM for approval of plans, grant of Occupancy Certificate (O.C), or subject to delay in the grant of water, sewerage, electric, cable connection or any other service or any other cause, beyond the control of the Developer.
- (ii) The date of delivery of possession of the Said Unit is subject to certain terms as more particularly specified in the preceding Sub-Clause 19 (i) and even after extension of the date of possession as stated in the preceding Sub-Clause, the Developer is unable to or fails to give possession of the Said Unit or license to enter the Said Unit to the Purchaser/s, then and in such an event, the Purchaser/s shall be entitled to give notice to the Developer terminating the Agreement, in which event, the Developer shall refund to the Purchaser/s the aforesaid amount of deposit and the further amounts, if any that may have been received by the Developer from the Purchaser/s hereunder as installments in part-payments in respect of the Said Unit. The Developer shall not be liable to pay any amount to the Purchaser/s as liquidated damages or costs, charges, expenses in respect of the said termination, however, the Developer shall pay to the Purchaser/s simple interest @ 9% per annum on the amount to be refunded, payable from the extended date of possession till the amount is refunded to the Purchaser/s. Upon such payment to the Purchaser/s, neither Party shall have any claim against the other in respect of the Said Premises or otherwise arising out of this Agreement and the Developer shall be at liberty to sell and dispose off the Said Premises and/or create third party rights therein in favour of any other person/s at such consideration and upon such terms and conditions as the Developer may deem fit and proper, in their sole and absolute discretion, without any reference and/or recourse to the Purchaser/s.

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(iii) If as a regult of any legislative order or requisition or direction of the Government or public authorities, the Said Property or the Said unit is acquired by the Government or any other authority and thereby the Developer is unable to complete the Said Said Building and/or to give possession of the Said Unit to the Purchaser, then and in such an event, the only responsibility and liability of the Developer will be, to pay over to the Purchaser/s, the total amounts attributable to the Said Unit as may have been received by the Developer pursuant to such legislation, and save as aforesaid neither Party shall have any right or claim against the other, under or in relation to this Agreement, or otherwise howsoever.

- (iv) The Purchaser/s shall take possession of the Said Unit within 7 (Seven) days of the Developer giving written notice to the Purchaser/s intimating that the Said Unit is ready for use and occupation Provided that if within a period of 3 (three) years from the date of offer to hand over the Said Unit to the Purchaser/s, the Purchaser/s bring/s to the notice of the Developer any defect in the Said Unit or in the Said Building on the material used therein or any unauthorized change in the construction of the Said Building, then, wherever possible such defects or unauthorized changes shall be rectified by the Developer at its own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchaser/s shall be entitled to receive from the Developer reasonable compensation for such defect or change.
- (v) Before delivery of possession or grant of license to enter the Said Unit to the Purchaser/s, the Purchaser/s shall inspect the Said Unit and the internal amenities provided therein and thereafter the Purchaser/s will have no claim whatsoever and howsoever arising against the Developer in respect thereof, if the same are in accordance with this Agreement.

the Purchaser/s shall be entitled to the possession of the Said Unit only after the aggregate consideration as per Annexure 'G' hereto is paid by the Purchaser/s the Developer and the other sums mentioned hereunder are paid by the Pirchaser/s to the Developer.

The Developer shall not put the Purchaser/s in possession of the Said Unit unless and until:

- (a) The Purchaser/s has/have paid the entire aggregate consideration as provided by <u>Annexure 'G'</u> hereto and all the other amounts payable by him/her/them hereunder and/or otherwise in respect of the Said Unit to the Developer as specified herein.
- (b) The Developer has received the Occupancy Certificate (O.C.) from the MCGM.
- Upon completion of construction of the Said Building comprising the Said Unit, (viii) viz. upon completion of (a) casting of all slabs; (b) RCC and Plaster work; and (c) work pertaining to plumbing, electrical, tiling and flooring in respect of the Said Unit by the Developer, the Developer may at its discretion permit the Purchaser/s to enter upon the Said Unit, limited for the purpose of carrying out fit out works of non structural nature like installation of fixture and furniture, in the Said Unit at the entire risks and costs of the Purchaser/s. The Purchaser/s acknowledge/s that the Developer shall not be obliged to permit the Purchaser/s to enter upon the Said Unit under any circumstances and the same shall be entirely at the discretion of the Developer. The Purchaser/s further acknowledge/s that at such stage the Occupancy Certificate in respect of the Said Building may not have been received by the Developer from the MCGM and at such stage the Said Unit may not be capable of being occupied by the Purchaser/s. The Purchaser/s agree/s and undertake/s that in the event so permitted to enter upon the Said Unit to carry out the said fit out works as contemplated in this Sub-Clause 19 (viii), the Purchaser/s shall not occupy the same or commence any use thereof for any reasons whatsoever and howsoever arising. The Purchaser/s further agree/s and undertake/s that in the event if the

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Purchaser/s is/are so permitted to enter upon the Said Unit to darry out the said fit out works as contemplated in this Sub-Clause 19 (viii) then in such an event, the Purchaser/s shall be solely and exclusively responsible and liable to ensure that the workmen, labourers, agents and other representatives of the Purchaser/s so entering upon the Said Unit shall comply with and adhere to all health and safety guidelines, rules and regulations as may be prescribed by the Developer from time to time. The Purchaser/s acknowledge/s that Developer shall not be liable and/or responsible for untoward incident that may occur by virtue of the Purchaser/s being permitted to carry out the fit out works or to enter upon the Said Unit as contemplated in this Sub-Clause 19 (viii).

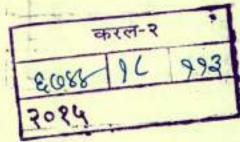
- (ix) The Purchaser/s also agreed and undertake that prior to commencing any fit out or interior works in the Said Unit, the Purchaser/s shall for the due adherence and performance with the terms and conditions of the Fit Out Manual, keep deposited with the Developer a sum of Rs.1,00,000/- (Rupees One Lakh Only) as a security deposit and which amount shall be refunded by the Developer to the Purchaser/s on completion of the fit out works. In the event if the Purchaser/s commit/s any breach/es of the terms and conditions of the Fit Out Manual or cause/s any damage or nuisance to the Said Building or any common areas therein or in any adjoining the Said Unit, then and in any such event, the Developer shall be entitled to adjust or deduct any expenses incurred or likely to be incurred by the Developer from such security deposit for setting right such breach or rectifying such damage or nuisance caused. The Purchaser/s shall not dispute any adjustment of traduction from the security deposit on any ground whatsoever and however arising.
- (x) Upon possession of the Said Unit being given to the Purchaser/s, he/she/the/cafall be entitled to the use and occupation of the Said Unit for the user specified hereto only and for no other purpose whatsoever. Upon the Purchaser/s taking possession of the Said Unit or license to enter the Said Unit he/she/they shall have no claim against the Developer in respect of any item of work in the Said Unit which day be alleged not to have been carried out or completed.

#### 20. MAINTENANCE CHARGES:

- (i) The Purchaser/s shall before taking possession of the Said Unit also pay to the Developer the following amounts:
  - (a) A sum of Rs. 500/- towards acquiring of 5 shares of Rs.100/- each and entrance fee of Rs.100/- within a period of seven days from the date of notice and in any event before possession of the Said Unit is handed over to the Purchaser;
  - (b) Deposit a sum of Rs.61, 830/- (Rupees Sixty One Thousand Eight Hundred Thirty Only) towards provisional maintenance charges for 18 (eighteen) months in advance, commencing a week after notice in writing is given by the Developer to the Purchaser/s that the Said Unit, is ready for being occupied, the Purchaser/s shall be liable to bear and pay the proportionate share of the maintenance charges and other monthly outgoings in respect of the Said Unit. After the completion of the initial 18 (eighteen) months as aforesaid, the Purchaser/s shall be liable to bear and pay the maintenance charges in respect of the Said Unit and the Purchaser/s further undertake/s to pay such provisional monthly contribution on or before the 5th day of each month in advance till formation of the Said Body to the Developer and after formation of the Said Body, to the Said Body and shall not withhold the same for any reason whatsoever. It is further agreed that the Purchaser/s will be liable to pay interest @ 21% p.a. or as otherwise demanded by the Developer/the Said Body for any delay in payment of such outgoings The maintenance charges would include interalia the following:-
    - The expenses of maintenance, repairing, redecorating, etc., of the main structures and in particular the gutters and rain water pipes of the Said

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Building, water pipes and electric wires in under or upon the Said Building used by the premises/ premises holder/s in common with the other occupiers of premises and the main entrances, passages, landings, lift and staircase of the Said Building and other common areas and amenities as enjoyed by the premises acquirers in common as aforesaid and the boundary walls of the Said Building, compounds etc.

- The cost of cleaning and lightning the passage, water pump, lifts, landings, staircases, common lights and other parts of the Said Building used by the premises acquirers in common as aforesaid.
- 3. The cost of the salaries of certain workers like clerks, accountant, liftmen, chowkidar, pump man, sweepers, drivers, house-keeping charges, etc., and the proportionate salary of certain part time workers like engineers, supervisors etc. their traveling expenses, welfare expenses like tea, coffee etc, the bonus to be given to them etc.
- The cost of working and maintenance of common lights, water pump, lifts, common sanitary units and other services charges.
- 5. Premium for insurance of the Said Building (if and when taken).
- 6. The maintenance charges, cost, expenses and amounts required for maintenance of various common equipments that may be installed in the Said Building including interalia street lights, sewer line, storm water drain, water lines, internal roads, garden, civil, mechanical and electrical system installed for reuse of the waste water, civil, mechanical and electrical system for rain water harvesting, high speed lifts, submersible pumps installed in tank for municipal water and tank for storage of tanker/bore well water, pumps installed for fire fighting, tank for municipal water, over head tank and other water tanks by whatever name called, fire fighting system, common electric system (which may be installed for the lights, pumps, equipments, lifts, security system etc.), common plumbing system, common security system and such other expenses as are necessary or incidental for the maintenance and upkeep of the Said Building.
- The above Maintenance charges are only provisional and any excess expense should be re-imbursed by the Purchaser/s, the above provisional maintenance does not include property tax
- (ii) The Purchaser/s is/are aware that after the possession of the Said Unit is offered to the Purchaser/s and after he /she/they is/are admitted as member/s to the Said Body, it may take at least 12 (twelve) to 18 (eighteen) months for the Said Body to work out and inform each of the premises occupants in the Said Building about the exact break-up of the maintenance charges payable by him/her/them. Therefore during such a period the Said Body is likely draw up adhoc bills towards maintenance. The Purchaser/s agree/s that he/she/they shall not raise any objection for payment of such adhoc bills and would give the Said Body a time period of 12 (twelve) to 18 (eighteen) months or more from the date of he/she/they is/are admitted as member/s of the Said Body, to enable the Said Body to work out the exact details of the maintenance charges payable by him/her/them.
- (iii) Over and above the consideration and other amounts payable by the Purchaser/s, the Purchaser/s hereby agree/s that in that event of any amount becoming payable by way of levy or premium, taxes, cess, fees, charges, etc., after the date of this Agreement to MCGM or any other concerned local authority or to the State Government or in the event of any other payment for a similar nature becoming payable in respect of the Said Property and/or in respect of the various premises to be constructed thereon, the same shall be paid by the Developer, however, the same would be reimbursed by the Purchaser/s to the Developer in proportion of the area

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of the Said Unit to the total area of all the new premise being developed on the Said Property.

The Purchaser/s is/are further made aware that potable water supply is provided by (iv) the MCGM and other concerned government authorities, and shall be made available to the Said Building as per the supply received from such authorities. It is clarified that the Developer has not represented to the Purchaser/s or undertaken to the Purchaser/s that consistent water supply is assured, as the same is subject to availability and supply from the concerned authorities. The only obligation of the Developer shall be to obtain the requisite connection from the water mains to the Said Property in accordance with the applicable rules and regulations of the MCGM. The Developer hereby informs the Purchaser/s that the Said Property is situated on a higher elevation from the main LBS Road and therefore water supply from the existing water distribution network of MCGM by force of gravity may not be possible. Moreover, the Developer has already laid down the municipal water mains from the existing municipal water mains network up to the level of the Said Property. The Developer further has represented to the MCGM authorities that the Developer is ready to construct a auxiliary tank along with the requisite pumping arrangements at lower level near LBS Road where municipal water main network exists; so as to ensure that municipal drinking water is available from such water mains to the Said Building being constructed on the Said Property. The Developer further informs the Purchaser/s that by the time the possession is to be eiven this proposal of constructing the auxiliary tank and pumping arrangement should be operational (subject to requisite and timely approvals being granted by the and in the event if the same is operational, the maintenance of other related, charges as may be specified by MCGM for supply of water the such anxiliary tank shall be borne and paid proportionately by all the decipants of the said building including the Purchaser/s herein. The Purchaser/s is (are aware that the maintenance and other related charges for supply of water through such auxiliary). tank would be slightly higher than the normal charges and the Rutchaser's hereby confirm/s that he /she/they had/have no objection thereto. However, it was the confirm of the co the same is not operational by the time the construction of the Said Building is completed, then and in such an event, the municipal water supply will be made available through municipal tankers and other water for flushing purposes shall be sourced through bore well water on the Said Property and the proposed sewerage treatment plant, being installed by the Developer on the Said Property. Proportionate maintenance charges for the same shall be paid by the Purchaser/s on and from the date of offer of possession of the Said Unit by the Developer in terms of this Agreement.

#### 21. TAXES:

(i) The State and Central Government through their respective Finance Acts and various clarifications/notifications and regulations have made Value Added Tax and Service Tax (hereinafter referred to as "the Said Taxes") applicable to transactions for the sale of constructed premises. It is hereby agreed between the Parties and it is clarified that at the time of execution of this Agreement for Sale, that there is a liability for payment of the Said Taxes on this Agreement for the sale of the Said Unit by the Developer to the Purchaser/s. The Purchaser/s agree/s and undertake/s that the same is payable by the Purchaser/s and that the Developer is not liable to bear and/or pay the same. In the event if any rebate or credit or set off is available to the Developer of any amounts paid by the Developer against the payment of the Said Taxes, then and in such an event, the Developer shall be solely and exclusively be entitled to such credits or rebates. The Developer may in its sole and absolute discretion claim or not claim such set off or credit or rebate and the Developer shall not be liable to pass on the benefit thereof to the Purchaser/s. Therefore, the Purchaser/s hereby irrevocably agree/s and undertake/s to pay the amounts for the Said Taxes to the Developer or the concerned authorities within a period of 7 (seven) days from the date of the Developer calling upon the

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Purchaser/s to do so, without any delay or demur or without claiming to be entitled

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It is hereby further agreed that in addition to the Said Taxes, in the event of any amount becoming payable now or in the future by way of levy or premium, taxes, cess, fees, charges, sales tax, value-added tax, service tax, goods and services tax (if and when made applicable), or any other tax by whatever name called, at the time of execution of the this Agreement and/or any time thereafter to any authority or to the State Government or to the Central Government or in the event of any other payment of a similar nature, save and except the tax on income of Developer, arising out of or in connection with transaction contemplated hereby, the Purchaser/s shall be solely liable to bear and pay the same and the Developer shall not be liable for the same.

#### 22. BREACHES:

The Purchaser/s agree/s and undertake/s to and shall observe perform and comply with all the terms and conditions and covenants to be observed performed and complied with by the Purchaser/s as set out in this Agreement (save and except the obligation of the Purchaser/s to pay the balance consideration and other sums payable hereunder as aforesaid, for which the consequences as mentioned in Clause 4 above would apply) if the Purchaser/s neglect/s, omit/s, or fail/s to observe and/or perform the said terms and conditions and covenants for any reason whatsoever then in such an event, the Developer shall be entitled after giving 1 (one) month's notice to remedy or rectify the default and in the event of the Purchaser/s failing to remedy or rectify the same within the said notice period, this recement shall be voidable at the option of the Developer and in the event of the complete so treating this Agreement void, the Developer shall be entitled to forfeit any analysis till then paid by the Purchaser/s to the Developer and thereupon the Developer shall be entitled in its own right to deal with the Said Unit and their rights therein

analysis till then paid by the Purchaser/s to the Developer and thereupon the Developer shall be entitled in its own right to deal with the Said Unit and their rights therein in any manner as the Developer in its sole and absolute discretion deems fit and proper without any reference and/or payment of any sums whatsoever to the Purchaser/s. In such an exercising Purchaser/s hereby agree/s and undertake/s that he/she/they are not entitled to and shall not claim anything against the Developer/their transferee/s/allottee/s/ nominees.

ATION OF THE SAID BUILDING:

The Purchaser/s shall not alter, amend, modify etc., the elevation of the Said Unit whether the side, front or rear nor shall the Purchaser/s alter, amend, modify the entrance lobby, staircase, lift, passage/s, terrace etc. of the Said Building and shall keep the above in the same form as the Developer constructs the same and shall not at any time alter the said elevation in any manner whatsoever without the prior consent or alter the attachments to the elevation of the Said Building, including fixing or changing or altering grills, windows, air conditioners, chajjas etc., The Purchaser/s further irrevocably agree/s to fix their air-conditioners, whether window or split only after the written permission of the Developer and at such places as may be earmarked by the Developer for the same. The Developer's decision in this regard would be final and binding on the Purchaser/s.

## 24. COVENANTS OF THE PURCHASER

The Purchaser/s with an intention to bring all persons into whose hands the Said Unit may come, doth/do hereby represent/s and assure/s to and undertake/s and covenant/s with the Developer as follows:

- (i) To maintain the Said Unit at the Purchaser's/Purchasers' own cost in good and tenantable repair and condition from the date the possession of the Said Unit is offered and shall not do anything or suffer anything to be done in or to the Said Building and to the balconies, elevation- projections, staircase or any passage, which may be against the rules, regulations or bye-laws of the concerned local or any other authority nor to the Said Unit itself or any part thereof;
- (ii) Not to enclose the open balcony, flower bed, ducts or any other open area pertaining to the Said Unit, whereby any FSI whatsoever is deemed to be consumed

For MAYFAIR HOUSING

and without prejudice thereto not to do any act, deed, matter or thing, whereby any rights of the Developer/the Said Body are in any manner whatsoever prejudiced/adversely affected.

- (iii) Not to carry out in or around the Said Unit any alteration/changes of structural nature without the prior written approval of the Developer and the Structural Engineers and the RCC Consultants of the Said Building.
- (iv) To ensure that no nuisance/annoyance/ inconvenience is caused to the other occupants of the Said Building by any act of the Purchaser/s.
- (v) Not to store in the Said Unit any goods which are of hazardous, combustible or dangerous nature save and except domestic gas for cooking purposes or goods which are so heavy so as to damage the construction or structure of the Said Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried any heavy packages, showcases, cupboards on the upper floors which may damage or is likely to damage the staircase, common passage or any other structure of the Said Building. On account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be personally liable for the consequence of the breach and shall be liable to bear and pay the damages as may be determined by the Developer and the same shall be final and binding upon the Purchaser/s and the Purchaser/s shall not be entitled to question the same.
- (vi) To carry out at his/her/their own cost all the internal repairs to the Said Unit and maintain the Said Unit in the same condition, state and order and maintain the Developer to the Purchaser/s (usual wear and maintain the Developer to the Purchaser/s).
- (vii) Not to demolish the Said Unit or any part thereof including interning the wells, windows, doors, etc., thereof, nor at any time make of sause to be made any addition or any alteration in the elevation and outside colour scheme of the Said Building and shall keep the portion, sewers, drains, pipes in the Said Building and shall keep the portion, sewers, drains, pipes in the Said Building and shall keep the portion, sewers, drains, pipes in the Said Building and shall appurtenance/s thereto in good, tenantable repair and condition and shall be chiefled as to support, shelter and protect the other parts of the Said Building and shall not chisel or any other manner damage the columns, beams, walls, stars or R.C.C. pardis or other structural members in the Said Unit without the prior written permission of the Developer and/or the Said Body, when formed.
- (viii) Not to do or permit to be done any act, deed, matter or thing, which may render void or void able any insurance of the Said Building or any part thereof or whereby any increase premium shall become payable in respect of the insurance.
- (ix) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Unit in the compound or on the terrace or on the other premises or any portion of the Said Property.
- (x) To bear and pay any increase in local taxes, water charges, insurances and such other levy/ if any which are imposed by the concerned local/public authority either on account of change of user or otherwise in respect of the Said Unit by the Purchaser/s.
- (xi) The Purchaser/s shall not be entitled to transfer, assign or part with the interest or any benefit of this Agreement, without the prior written permission of the Developer, until all the dues payable by the Purchaser/s to the Developer hereunder and/or otherwise are fully paid up.
- (xii) The Purchaser/s shall abide by, observe and perform all the rules, regulations and bye-laws of the Said Body as also the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Said Building and the premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and the Government and other public bodies and not commit breach

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thereof and in the event of the Purchaser/s committing breach thereof and/or any act in contravention of the above provision, the Purchaser/s shall be personally responsible and liable for the consequences thereof to the Said Body and/or the concerned authority and/or other public authority.

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(xiii) The Purchaser/s shall also observe, perform and comply with all the stipulations, terms and conditions laid down by the Said Body regarding the occupation and use of the Said Unit and shall bear and pay and contribute regularly and punctually towards the taxes, expenses or other outgoings as may be required to be paid from time to time.

- (xiv) The Purchaser/s shall permit the Developer and its surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the Said Property/ Said Building /Said Unit and/or any part thereof to view and examine the state and condition thereof, and to carry out the repair or replacements therein for a period of 5 (Five) years from the Purchaser/s being put in possession of the Said Unit.
- (xv) The Purchaser/s undertake/s not to enclose any passage/s, lobby or other common areas in the Said Building in any manner whatsoever.
- (xvi) The Developer shall provide to the Purchaser/s the water connection in respect to Said Unit. The Developer shall not be held liable or responsible in any respect whatsoever if the concerned authorities are unable to provide the water supply to the Said Unit.
- (xvii) The Purchaser/s is/are aware that the plans are approved with the use of compensatory fungible FSI and the premium is paid/shall be paid to MCGM for the same.

Purchaser/s is/are also aware that the Developer has paid to MCGM the premium towards the staircase, lift lobby passage, internal staircase.

The Purchaser/s is specifically made aware and informed that the Said Property is reserved under the applicable Development Plan for Public Housing/High Density Housing and accordingly, 10% of the permissible built up area in the form of tenements each having a carpet area of 225 square feet in the Said Building shall be handed over by the Developer to MCGM. The maintenance charges of such flats shall be payable by the MCGM after handover of the same by the Developer to the MCGM and the Said Body will recover the same from them. Under no circumstances, will the Developer be required to pay and/or bear the same.

(xx) The Purchaser/s is aware of various concessions, approvals granted to the Developer at the time of construction of the new building including the open space deficiency. The Purchaser/s undertake/s not to raise any objection in respect of the open space deficiency and shall also not raise any objection in respect to the construction and/or development activities carried on in the Said Property or in the adjoining plots.

#### 25. INDEMNITY:

The Purchaser/s is/are aware that only on the basis of and relying on the representations, assurances, declarations, covenants and warranties made by him/her/them herein, the Developer has agreed to and is executing this Agreement and Purchaser/s hereby agree/s to indemnify and keep indemnified the Developer absolutely and forever from and against all and any damage or loss that may be caused to the Developer including *interalia* against and in respect of all actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses, that may be caused to or incurred, sustained or suffered by the Developer, by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Purchaser/s being untrue and/or as a result of the Developer entering in to this Agreement and/or any other present/future writings with the Purchaser/s and/or arising there from.

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#### STAMP DUTY AND REGISTRATION: 26.

At the time of execution of this Agreement the Purchaser/s shall pay the applicable amount of stamp duty and registration charges and other out of pocket expenses, payable in respect of this Agreement and the Purchaser/s shall register this Agreement with the concerned Sub-Registrar of Assurances within four months of execution and inform the Developer of the serial number, under which the same is lodged for Registration with the date and time of Registration by forwarding the photocopies of the receipt issued by the Sub-Registrar to enable the Developer and/or its authorized representative/s to visit the office of the Sub-Registrar of Assurances and to admit execution thereof.

#### 27. TRANSFER OF THE SAID UNIT:

If the Purchaser/s, before being put in possession of the Said Unit, desire/s to sell or transfer his/her/their interest in the Said Unit or wishes to transfer or give the benefit of this Agreement to person, the same shall be done only after the Purchaser/s obtain/s the prior written permission of the Developer in that behalf. In the event of the Developer granting such consent, the Purchaser/s shall be liable to and shall pay to the Developer such sums as the Developer may in its absolute discretion determine by way of the transfer charges and administrative and other costs, charges, expenses pertaining to the same PROVIDED HOWEVER that such transferee/s/assignee/s of the Purchaser/s shall always be bound and liable by the terms, conditions and covenants hereof and on the part of the Purchaser/s to be observed, performed and complied with. All the provisions of this Agreement shall ipso facto and automatically apply mutatis mutandis to such transferee/s/assignee/s also.

#### MISCELLANEOUS: 28.

Co-operation: The Purchaser/s shall, from time to time, sign and underlying (i) applications, papers and documents, and do all the acts, deeds, matters and sharps as the Developer may require, for safe guarding the interest of the Developer to the Said Building and/or the premises therein.

Notices: All letters, circulars, receipts and/or notices to the servers on the (ii) Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served, if posted or dispatched to the Purchaser/s served, if posted or dispatched to the Purchaser/s Acknowledgement Due ("RPAD") or hand delivered at the stated and shall effectually and completely discharge the Developer

#### 21, Anand Mangal,

#### Sainath Nagar,

Ghatkopar (west), Mumbai- 400 086.

Email:

aakash.parikh@jsandco.in

Cell No.:

+91 9773688355

Income Tax PAN: The Parties are setting out here under their respective Income Tax Permanent Account Numbers:

(a) Developer

AAHFM7843A

(b) Purchaser

BBSPP0033J

(c) Purchaser

ASUPM9699P

- Obligations: all obligations of the Purchaser/s and covenants made by the (iii) Purchaser/s herein shall be deemed to be obligations and/or covenants, as the case may be, running with immoveable property and the observance, performance and compliance with such obligations and/or covenants shall be the responsibility of all persons into whose hands the Said Unit may come.
- Lien and Charge of the Developer: Notwithstanding anything contained herein, (iv) the Developer shall, in respect of any amount remaining unpaid by Purchaser/s

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933 in: the Courts in Mumbai shall have exclusive jurisdiction to try and entertain all disputes between the Parties hereto arising out of this Agreement or pertaining to the Said Premises.

(vi) No Demise or Grant or Assignment: The Purchaser/s shall have no right, title, interest, share, claim demand of any nature whatsoever and howsoever arising in to upon the Said Property and/or the Said Building and/or otherwise howsoever against the Developer, save and except in respect of the Said Unit. Nothing contained in this Agreement is intended to be nor shall be constructed as a grant, demise or assignment in law, of the Said Property and/or the Said Building and/or

any part thereof.

(vii) No Waiver: Any delay or indulgence shown by the Developer in enforcing the terms of agreement or any forbearance or giving of time to the Purchaser/s shall not be constructed as a waiver on the part of the Developer of any breach or non compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice any rights of the Developer hereunder or in law.

(viii) MOFA: This Agreement shall always be subject to the provisions contained in the MOFA and the rules framed there under viz. Maharashtra Ownership Flats Rules, 1964 and the stamp duty and registration charges in respect of this Agreement as well as other documents executed hereafter including interalia the Said Conveyance in favour of the Said Body shall be borne and paid by the Purchaser/s only to the exclusion of the Developer and the Developer is not and shall not be liable to and/or be called upon to contribute anything in that behalf.

tire Agreement: The Parties hereto acknowledge, declare and confirm that this Recement represents the entire and only agreement between themselves regarding he subject matter hereof and no modifications hereto shall be valid and binding unless the same are reduced to writing and signed by both the Parties.

Headings: The headings, subheadings, titles, subtitles used for the Clauses under this Agreement are only for the sake of convenience and easy identification of the provisions and headings, subheadings, titles, subtitles to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and Annexures hereto and shall be ignored in construing and interpreting the same.

#### THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel land and ground admeasuring as per the present Property Register Card approximately 3,911.2 square meters and bearing Survey No. 144 and now bearing corresponding CTS No.2A/3B falling now within the limits of village Ghatkopar in the registration sub-district of Mumbai Suburban and shown on Development Plan for Greater Mumbai, 1991 as being reserved for "Public Housing/High Density Housing" and bounded as follows:-

By plot bearing CTS Nos. 2A/3A and 2B On or towards the North by :

On or towards the South by : By 27.45 Meters wide DP road.

By plot bearing CTS Nos. 1 part On or towards the East by :

On or towards the West by : By plot bearing CTS Nos. 2B

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THE SECOND SCHEDULE ABOVE REFERRED

Unit No. B-1505, on the 15th Floor, of 'B' Wing admeasuring approximately 229 square feet carpet area i.e. approximately 21.27 square meters carpet area as per the approved plans in the Said Building to be constructed on the Said Property more particularly described in the First Schedule hereinabove written. It is further clarified that the carpet area as mentioned herein is inclusive of all the area underneath of the columns and walls

## THE THIRD SCHEDULE ABOVE REFERRED TO

## COMMON AREAS AND FACILITIES

#### PART A -LIMITED COMMON AREAS

- (i) Flat Entrance lobby at every floor adjacent to the Flat; all the Purchaser/s of premises on each floor will have a proportionate un-divided interest in the above, with their fellow neighbors on the same floor.
- (ii) Parking Spaces/Stack Parking Spaces in accordance with the provisions of Clause 18 of this Agreement.

# PART B - COMMON AREAS

- (i) Entrance lobby on the Ground Floor,
- (ii) Entrance lobby on the podium in each wing.
- (iii) Gymnasium on the Podium.
- (iv) Swimming pool at the Podium.
- (v) Games Room/Society office room.
- (vi) Landscaping with on the podium.
- (vii) Lifts provided in the Said Building.
- (viii) Jogging track, children's play area.
- (ix) Generator back up for common area lights and lifts.
- (x) Staircase of the said building including the floor landing and the mid-landing, for the purpose of ingress and egress.
- (xi) Terrace on the top of the 18th floor.
- (xii) Refuge area on the 7th & 14th floor

The Purchaser/s will have a proportionate un-divided interest in the above

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FOR MAYFAIR HOUSING

Constituted Attorney of Partner

s.R. Whandeselle

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IN WITNESS WHEREOF the Parties hereto have hereunto set hands on the day and year the first above written. SIGNED SEALED AND DELIVERED the within named "Developer" M/S. MAYFAIR HOUSING ) Mr. Nayan Arvind Shah (Partner) through its Constituted Attorney Mr. Shajid R. Lokhandwalla in presence of For MAYFAIR HOUSING E.R. Louhandwalla Rushabh Panikh) Constituted Attorney of Partner SIGNED AND DELIVERED By the within named Purchaser/s Mr. Aakash Rohit Parikh in the presence of Apara (RustabhParilen) SIGNED AND DELIVERED By the within named Purchaser/s Mrs. Kinjal Vijesh Mistry in the presence of

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#### RECEIPT

RECEIVED of and from the within named Purchaser/s an aggregate sum of Rs. 7, 11, 000/(Rupees Seven Lakh Eleven Thousand Only) as within mentioned vide the following cheques:

Sr. No.	Cheque No.	Name of Bank	Branch	Amount (Rs.)
1	003503	Axis Bank Ltd.,	Tilak Nagar	3,33,000/-
2	003505	Axis Bank Ltd.,	Tilak Nagar	3,78,000/-
		TOTAL		7,11,000/-

WE SAY RECEIVED

For M/s. Mayfair Housing:

Mr. Nayan A Shah (Partner)

For MAYFAIR HOUSING

s. R (duharada) alla

Constituted Attorney

Witnesses:



# LIST OF ANNEXURES

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Annexure A	Plan Showing Said Property
Annexure B	Old Building Approvals I.O.D. dated 27th February 2009
Annexure C	Commencement Certificate dated 23 <sup>rd</sup> December 2009
Annexure D	Revised Building Approvals I.O.D. dated 4th April 2012
Annexure E	Title Certificate
Annexure F	Floor Plans
Annexure G	Consideration Value and Terms and Conditions of Payment Schedule
Annexure H	List of Amenities

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FOR MAYFAIR HOUSING

S. R. Wichanduala Constituted Attorney of Partner



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क्षत्र यां.भो धारणाधिकार

गासनाला दिलल्या आयहरणांचा क्रिया बाह्याचा गवशील आणि त्याच्या फेर तपालगीची निवत देखा।

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अर्ज क्रमास १४० / १०१२ अर्ज आल्याची तारीख १६/८/१२ मृबई उपनगर जिल्हा नवकलेषा शुरुक. ८०/- .नक्कल तथार तारीख १९/८/११2

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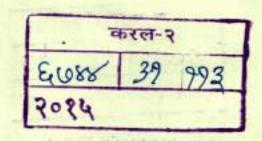
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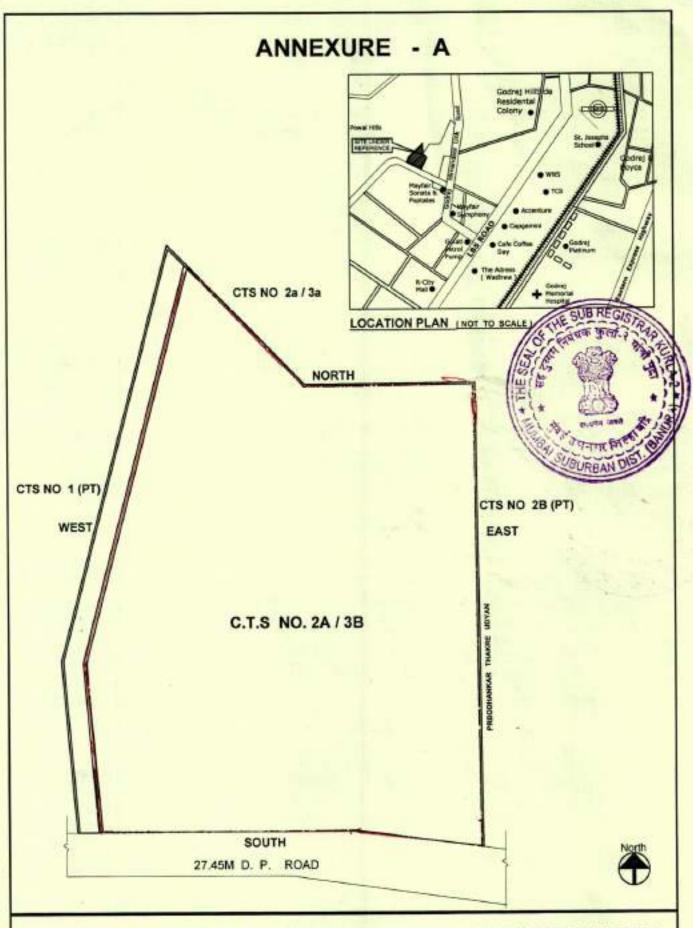
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For MAYFAIR HOUSING E.R. Whyndualla

Constituted Attorney of Partner

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PLAN SHOWING PLOT BEARING C.T.S. No. 2A/3B,OF VILLAGE GHATKOPAR, SITUATED AT POWAI HILL ROAD, OFF GODREJ HIRANANDANI LINK ROAD, NEAR L.B.S. MARG, VIKROLI (W), MUMBAL- 400 079

Horash (Fire)

For MAYFAIR HOUSING

s R. lolhandux / 9

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VEMPP-201-2006-10,000 Forms. (4 Pages R/B) This IOD is issued subject to comptiance of

the provision of U.L. (C.S.R.) Act. 1976.

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

346 Form -----

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

CEI 1222 BPESIAS 2 7 FEB 2009'
No. E.B./CE/ BS/A of 200 - 200

MEMORANDUM

Municipal Office,

Mumbai ......200

Shri Nayan Shah of M/s. Mayfair Housing C.A. to M/s. Godrej & Boyce Mfg. Co.Ltd.

or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of the Bouliay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons:-

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

That the commencement certificate under Sec.45/69(1)(a) of the M.R.& T.P. Act will not be obtained before starting the proposed work.

 That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No 38(27).

3. That the low lying plot will not be filled up to reduced level of atleast 92 T.H.D.or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.

4. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.

 That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.

Kaxash

For MAYFAIR HOUSING

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BRIHANMUMBAI MAHANAGARPALIK No.CE/ 1222 /BPES/AS 2 7 FEB 2009

That the requirements as per circular no. CE/PD/12387 of 17.3.2005 shall 42. not be complied with during the execution of work.

That the debris management plan shall not be submitted to S.W.M. 43.

Department.

That the necessary remarks for training of nalla/construction of S.W.D. will 44. not be obtained from Dy.Ch.E.(S.W.D.)City & Central cell, before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.

That the NOC from MHADA authorities and Assistant Commissioner JA.E.(Maint.) 'N' Ward shall not be obtained before demolishing existing 45. MHADA W.C. block on the plot under reference and shall not be submitted to

That the 27.45 mt wide D.P.Road shall not be developed on site. 46.

CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C B)

That the N.O.C. from Civil Aviation Department will not be obtained for the 1. proposed height of the building.

GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE D.C. C)

That the separate vertical drain pipe, soil pipe with a separate guilt tap, water main, overhead tank, etc. for maternity home/nursing home user an not be provided and the drainage systems or the residential part of the building will be be affected.

That some of the drains will not be laid internally with C.I. pipes.

That the conditions mentioned in the clearance under No.C/ULC/D-III/ Sec 20/PH/HDH/C-169 dt.13.1.2004 obtained from the competent authority under U.L.C.& R. Act 1976 will not be complied with and fresh ULC order showing revised area under road setback will not be submitted.

That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of

26.6.1978.

That the surface drainage arrangement will not be made in consultation with 5. Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.

That 10 ft. wide paved pathway upto staircase will not be provided.

That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is

That the name plate/board showing plot No. name of the building etc. will not B. be displayed at a prominent place before O.C.C./B.C.C.

That the parking spaces shall not be provided as per D.C. Regulation No.36.

10. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.

11. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.

53/02/02 Executive Engineer Building Proposal (Eastern Suburbs.)

For MAYFAIR HOUSING s. R. Lolyhand coal o

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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 

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

TION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR

Zone.

#### SPECIAL INSTRUCTIONS

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioneer

- fer Greater Mumbai has empowred the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
  - (3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels:—

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

- "(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be-laid in such street"
- "(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.)- of sich building.
  - "(c) Not less than 92 ft. ( ) meters above Town Hall Datum."
- (4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irresepective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
- (5) Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your permises and to grant a permission before occupation and to leavy penalty for non-compliance under Section 471 if necessary.
- (6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
  - (7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
- (8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricaltural assessment shall be paid at the site that may be fixed bythe Collector, under the Land Revenue Code and Rules thereunder.

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

For MAYFAIR HOUSING S.R. Lalyhandualla

# BRIHANMUMBAI MAHANAGARPALIKA UK No.CE/ 1222 /BPES/AS 2 7 FEB 2008

12. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.

13. That three sets of plans mounted on canvas will not be submitted.

14. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.

15. That the adequate provision for post-mail boxes shall not be made at suitable

location on ground floor Istilt.

16. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of insecticide Officer with a provision of temporary but safe and stable ladder etc.

17. That the garages will not be constructed and kept open type as approved and they will be enclosed without obtaining prior permission to that effects sub REGIS

18. That the final NOC from S.G. shall not be submitted.

19. That the requisitions of clause No.45 & 46 of D.C.R.91 shall met be complited

with.

20. That the infrastructural works such as; construction of handholes, ducts for underground cables, concealed wiring inside the \*flats/cooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.

21. That the provision for rain water harvesting as per design prepared way approved consultant in the field shall not be made to the satisfaction of

Municipal Commissioner.

22. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations I individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.

#### CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C. D)

1. That certificate under Section 270-A of the Mumbai Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.

> Executive Engineer (Building Proposals)(Eastern Suburbs)

-Aakash

For MAYFAIR HOUSING s R. Lolchandwalla

That the structural design and calculations for the proposed work 6. considering seismic forces as per I.S. Code Nos.456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no.CE/PD/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.

That the regular/sanctioned/ proposed lines and reservations will not be got 7. demarcated at site through A.E.(Survey)/E.E.(T&C)/E.E.(D.P.)/D.I.L.R.

before applying for C.C.

9.

That the registered undertaking and additional copy of plan shall not be 8. submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.

That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no

misance will not be submitted before C.C./starting the work.

Har the existing structure proposed to be demolished will not be demolished or hecessary phase programme with agreement will not be submitted and got approved before C.C.

That the requirements of N.O.C. of M/s. Reliance Energy Ltd. will not be obtained and the regulations, if any, will not be complied with before occupation certificate/B.C.C.

That the conditions mentioned in release letter of Executive Engineer (D.P.)

Under the ChE/1221/DPES dt. 26.11.2008 will not be complied with.

URBANISH the qualified registered site supervisor through architect/structural

engineer will not be appointed before applying for C.C.& his name and licence No. duly revalidated will not be submitted.

That the no dues pending certificate will not be submitted from Assit. 14.

Engineer, Water Works, 'S' Ward before C.C.

That adequate care in planning, designing and carrying out construction will 15. not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.

That adequate care will not be taken to safeguard the trees existing on the 16. plot while carrying out construction work & remarks from S.G. shall not be

submitted.

That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation 17. Act will not be sent for intimating the date of commencement of the work.

That this office will not be intimated in prescribed proforma for checking the 18. opens spaces and building dimensions as soon as the work upto plinth is completed

That the clearance certificate from assessment Department regarding upto 19.

date payment of Municipal taxes etc. will not be submitted.

That the requirement of bye law 40 will not be complied with before starting 20. the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be

That the copy of Intimation of Disapproval conditions & other layout or sub 21. division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site

For MAYFAIR HOUSING S.Klobbandwalle

Constituted Attorney of Partie Engineer Building Proposal

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BRIHANMUMBAI MAHANAGARPA No.CE/ 1222 /BPES/AS 2 7

FEB 2009 22 That the N.A. permission from the Collector of Bombay shall not be submitted.

23. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.

24. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.

25. That the carriage entrance shall not be provided before starting the work.

26. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.

27 That the adequate & decent temporary sanitary accommodation will not be

provided for construction workers on before starting the work.

28. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts form the District this pector of Land Records, extracts from City Survey Record and conveyance deed etc.

29. That separate P.R.Cards for each sub-divided plots, road etc. will not be

That the debris will not be removed before submitting the building completion 30. certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.

31. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be compliced

32. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.

33. That the society will not be formed & got registered and true copy of the

registration of society will not be submitted.

34. That the proposal will contravene the section 251 (A)(A) of the Mumbai

Municipal Corporation Act.

35. That the remarks from Asstt. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.

36. That the capacity of overhead tank will not be provided as per ' P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.

37. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.

38. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.

39. That the N.O.C. from Insecticide Officer shall not be obtained.

40. That the board mentioning the name of Architect/Owner shall not be

displayed on site.

41. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.

For MAYFAIR HOUSING s. R Lelhanducle

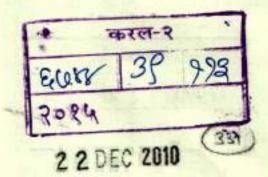
27/04/0 Constituted Attorney of Partner
Executive Engineer Building Proposal (Eastern Suburbs.)

 The work should not be started unless objections are complied with

A certified set of latest approved plans shall be displyed on site at the time of commencement the work and during the progress of the construction work.

- (3) Temporary permission on payment of deposite should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flusing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposite for the construction of carriage entrance, over the road side drain.
- The government that intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the the of a which the proposed construction work is taken in hand that the water existing in the compound will be while the property of the construction works and they will not use any Municipal Water for construction purposes. Earling this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- \*The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even goods ho materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal shrull reps debrics, etc. should not be deposited over footpaths or public street by the owner/ artistic unit actors, etc. without obtaining prior permission from the Ward Officer of the area.
- The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned. and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act 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 acces road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphalting lighting and drainage before submitton 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 broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from abjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

For MAYFAIR HOUSING 5. R. Lolchanduella Constituted Attorney of Partner



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## MUNICIPAL CORPORATION OF GREATER MUMBAI

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

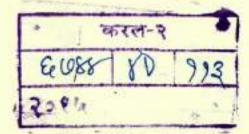
No. CE/ 12.2-2 /BPES/AS 2 3 DEC 2 3 DEC 2009

#### COMMENCEMENT CERTIFICATE

Naygn Shah of Mayfayr housing chloowner

Sir,	With	reference to your application No. 2730 dt 1 109			
for I	evelop	ment Permission and grant of Commencement Certificate under Section 45 and 69 of the			
Mah	arashtra	Regional and Town Planning Act 1966, to carry out development and building permission			
		on 346 of the Mumbai Municipal Corporation Act 1888 to erect a building No.			
		on plot No C.T.S.No. 2A/3B North Village Vi			
Diane		heme No situated at Road + Street vikyoli ( )			
	The second second	the Commencement Certificate / Building permit is granted on the following Bouting of			
1)		land vacated on consequence of the endorsement of the set back line / road widening line			
12.		form part of the public street.			
2)		no new building or part thereof shall be occupied or allowed to be occupied or used or			
-/		nitted to be used by any percon until occupation permission has been granted.			
3)	100000	commencement certificate/ development permission shall remain valid for one year			
3)		mencing from the date of its issue.			
4)		permission does not entitle you to develop land which does not vest in you.			
5)		commencement Certificate is renewable every year but such extended period shall be in no			
21	case exceed three years provided further that such lapse shall not be any subsequent application				
		resh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.			
6)		certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :			
-,	a)	The Development work in respect of which permission is granted under this certificate is			
		not carried out or the use thereof is not in accordance with the sanctioned plans.			
	b)	Any of the conditions subject to which the same is granted or any of the restrictions			
	-/	imposed by the Municipal Commissioner for Greater Mumbai is contravened or not			
		complied with.			
	c)	The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by			
	-/	the applicant through fraud or misrepresentation and the applicant and every person			
		deriving title through or under him in such an even shall be deemed to have carried out the			
	development work in contravention of Section 43 or 45 of the Maharashtra Regional and				
		[전문: 12] [12] [12] [12] [12] [12] [12] [12]			
		Town Planning Act, 1966. For MAYFAIR HOUSING.			
		For MAYFAIR HOUSING			

s.R. Whandwella



- This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with it. arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an inimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be with drawn.
- 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 City Engineer is satisfied with the following:-
  - Specific plans in respect of eviciting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
  - Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - as showing the phased programme of construction has to be duly approved by this office before starting the so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
  - In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other states should be done first before starting the work.
  - to case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent my is race to the tenants staying on the floor below.
    - the hold on of the over hand storage work above the finished level of the terrace shall not be more than I metre, A Walt and the started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26)It is to be understood that the foundations must be excavated down to hard soil.
- The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate (27)the laying of drains inside the building.
- The water arrangement must be carried out in strict accordance with the Municipal requirements. ((28))
- No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in (29) writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal
- FEB 2000 proof covers made of wrought iron plates or hinges. The manholes of all jistems shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on hightly serving the purpose of a lock and the warning pripes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfictions each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
  - No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
  - (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
    - (b) Lintels or Arches should be provided over Door and Window opening.
    - (c) The drains should be laid as require under Section 234-1 (a).
    - (d) The inspection chamber should be plastered inside and outside.

(33) If the proposed aditional is intended to be carried out on old foundations and structures, you will do so at your own risk.

FOR MAYFAIR HOUSING Constituted Attorney of Partner

Executive Engineer, Building Proposals -Zones .... E-S ..... Wards.

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7) The conditions of this certificate shall be hinding not only on the applicant but on his hairs. executors, assignees, administrators and successors and every perison deriving title through or under him.

. 2.

PM. GURJAR The Municipal Commissioner has appointed Shri Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

2 2 DEC 2010 C.c. upto plinth level as per approved plans at 2012/06 For and on behalf of Look Antico The Municipal Corporation of the conferm

> Executive Engineer (Building Eastern Suburbs FOR

CE; 1222 /BPESIAS 1 L APR 2012

C.C. up to podium level as per approved amended pla 2+2.4/4/2012

> Executive Engineer Building Proposal (Eastern Suburts)

CE/ 1222 /BPES/AS 2 0 AUG 2013

Full c.c. as per approved amended plans dy.o.

CE/ /222- /BPES/AS 07 JAN 2014

Executive Engineer Building Proposal (Eastern Suburbs.) -7/

full C.C. as Perapproved amended Plans dt. 17/09/2013

For MAYFAIR HOUSING S.R. Whandeselle

Constituted Attorney of Partner

Executive Engineer Building Proposal (Eastern Suburbs.)\_\_m

approved amended plans 05/05/2014 64106[14 Executive Engineer Building Proposal (Eastern Suburbs.) -71 2 0 SEP 2014"

Full c.c. as Per amended Plans dt = 11/09/2014

Executive Engineer Building Proposal (Eastern Suburbs.)

FOR MAYFAIR HOUSING

s.R. lolchandwella

Constituted Attorney of Partner



For MAYVAITS HOUSING Constitute Agency of Patinet

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## CHANDRAKANT M. VITHLANI

M.Com., LL.B. Advocate, High Court

Mayfair Meridian, Caesar Road, Amboli, Off S.V. Road, Next to Filmalaya Studios, Near St. Blaise Church and St. Blaise School, Andheri (W), Mumbai - 400 058

Ref: CV/TC/PHHDH/2013

Date: 25/01/2013

#### TO WHOMSOEVER IT MAY CONCERN

My clients, M/s. Mayfair Housing, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 and having its principal place of business at 1, Mayfair Meridian, Caesar Road, Amboli, Andheri West, Mumbai 400058 (hereinafter referred to as "my Clients") have handed over to me, copies of certain documents/title deeds with instructions to investigate their right and entitlement to develop the property more particularly described in the Schedule hereunder written (hereinafter referred to as the "Said Property"). In the course of investigation of title, I have caused searches to be taken with the offices of the Sub-Registrar of Assurances at Mumbai, Bandra, Chembur and Mulund in respect of the Said Property and have also published Public notices in two newspapers viz., Free Press Journal and Navshakti both dated 25th May, 2006, for inviting claims to the title in respect of the Said Property. I have perused copies of the various documents/title deeds referred to in this Report. The following emanates therefrom:

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For MAYFAIR HOUSING

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# BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/1222/BPES/AS

0 4 APR 2012.

Shri. Dharmesh Chevli, Architect 1. Mayfair Meridien, Ceaser Road, Near Station, Blaize Church, Off S.V. Road, Amboli, Andheri (W), Mumbai-400 058.

> Sub:- Proposed residential building on CTS No.2A/3B of village Ghatkopar, at Vikhroli (West), Mumbai.

Ref:- Your letter d. 01/02/2012.

Sir.

have to inform you that the amended plans submitted by you for the above work are hereby approved, subject to the compliance of the conditions in this office Intimation Of Disapproval under even No. dt.27/02/2009 and following additional conditions :-

> That the R.C.C. design and calculations as per the amended plans should be submitted through the registered Structural Engineer before starting the work. That C.C. shall be got endorsed as per approved amended plan.

That all the requisite fees, deposits, premium etc. shall be paid.

That the title certificate for properly under reference issued by Solicitor shall be submitted.

One set of amended plans duly signed and stamped is hereby returned in token of the Municipal approval.

Yours faithfully,

-41-

**Executive Engineer** (Building Proposal)E.S.-II

0 4 APR 2012

Acc: one set of plan

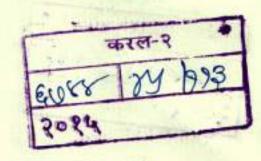
Copy forwarded to the owner

Shri Nayan Shah of M/s. Mayfair Housing, C.A. to Owner

For MAYFAIR HOUSING

Constituted Attorney of Partner

**Executive Engineer** (Building Proposal)E.S.41



#### CHANDRAKANT M. VITHLANI ADVOCATE

- It appears that one Mr. Nowroji Pirojsha (hereinafter referred to as "the Said Pirojsha"), was the absolute owner of Village Vikhroli in its entirety at all relevant times prior to 30<sup>th</sup> July, 1948.
- 2. By and under an Indenture dated 30th July, 1948, made and executed between the one Mr. Nowroji Pirojsha on the one hand, therein referred to as 'the Vendor' and Godrej and Boyce Manufacturing Company Limited (hereinafter referred to as "Godrej") on the other hand, therein referred to as 'the Purchasers', and duly registered with the Sub-Registrar of Assurances at Bombay, under Doorder Registered with the Sub-Registrar of Assurances at Bombay, under Doorder Registered and Conveyance Reed") the said Mr. Nowroji Pirojsha sold, assigned, transferred and conveyance Reed the including the Said Property at and for the consideration and on the other terms and conditions more particularly contained in the said Conveyance Deed.
- Accordingly, Godrej became entitled to the Said Property as the sole and absolute owner thereof.
- 4. The Said Property formed a part of a larger plot bearing CTS No. 2A/3 of Village Ghatkopar, admeasuring approximately 5,401 square meters. A part of said plot bearing CTS No. 2A/3 admeasuring approximately 1315 square meters was reserved for a Municipal School and the balance part of the said plot admeasuring approximately 4,086 square meters was reserved for Public Housing/High Density Housing as per the Development Plan of 1991 (hereinafter referred to as "the PH/HDH Portion").
- 5. By and under a Development Agreement dated 10<sup>th</sup> July, 2003 made and executed between Godrej on the one hand, and my Clients on the other hand, (hereinafter referred to as the "Said Development Agreement) Godrej granted to and in

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For MAYFAIR HOUSING

· Constituted Attorney of Partner

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favour of my Clients, development rights in respect of the PH/HDH Portion at and for the consideration and on the other terms and conditions more particularly contained in the Said Development Agreement. However, the Said Development Agreement had remained to be registered and therefore, by an under a Confirmation Deed dated 1<sup>4th</sup> October, 2004 (hereinafter referred to as "the Said Confirmation Deed") and duly registered with the Sub-Registrar of Assurances at Kurla, under Document No. BDR-3/9541/2004 the Said Development Agreement was duly confirmed and registered. The consideration payable by my Clients to Godrej under the Said Development Agreement was to be paid in various installments pursuant to execution of the Said Development Agreement.

Along with the Said Development Agreement, a General Power of Attorney dated July, 2003, was executed by Godrej in favour of Mr. Nayan Arvind Shah (being a partner of my Clients) thereby empowering my Clients to do various acts, deeds, matters and things in relation to the PH/HDH Portion including interalia to deal with various authorities for the purpose of development thereon (hereinafter referred to as "the Said First Power of Attorney").

- 7. The Additional Collector and Competent Authority, Urban Land (Ceiling and Regulation) Greater Mumbai, has vide an order bearing No. C/ULC/D-III/SEC-20/PH/HDH/C-169 dated 13th January, 2004, granted exemption to the Said Property from the provisions of the Chapter III of the Urban Land (Ceiling and Regulation) Act, 1976.
- 8. By and under an order dated 17th August, 2004 passed by the Collector, Mumbai Suburban District, the larger plot bearing CTS No. 2A/3 of Village Ghatkopar, admeasuring approximately 5,401 square meters was sub-divided into two distinct plots one bearing CTS No. 2A/3A admeasuring 1315 square meters, being

FOR MAYFAIR HOUSING

Constituted Attorney of Partner

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#### CHANDRAKANT M. VITHLANI ADVOCATE

reserved for a Municipal School and the other bearing CTS No. 2A/3B admeasuring 4,086 square meters, being reserved for Public Housing/High Density Housing (being the PH/HDH Portion).

- Pursuant thereto by and under an order dated 13th December, 2006, the Collector, 9. Mumbai Suburban District, there was certain area modification inter se between the plots bearing CTS Nos. 2A/3A and 2A/3B, whereby, the area of Plot bearing CTS No. 2A/3A was increased to 2062.1 square meters and which was reserved for the Municipal School and the area of the Plot bearing CTS No. 2A/3B was reduced to 3098.9 square meters.
- By and under an Irrevocable Power of Attorney dated 4th October 200 10. appointed two of the partners of my Clients viz. Mr. Nayan Artho Shah and Mrs. Vasumati Arvind Shah (jointly and of them severally) as the duty Constituted Attorneys of Godrej to do and carry out various act, deeds, matters and the relation to the Said Property including inter alia to execute the necessi Conveyance in respect thereof in favour of any third party (hereinafter referred to as "the Said Second Power of Attorney"). It is also recorded in the Said Second Power of Attorney that Godrej has received full consideration payable by my Clients to Godrej under the Said Development Agreement and therefore in pursuance of receipt of such full consideration the Said Second Power of Attorney was being executed.
- By and under an order dated 13th December, 2010 bearing number C/Desk-II 11. D/LND/NAP/SRK-1436 passed by the office of the Collector, Mumbai Suburban District, the tenure of the Said Property was assessed as Non-Agricultural (hereinafter referred to as "the NA Order") .

- 12. By and under an order dated 27th April, 2012, passed by the office of the Collector, Mumbai Suburban District, the area of the Said Property finally stood corrected to 3911.2 square meters. Accordingly, the NA Order was also modified to include the area of the Said Property as 3911.2 square meters by and under a Corrigendum dated 10th July, 2012 issued by the office of the Collector, Mumbai Suburban District.
- 13. The name of Godrej appears on the Property Register Cards as the sole and absolute holder of the Said Property. The area of the Said Property is shown as 3,911.2 square meters in the Property Register Cards in accordance with the aforesaid order dated 27th April, 2012, passed by the office of the Collector, Mumbai Suburban District.

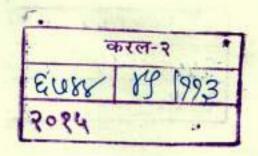
have also examined the Development Plan Remarks issued by the Office of the Chief Engineer (Development Plan) of the Municipal Corporation of Greater Municipal, in respect of the Said Property, which states that the Said Property is entirely reserved for Public Housing/High Density Housing.

Regulations for Greater Mumbai, 1991, a plot reserved for Public Housing/High Density Housing can be developed by the Owner, subject to the qualifications contained therein and subject to the owner of the plot agreeing to handover to the MCGM, 10% of the permissible built up area in the form of tenements each having a carpet area of 225 sq. ft. free of charge. Upon handing over the said 10% area as aforesaid, the owner is entitled to have full permissible Floor Space Index of the plot without taking into account the area so handed over to the MCGM. Accordingly, the Said Property is capable of being developed as such.

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For MAYFAIR HOUSING

s.R. lokhandualla



#### CHANDRAKANT M. VITHLANI ADVOCATE

- In response to the Public Notices, published by me in two newspapers viz. 16. Navashakti (Marathi, Mumbai Edition) and Free Press Journal (English, Mumbai Edition) both dated 25th May, 2006, for inviting claims to the Said Property, I confirm that till date I have not received any claims in response thereto. Advocate Shri Neil Mandevia had also issued Public notices in the Free Press Journal (English) and Nav Shakti (Marathi) newspapers on 20/4/'11 inviting claims in respect of the said property. He had not received any claims in respect of the said notices.
- My Clients had applied to the Municipal Corporation of Greater 17. development of the Said Property and the Municipal Corporate Mumbai has issued an Intimation of Disapproval dated 27 mortuary, bearing number CE/1222/BPES/AS of 27th February, 2009, for development the Said Property. Pursuant to such Intimation of Disapproval, No. May Corporation of Greater Mumbai has also issued a Commencement Certificate bearing number CE/1222/BPES/AS of 23rd December, 2009 for commencing the development work on the Said Property.
- Pursuant thereto, my Clients submitted amended plans to the MCGM for its 18. approval and the amended plans so submitted by my Clients were approved by the MCGM on 4th April, 2012 as confirmed by the MCGM vide its letter dated 4th April, 2012.
- In view of the aforesaid Conveyance Deed, Said Development Agreement and the 19. Said Confirmation Deed, the Said First Power of Attorney and the Said Second Power of Attorney, my Clients are now entitled to carry on full and exclusive development of the Said Property in accordance with the terms and conditions of the documents recited above and in accordance with the plans as may be approved

-A akash For MAYFAIR HOUSING

S. R. Colchanduale

Constituted Attorney of Partner

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CHANDRARANT M. VITHLANI

ADVOCATE

for construction on the Said Property from time to time, and that the entitlement of my Clients viz. M/s. Mayfair Housing to develop the Said Property is clear and free from doubts and encumbrances.

#### THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Survey No./Hissa No.144, corresponding CTS No.2A/3B of Village Ghatkopar, Taluka Kurla in the registration sub-district of Mumbai Suburban and admeasuring approximately 3911.2 square meters and or thereabouts and shown on Development Plan as reserved for "Public Housing/High Density Housing" or thereabouts.

On or towards the North

: by plots bearing CTS Nos. 2A/3A and 2B

or towards the South

: by 27.45 meters wide DP Road

or towards the West

: by plot bearing CTS No. 1 Part

on or towards the East

Kotory

: by Plot bearing CTS No. 2B.

Dated: this 25th day of January, 2013.

(Chandrakant M. Vithlani)
Advocate

FOR MAYFAIR HOUSING

Constituted Attorney of Partner

For MATTHEW HOUSING

Constitute d'Attentey et Parlene

#### ANNEXURE - G

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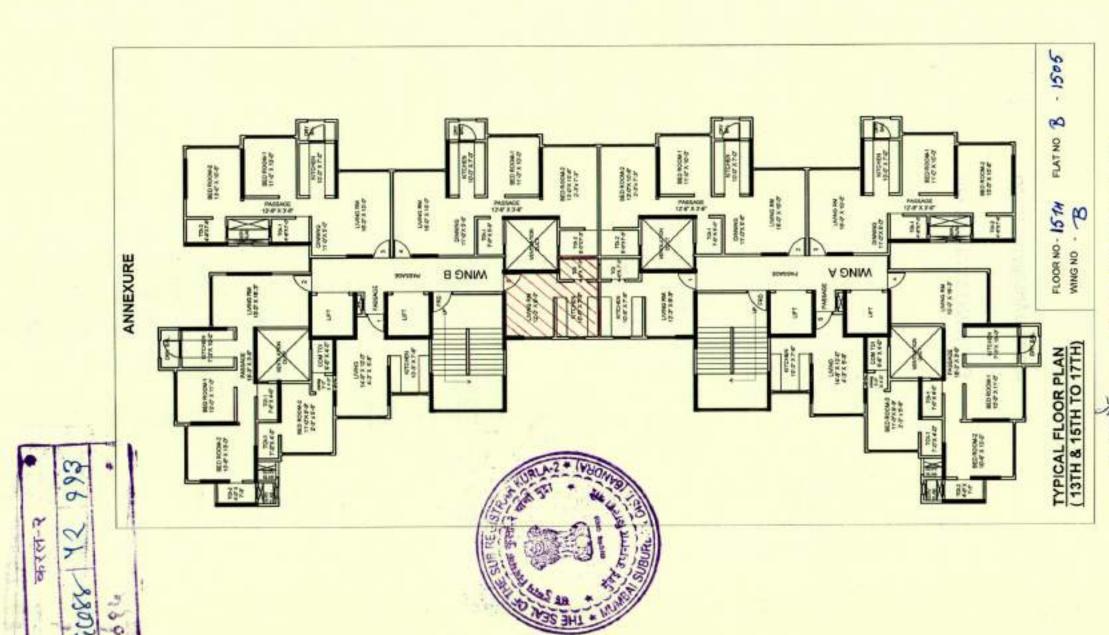
DETAILS OF CONSIDERATION AND INSTALLMENTS

The total lumpsum purchase price / consideration payable by the Purchaser/s to the Developer in respect of the Said Unit shall be Rs. 54,40,811/- (Rupees Fifty Four Lakh Forty Thousand Eight Hundred Eleven Only) as the purchase price for acquiring the said Unit (hereinafter referred to as "the Consideration Value"). The said Consideration Value shall be paid by the Purchaser's to the Developer in the following manner:

Payments to be made in the following manner	Amount to be paid	
Booking amount paid by the Purchaser/s to the Developer prior to the execution hereof (the payment and receipt whereof the Developer doth hereby admit and acknowledge).	Rs. 3,33,000/- (Rupees Three Lakh Thirty Three Thousand Only)	
The earnest money paid by the Purchaser/s to the Developer simultaneously against the execution hereof (the payment and receipt whereof the Developer doth hereby admit and acknowledge)	Rs. 3,78,000/- ((Rupees Three Carle Sevent))  Eight Thousand Only)	
On or before 31st March 2015	Rs. 45,12,179/- ((Rupees Forty Five The Twelve Thousand One Hundred Seventy Nine Only)	
On Offer of Possession	Rs. 2,17,632/- (Rupees Two Lakh Seventeen Thousand Six Hundred Thirty Two Only)	
TOTAL	Rs.54,40,811/- (Rupees Fifty Four Lakh Forty Thousand Eight Hundred Eleven Only)	

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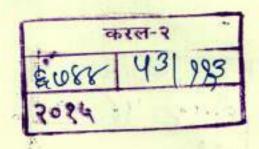
For MAYFAIR HOUSING S. R. Whanducle



For MAYFAIR HOUSING

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#### ANNEXURE 'H'



#### LIST OF THE SAID INTERNAL AMENITIES

#### > Flooring

2Feet X 2Feet Vitrified flooring

#### > Tiling

- · Well designed bathrooms with anti skid flooring
- · Designer ceramic tiles dado up to door height

#### > Paint

· Internal wall finished in superior quality paints

#### > Electrical

- · Concealed copper wiring, modular switches with MCB and EL
- Sufficient Electrical points
- Provision for telephone and cable TV points in living and bedroom

#### Plumbing and Sanitary

- Concealed plumbing system
- Exhaust Fan in Bathrooms
- Jaguar or Equivalent bath Fittings
- Hind ware higher series sanitary fittings

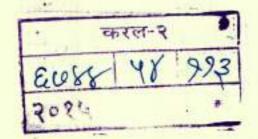
#### Sliding Windows

Anodized Aluminum sliding windows

#### > Kitchen

- · Black granite kitchen Platform with service counter
- · Exhaust Fan in Kitchen
- Provision for water purifier in kitchen
- 2' feet high tiling above counter

For MAYFAIR HOUSING



INCOME MORNING

पावती

Original/Duplicate

Saturday, April 20, 2013

7:58 AM

मोंदणी कं. :39म Regn.:39M

पावती कं.: 5217

दिनांक: 20/04/2013

गावाचे नाव: अंधेरी

दस्तऐवजाचा अनुक्रमांक: बदर1-4147-2013

दस्तऐवजाचा प्रकार : पॉवर ऑफ अँटर्नी

सादर करणान्याचे नाव: मेफेअर हीसिंग चे भागीदार नयन अरविंद शाह, वसुमती वरविंद शाह व अनुराधा नयन शाह, नयन शाह एच यु.एफ.चे कर्ता नयन शाह व नयन शाह फॅमिली ट्रस्ट

तर्फे मुखत्यार साजिद आर लोखंडवाला

नोबणी भी दस्त हाताळणी भी बाटा एन्ट्री ₹. 100.00

₹. 860.00

₹. 20.00

पृष्ठांची संख्या: 43

एकप:

₹. 980.00

पम निवंधक, अंधेरी-1

आपणास हा दस्तऐवज अंदाजे 8:23 AM ह्या बेळेस मिळेल आणि सोक्स फुननेल प्रत व CD प्याची.

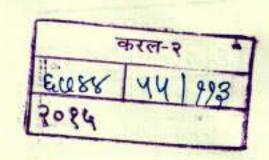
वाजार मुल्य: रु.0 /-

मोबदला: र.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देवकाचा प्रकार: By Cash रङ्गम: रु 100/-2) देवकाचा प्रकार: By Cash रङ्गम: रु 880/-





Other Receipt (इतर पावती )

1000NZGCIE

इतर पावती

Office Copy |

Saturday,20 April 2013 12:39

नोंदणी कं. :39म

PM

Regn.: 39M

पावती कं.: 5277

दिनांक: 20/04/2013

गावाचे नाव: -अंग्रेरी

दस्तऐवजाचा अनुक्रमांक: वदर1-4147-2013

दस्तऐवजाचा प्रकार: पाँवर गाँफ भेंटर्नी

सादर करणाऱ्याचे नाव: भेफेअर हीसिंग चे भागीदार नयन अरबिंद शाह, वसुमती अरबिंद शाह व अनुराधा नयन शाह, नयन शाह एच दु एफ चे कर्ती नयन शाह व नयन शाह फॅमिली ट्रस्ट

तकें मुखत्यार साजिद आर लोखंडवाला

वर्णन

नकला व ज्ञापने पृष्ठांची संख्याः 6

mant.

(2)

क्रुपम निर्वधक संध्य

1); देयकाचा प्रकार: By Cash रहाम: र 120/-

iSarita v1.0



### INDIA NON JUDICIAL

# Government of Maharashtra

Stock Holding Corporation of India L

e-Stampocation : SHCIL Andheri

Signatory:

Details can be verified at www.shclleslamp.com



Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Consideration Price

IN-MH18125342284627L

12-Apr-2013 12:07 PM

SHCIL (FI)/ mhshcil01/ ANDHERI/ MH-MSU

SUBIN-MHMHSHCIL0119077470595840L

Mayfair Housing

Article 48 Power of Attorney

(Zero)

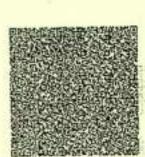
: Mayfair Housing

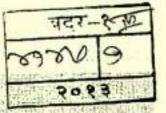
Prakash Warang And Others

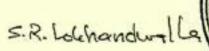
Mayfair Housing

500

(Five Hundred only)









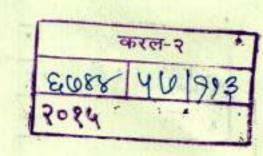


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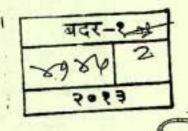


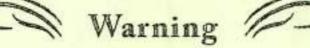
The authoritisty of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs). The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shdiestamp.com"









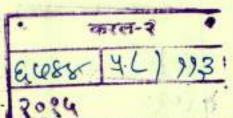


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alterion to this certificate renders it invalid. Use of an altered content without a the security features could constitute a criminal offence"

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# SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel: 022-61778151 E-mail:

#### Mode of Receipt

Account Id

mhshcil01

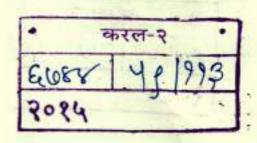
Receipt Id

RECIN-MHMHSHCIL0118010208785519L

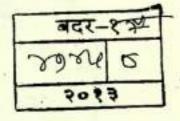
Account Name SHCIL- MAHARASHTRA

Receipt Date 12-APR-2013

Received From Mayfair Housing	Pay To
Instrument Type CASH	Instrument Date
Instrument Number	Instrument Amount 500 ( Five Hundred only )
Drawn Bank Details	
Bank Name	Branch Name
Oil Bracket Expenses 0.0 ()	
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S.R. Wehandwalle	& Pathwards
HCIL E-Stamping	(To be filled in by the olient)
tamp Duty Mayfair Housing	Stamp Duty Paid by 1st Party 2rid Party
Stamp Duty Amount Rs.500/- Type of Payme	I LI RIGO LA MEL DOLLAR STATE OF THE STATE O
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Bank Name	Branch Name
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Counter Signature with Seal oter generated, pour Ration of cancelled or refu	
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#### POWER OF ATTORNEY

WHOM THESE PRESENTS SHALL COME, I Shajid Lokhandwalla, of Mumbai Indian, Inhabitant, having my office at 1, Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri(W), Mumbai 400 058, SEND GREETINGS:

#### WHEREAS:

- A. One Mayfair Housing is a partnership firm having its principal place of business at 1, Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri(W), Mumbai 400 058, (hereinafter referred o as "the Said Firm").
- B. The Said Firm is engaged in the business of development and redevelopment of immoveable properties and is presently undertaking development of various immoveable properties in and around Mumbai, Mumbai Suburban District and Thane including inter alia in the Vasai Virar Sub-Region (hereinafter referred to as "the Pre
- C. By and under a Power of Attorney dated 12th April 2013 expenses Arvind Shah, (2) Mrs. Vasumati Arvind Shah, (3) Mrs. 45 Nayan A. Shah HUF, (5) Nayan Arvind Shah Family List, in t partners of the Said Firm in my favour (hereinafter referred to as "the Attorney's, have been authorised to execute various Agree the Said Firm for sale of units constructed by the Said Firm in

provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and to register such agreements

accordance with law (hereinafter referred to as "the Agreements for Sale" of the Said Power of Attorney dated 12th April 2013 registered under serial Number B. D R No-1-4146-2013 is annexed hereto as Annexure "A".

D. The Said Power of Attorney vide Clause 4 thereof, specifically empowers me to grank 2 ? 3 power of attorney in favour of such other persons as I may desire for the purpose of presenting the Agreements for Sale (which may be executed by me in my capacity as the Constituted Attorney of the aforesaid partners of the Said Firm under the Said Power of Attorney) for registration and admitting execution thereof before the concerned Sub-Registrar of Assurances.

E. Due to my preoccupations, I may be unable to personally admit execution of the Agreements for Sale before the concerned Sub-Registrar of Assurances and as such I am desirous of appointing some fit and proper person to act for me as my Constituted Attorney to carry out only the acts, deeds, matters and things on my as specifically stated s.R. Lolchanderalle hereinafter.

( pathwarale

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT I the said Shajid

Lokhandwalla, in my capacity as the constituted attorney of the partners of the Said Firm under the Said Power of Attorney and in particular pursuant to the authority granted to me under Clause 4 thereof, do hereby nominate, constitute and appoint Mr. Prakash Warang, having his office at 1, Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri(W), Mumbai 400 058, Mr. Sanjay Nimbare, having his office at 1, Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri(W), Mumbai 400 058 and Mr. Rajesh Hulavale, having his office at 1, Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri(W), Mumbai 400 058 JOINTLY AND SEVERALLY to be my true and lawful Attorney for me, in my name and on my behalf in my capacity as the duly constituted attorney of the partners of the Said Firm as aforesaid, to do only the following acts, deeds, matters and things as specifically stated hereinafter.

1. To sent the Age and so Sale executed by me for and on behalf of the Said Firm the continued Subsection of Assurances and admit execution of such Agreements are sale on the achalf and to have such documents registered according to law and to do all our such achalf and to have such documents registered according to law and to all our such achalf and things pertaining and incidental to such registrations.

2. GENERALLY TO SEE AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full affect to the authority

बदर-१ herein before contained.

And I hereby agree to ratify and confirm all and whatsoever the said Attorney shall lawfulls do or cause to be done by virtue of these presents.

WITNESS WHEREOF I have hereunto put my hand at Mumbai on this 12th day of April 2013.

SIGNED AND DELIVRED BY

Withinnamed

Mr. Shajid Lokhandwalla

in the presence of

1. Pravin Rokade

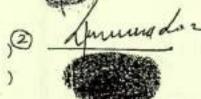
2. Mangen Pawar Jan

I ACCEPT the above Power of Attorney
Mr. Prakash Warang

I ACCEPT the above Power of Attorney Mr. Sanjay Nimbare

I ACCEPT the above Power of Attorney Mr. Rajesh Hulavale

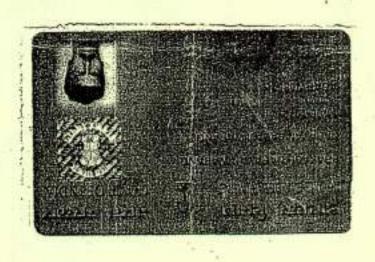






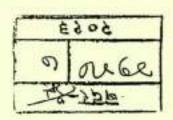




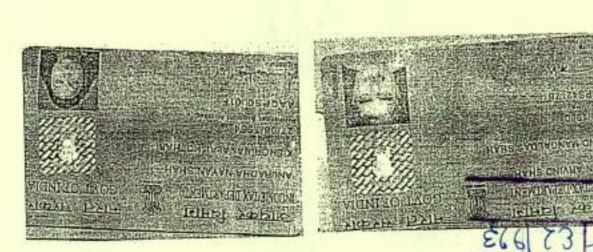


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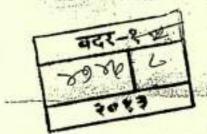
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Your request for change in details in PAN data has been processed as per

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Department maintains a website : www.incometaxindia.gov.in vot providing

Income Tax Department

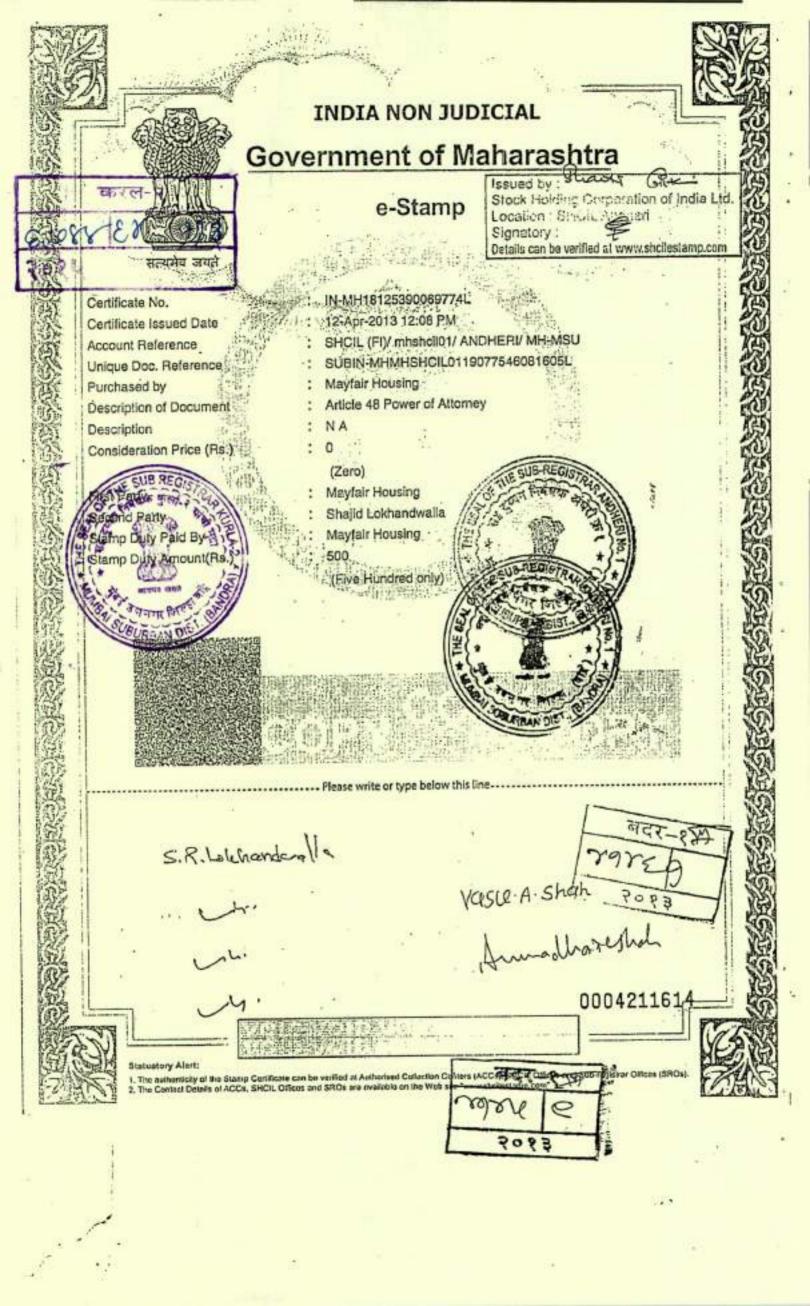


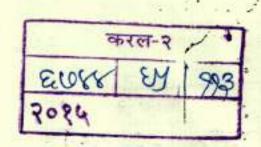
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(This being a computer-generated letter, no signature is required)









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"Any alteration to this certificate renders it invalid. Use of an altered

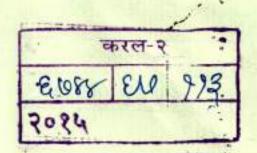
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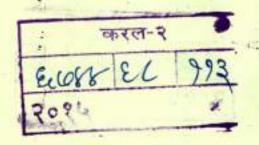
# SHCIL- MAHARASHTRA SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA,

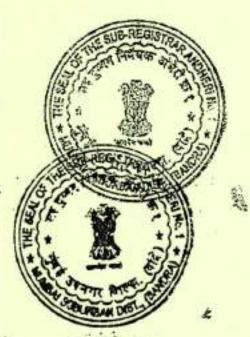
PIN CODE - 400012 Tel: 022-61778151 E-mail: Mode of Receipt RECIN-MHMH5HC1L0118010270908635L Receipt Id mhshcii01 Receipt Date 12-APR-2013 Account Name SHCIL HAHARASHTRA Pay To Received From Mayfair Housing Instrument Date Instrument Type CASH Instrument Amount 500 ( Five Hundred only ) Instrument Number Drawn Bank Details Branch Name Bank Name Out of Pocket Expenses 0.0 () SHCIL E-Stamping Receipt (To be filled in by the client) Stonp Duly Purchased By Mayfair Housing Stamp Duty Paid by 1st Party - Q 2nd Party Cash Cheque DD ☐ Pay-Order Type of Payment Rs.500/-Stonp Duty Amount RTGS Net Banking Account to Account Transfer Chique/ DD/ PO/ UTR/ REF No. Branch Name Bark Name Counter Signature with Seal Note: Once the Stamp Certificate has been generated, pay











#### POWER OF ATTORNEY

WHOM THESE PRESENTS SHALL COME, we

(1) Nayan Arvind Shah, of Mumbai Indian inhabitant having my address at 1, Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri(W), Mumbai 400.058;

(3) Anuradha Nayan Shah, of Mumbai Indian inhabitant having my address at 1, Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri(W), Mumbai 400 058;

(4) Nayan A. Shah HUF, a Hindu Undivided Family through its Karta and Manager, Mr.
Nayan Arvind Shah, of Mumbai Indian inhabitant having my address at 1, Mayfair
Meridian, Near St. Blaise Church, Ceaser Road, Andheri(W), Mumbai 400

(5) Nayan Arvind Shah Family Trust, a discretionary Family Pust Change of Trustee, Mr. Nayan Arvind Shah, of Mumbai Indian inhabitant having in address at Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri (W), Mumbai 400 058;

SEND GREETINGS:

Vasu-A-shah Vasu-A-shahs: R.Lokhandwalle

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Sunadhareglich

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A. We are the partners of M/s. Mayfair Housing, a partnership firm registered under the provisions of the Indian Partnership Act, 1932 and having its principal place of business at 1, Mayfair Meridian, Caesar Road, Near St. Blaise Church, Andheri (W), Mumbai - 400058 (hereinafter referred to as "the Said Firm"). The Said Firm is engaged in the business of development and redevelopment of immoveable properties and is presently undertaking development of various immoveable properties in and argand Mumbai Mumbai Suburban District and Thane including inter alia in the Vasai Wirar Sub-Region (hereinafter referred to as "the Projects").

The Said-Firmas regaired to execute various agreements for sale in respect of units structed ring Projects as per the provisions of Maharashtra Ownership Flats (Regulation of the Bromotion of Construction, Sale, Management and Transfell Act,

1963 and register such agreements in accordance with law (hereinstite referred to

the Agreements for Sale").

supations, we are unable to personally attend to the execution for and to attend the offices of the concerned concerned Assurances for presenting and admitting execution of such agreements s in the Projects undertaken by the Said Firm.

ircumstances, we are desirous of appointing some fit and proper person for executing the Agreements for Sale and for the purpose of attending the office of the concerned Sub-Registrar of Assurances for admitting execution of the Agreements for Sale.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that We the said (1) Nigrah Arvind Shah, (2) Vasumati Arvind Shah, (3) Anuradha Nayan Shah, (4) Navan A. Shah HUF, (5) Nayan Arvind Shah Family Trust, in our capacities as partners of the Said Firm do hereby nominate, constitute and appoint Mr. Shajid Lokhandwalla, of Mumbai, Indian inhabitant, having his office at 1, Mayfair Meridian, oad Near St. Blaise Church, Andheri (W), Mumbai - 400058 (hereinafter red to as "said Attorney") as our true and lawful attorney to act for us and on our Yasu A. shah €9093

s.R. lolehandwalla

Junadhasephal

in our capacities as the partners of the Said Firm to do and carry out the following cts, deeds, matters and things: negotiate with various prospective Purchasers for sale of the units in the Projects indertaken by the Said Firm, which units the Said Firm may be entitled to sell. 2. To make, sign and execute the requisite Agreements for Sale as per the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 for sale of the units in the Projects, which units the Said Firm may be entitled to sell. To appear before the concerned Sub-Registrar of Assurances and 3. Agreements for Sale, as may be required to effectively agree the un Projects for registration and to admit execution thereof on concerned Sub-registrar of Assurances and to get the same reg To appoint from time to time such person or person is the suitable at his substitute/s limited only and limited for reements for Sale executed by the Attorney on behalf istration and to admit execution thereof before the concerned Sub-Registrar of Assurances and to have such documents registered according to law and to terminate such appointment of substitute/s at pleasure and to appoint another or others in the sor their place and for no other purpose whatsoever. It is clarified that his clarified that not be deemed to entitle the Attorney to appoint any substitute/s for the purpose 31 execution of the Agreements for Sale but is limited to permitting and entitling the Attorney to appoint any substitute/s limited for the purpose of registration of the Agreements for Sale, which may be executed by the Attorney. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things 5. necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authority herein before contained. unschot Glich

	6. AND WE HEREBY AGREE TO RATIFY and confirm all and	करल-२
	Attorney or such substitutes appointed by the Attorney shall law be done while performing the things as aforesaid.	E1088 (0) 195
	IN WITNESS WHEREOF We, have hereto set and subscribed our	respective hands at
	Mumbai on this 12th day of April, 2013.	
W	SIGNED AND DELIVERED by )	
	(1) MR. NAYAN ARVIND SHAH,	
	(2) MRS. VASUMATI ARVIND SHAH, )	
	Vasu A Shah	
	(3) MRS. ANURADHA NAYAN SHAH. )	
40	(4) NAYAN A. SHAH HUF )	
	through its Karta and Manager, Mr. Nayan )	
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() (2)	ENAYAN ARVIND SHI H FAMILY TRUST,	The same of the sa
	model its Trustee, Mr. Neyan Arvind	
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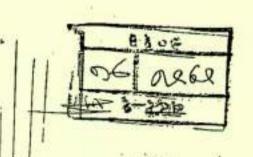
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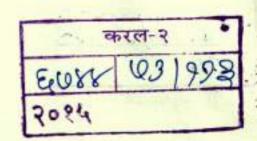
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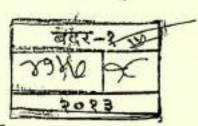
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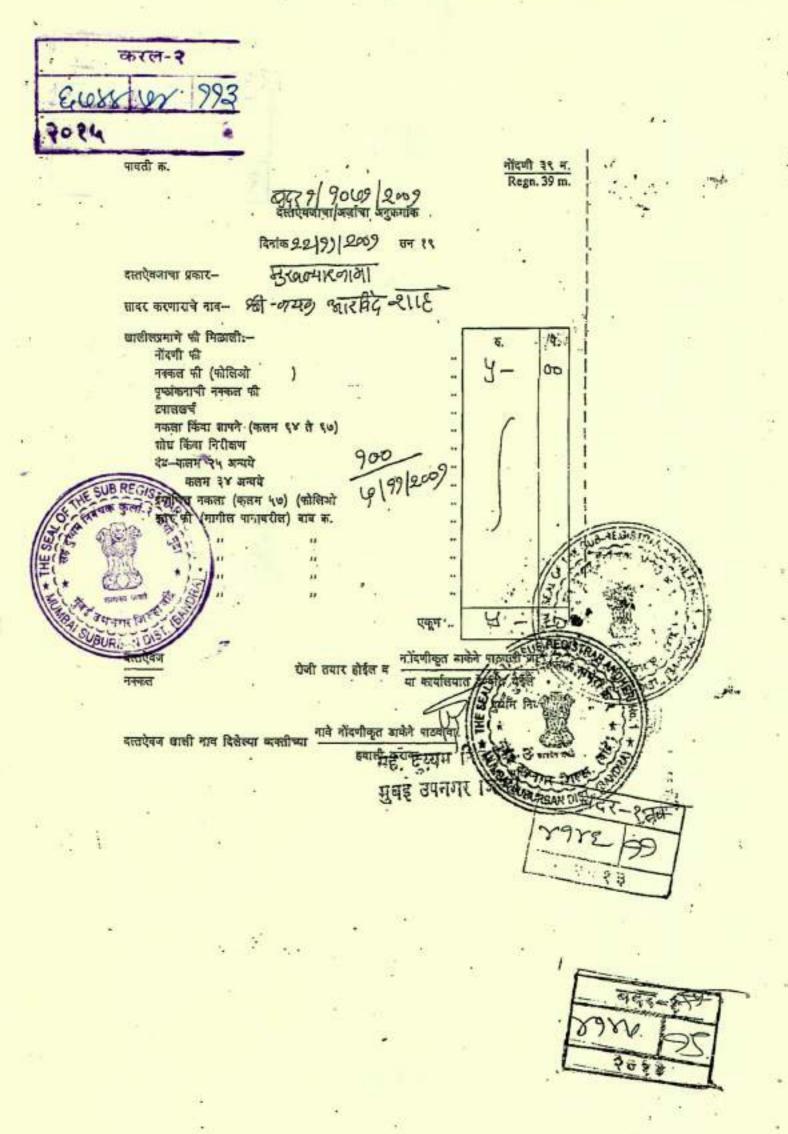


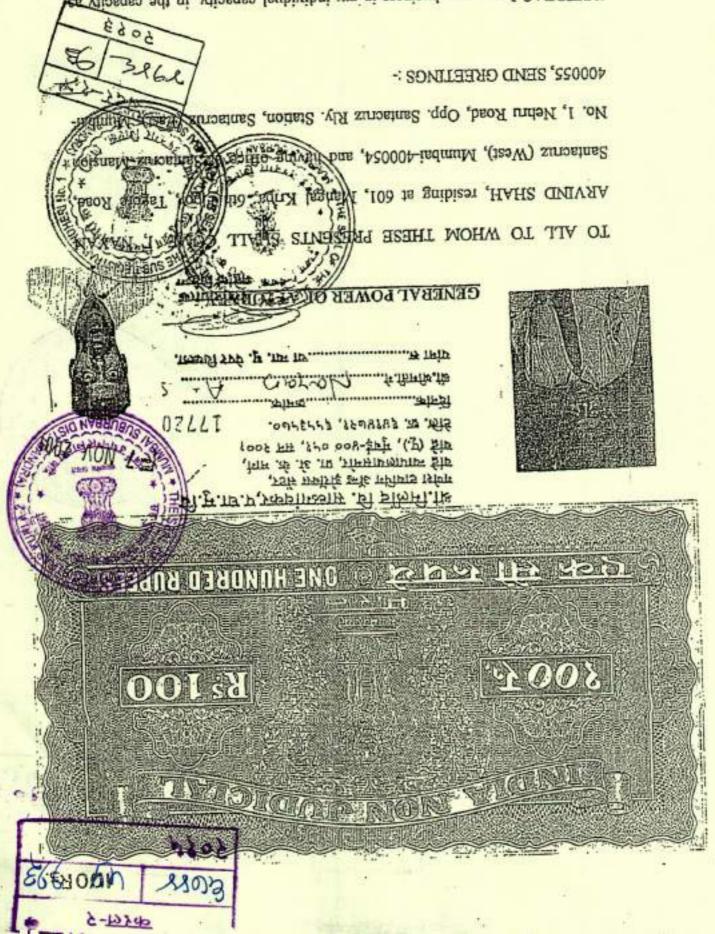






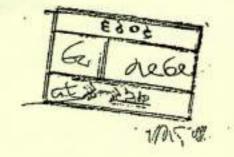




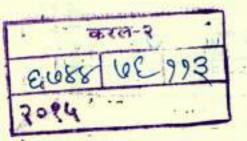


WHEREAS I carry on business in my individual capacity, in the capacity as

partner of various firms, in the capacity as member of association of persons, in







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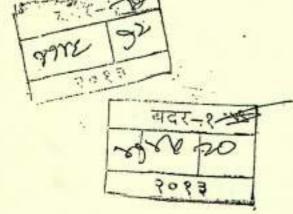
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- ' २. ' रजवास भी.
  - फाईल करण्याची फी.
     अनुच्छेद अकरा अन्वये.
  - ं जनुष्टेद वीष अन्वये.



- to, अहत.
- ११. परिचारिका किंवा नि परिचाराची सेवा.



दुव्यम नियंघय



करल-२ ६७४४ ७७ १९३ rgnies and as a karta of

the capacity of director of various Private Limited Companies and as a karta of Nayan A Shah (HUF) and Arvind M. Shah (HUF), all these firms, Companies, Association of persons and HUF are engaged in carrying out business of developmental and construction activities.

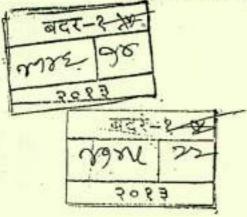
AND WHEREAS as part of my activities it is necessary for me from time to time to sign various documents including Undertakings, Agreements, Conveyances, Deed of Rectification, Deed of Modification, Declarations,

Subgregistrar of Assurances at Thane, Vasai, Vasai II at Virar, Bandra and at attending their office.

I am unable to attend all such offices at all times for the

act for me to attend such offices and to sign and execute the necessary documents, undertakings, declarations, etc. and to admit execution of the area. Conveyances, Deed of Rectification, Deed of Modification,

Declarations and to do the needful for the aforesaid purposes.



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NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I do hereby nominate constitute and appoint (1) Mr.Raman K. Patel (2) Mr.Prakash N.Warang and (3) Mr.Narendra Kadam jointly and severally to be my true and lawful attorneys for the purpose hereinafter expressed that is to say:-

- TO SIGN the documents referred hereinabove on my behalf.
- Vasai, Vasai II at Virar, Bandra and at Old Custom House, Bombay and such bodies and authorities as may be necessary to present the various deciments, agreements, conveyances, powers of attorney, undertakings, bonds, willtings, receipts, releases, declarations and other paper.

schalf and to admit execution thereof on my behalf

fatter and things in relation thereto.

IND CENERALLY to act as my agent and true and

name and on my behalf, to do and execute or cause

all acts, deeds, matters, things, conveyances and assurances as fully and effectually as I myself could do and execute if present personally.

AND I DO HEREBY CONFIRM AND RATIFY and agree to confirm and

de an Son.



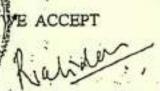
करल-२ ६७४४ ७/ १९३ Ilydo and execute or

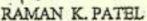
ratify all and whatsoever that my said attorneys shall lawfully do and execute or cause to be done and executed by virtue of these presents.

> EXECUTANT NAYAN ARVIND SHAH

h an Stan

BEFORE ME:



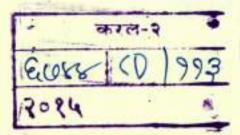












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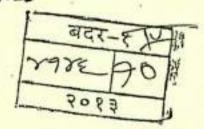
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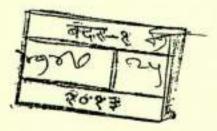
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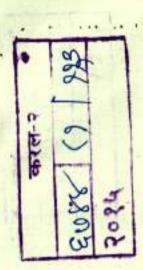
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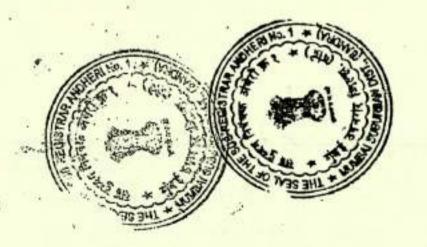


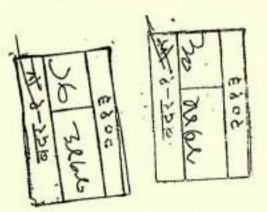


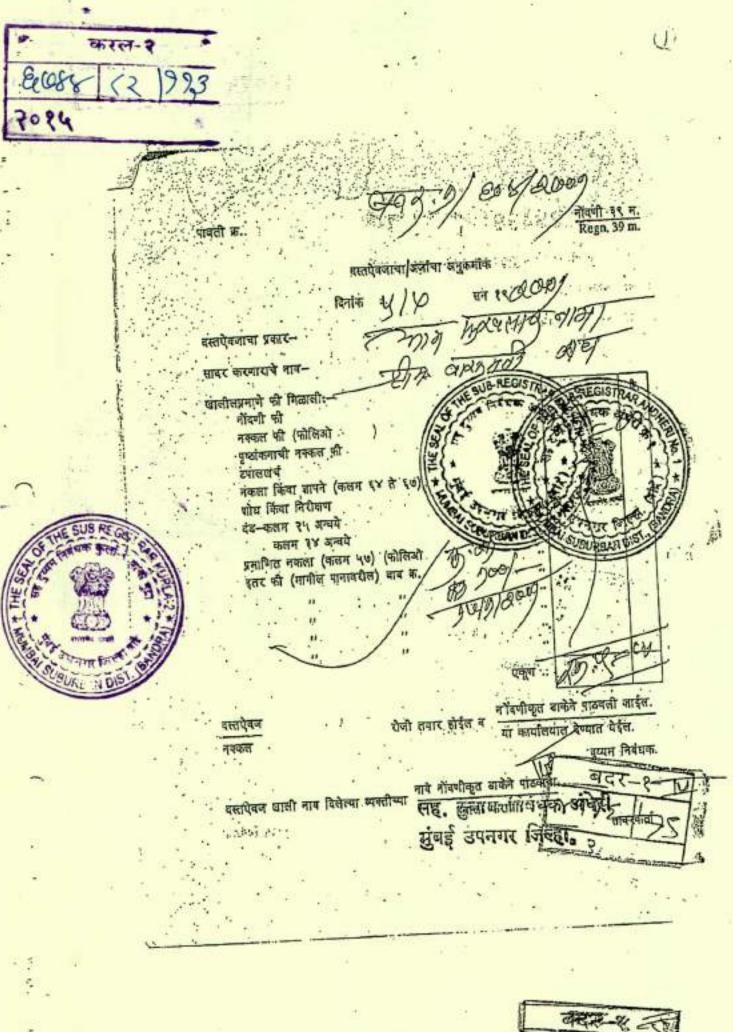


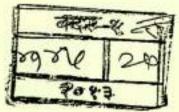


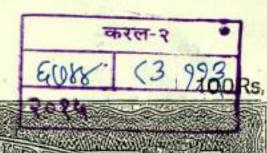




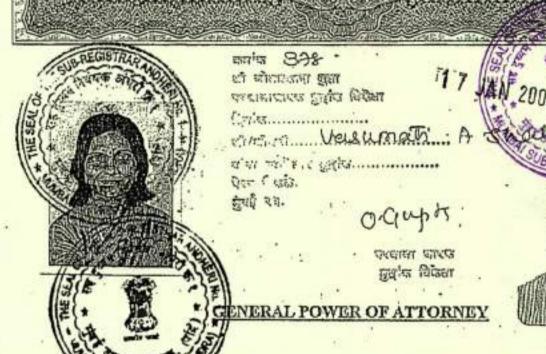












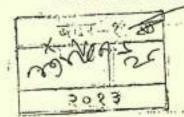
OM THESE PRESENTS SHALL COME, I, VASUMATI

ARVIND SHAH, residing at 601, Mangal Kripa, 6th Floor, Tagore Road, Santacruz (West), Bombay 400 054, and having office at Santacruz Mansion No. 1,

Nehru Road, Opp. Santacruz Rly. Station, Santacruz (East), Mumbai-400055,

可な一多END GREETINGS:

WHEREAS I carry on business in my individual capacity, in the capacity as partner of various firms, in the capacity as member of association of persons, in the capacity of director of various Private Limited Companies all these firms, Companies and



करल-३

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17

AND WHEREAS I am unable to attend all such offices at all times for the aforesaid purposes.

AND WHEREAS I am desirous of appointing some fit and proper person to act for me to attend such offices and to sign and execute the necessary documents/ undertakings, declarations, etc. and to admit execution of the Agreement, Conveyances, Deed of Rectification, Deed of Modification, Declarations and to do the needful for the aforesaid purposes.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSET HE TOTAL do large

enominate constitute and appoint Mr. Raju Rajaram Thille and Mr.

Narshin Warang jointly and severally to be my true and fawful attorneys for the

hereinafter expressed that is to say :

TO SIGN the documents referred her impove

TO ATTEND the office of the Sub-Registrer of Pastrances at Thane average;

Vasai II at Virar, Bandra and at Old Custom House, Bombay and such other Bodies

and authorities as may be necessary to present the various documents, agreements,

conveyances, powers of attorney, undertakings, bends, writings, receipts, releases, declarations and other papers and writings on my behalf and to admit execution

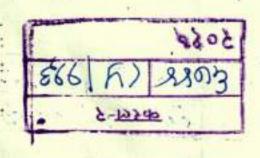
thereof on my behalf and do all other acts deeds matters and things in relation

thereto.

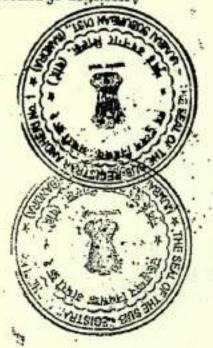
AND GENERALLY to act as my agent and true and lawful attorneys for me, in my

name and on my behalf, to do and execute or cause to be

X V.AS







Association of persons are engaged in carrying out business of developmental and construction activities. Redeer of Kater of Kater (1) CTS 740 186 A-187 V. A.

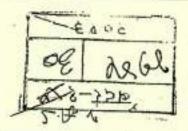
A distribution of the state of

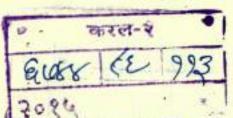
AND WHEREAS as part of my activities it is necessary for me from time to time to time to time to time to tight various documents including Undertaltings, Agreements, Conveyances, Deed of Modification, Declarations, Powers of attorney, and various

7978. 29ther documents and writings and to present the same for registration, to admit

Vasai, Vasai II at Virar, Dandra and at Old Custom House, Bombay and various

other authorities and bodies, by attending their office.





deeds, matters, things, conveyances and assurances as fully and effectually as I myself could do and execute if present personally.

AND I DO HEREBY CONFIRM AND RATIFY and agree to confirm and ratify all and whatsoever that my said attorneys shall lawfully design statement or cause to

be done and executed by virtue of these presents.

Solemnly Affirmed at

day of OS(07) 2001 by the withinnamed VASUMATI ARVIND SHAH

VCISU A SACY EXECUTANT VASUMATI ARVIN



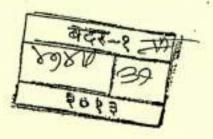
BEFORE ME

RAJURAJARAM TAMBE

PRAKASH NARAYAN WARANG.

John Krinsta
Sontaine (W)
Thumbai- 400 057

John Kalimada John Kalimada Jondans Lw)



करल-२

## INCOME TAX PAN SERVICE

(Managed by National Securities Depository Limited)

3rd Floor, Sapphire Chambers, Near Baner Telephone Exchang 跨1045 no window provi

Dear Sir / Madam,

PAN-AAHEM7843A

Your request for change in details in PAN data has been processed as per elange / correction form submitted by you.

addictionaryoù that quoting of PAN on return of income tax and challans to taxes is necessary to ensure accurate credit of taxes paid by you and fastic por quote PAN on all communications with the departme

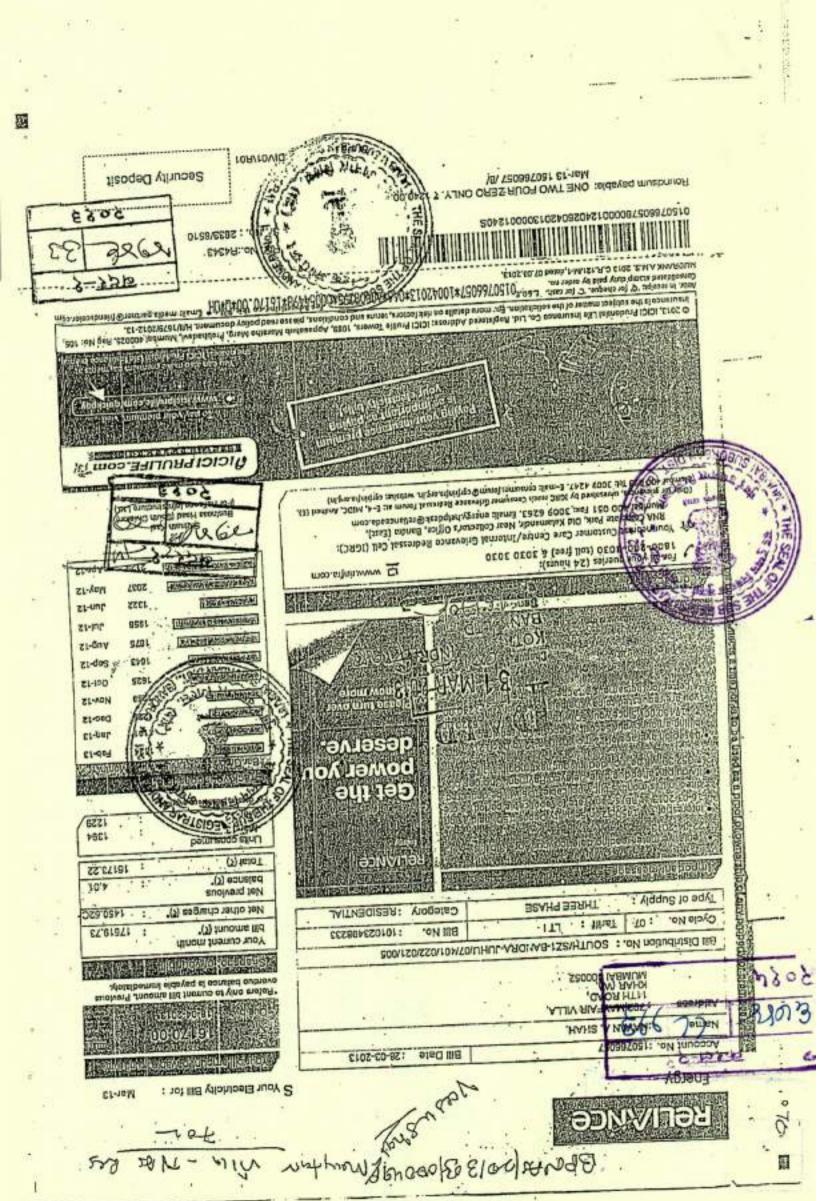
Department maintains a website: www.incometaxindia.cov/p for services to citizens. This site also contains detailed information

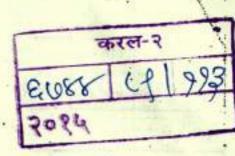
Income Tax Department

PKG ID : PLC07067201 / 28 / 33 / 15/0-4/2016 / FFL 

RICIAN

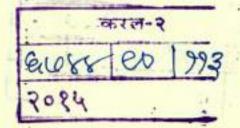
(This being a computer-generated letter, no signature is required)

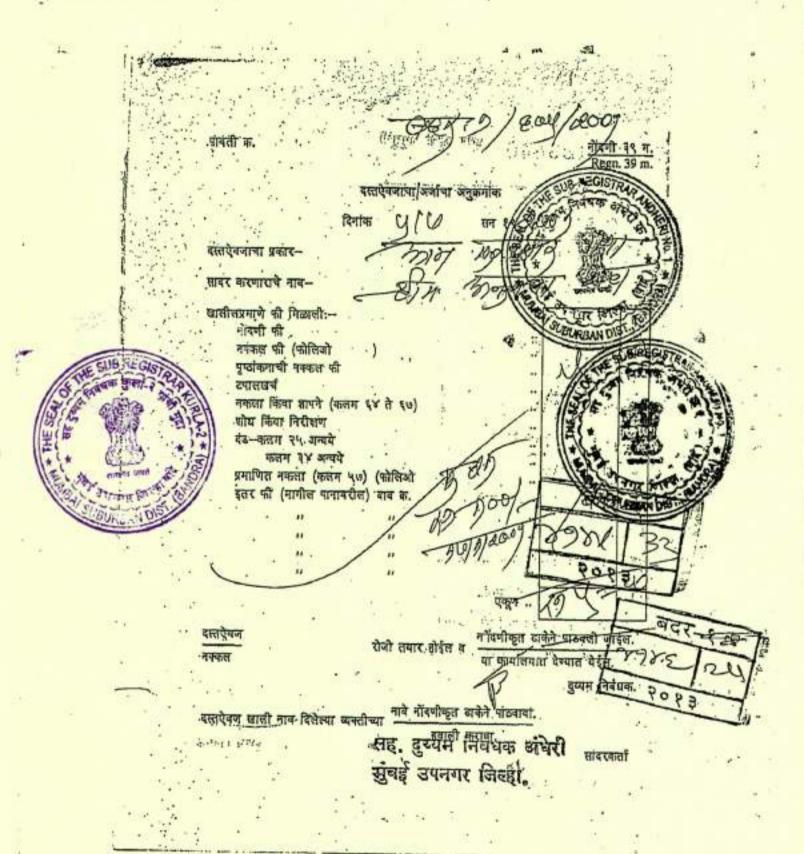


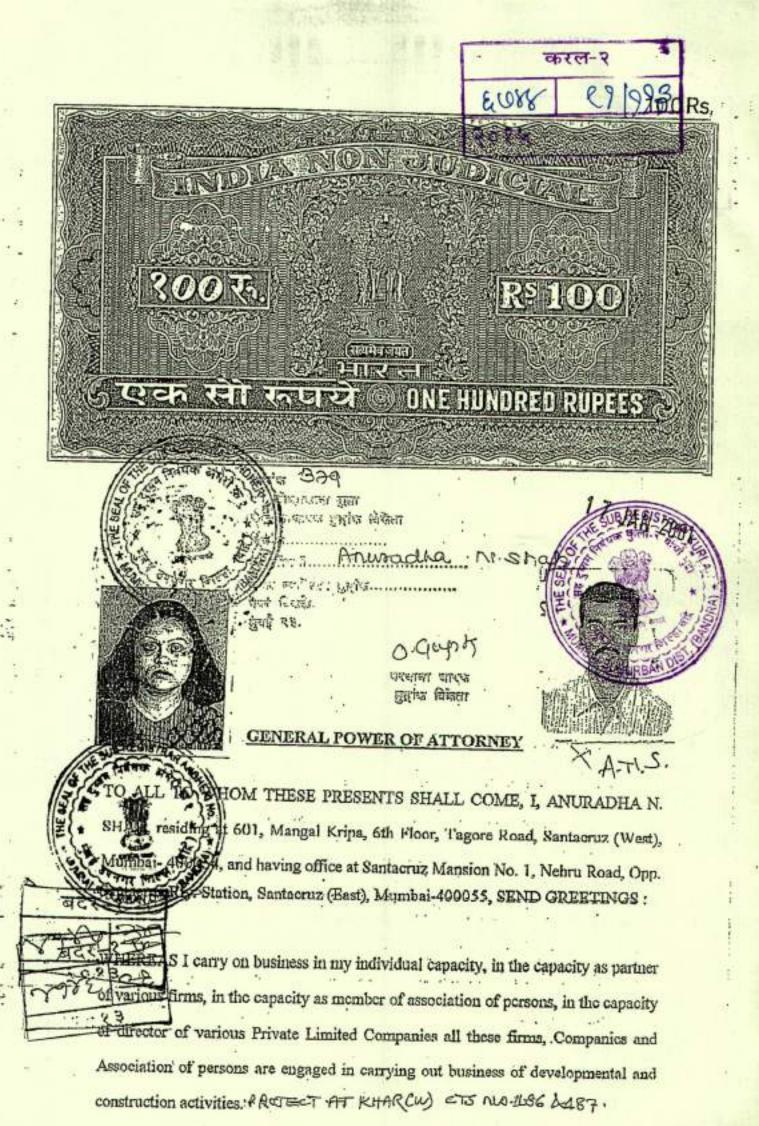


> Vasu A Shah

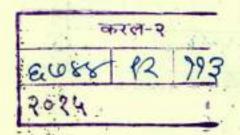
Suppret Power of Attumey has been Assessed by ,:) 311./2000 區5 JUL 2001) Scoupation howeville withing at Authentication Fed Joint Sub-Registrer Andheri, Alumbai Sub. - Dist. no correction, Erasuro, Addition, Interlianation noral Power of Attorney 2001. Andhori, Mumbal Sec. - Bip







LATUS.





ND WAREAS as part of my activities it is necessary for me from time in

ignoverous documents including Undertakings, Agreements, Convey

Rectification, Deed of Modification, Declarations, Powers of attorney, and various other documents and writings and to present the same for registration, to admit execution of the same herore the Office of the Suh-Registrar of Assurances at Thank.

Vasai, Vasai II at Virar, Bandra and at Old Custom House, Bombay and various.

other authorities and bodies, by attending their office.

AND WHEREAS I am unable to attend all such offices at all times for the aforesaid purposes.

\* A.T.S.

करंल-२			
8088	831	993	
२०१५	0.0		

AND WHEREAS I am desirous of appointing some fit and proper person to act for me to attend such offices and to sign and execute the necessary documents/undertakings, declarations, etc. and to admit execution of the Agreement, Conveyances, Deed of Rectification, Deed of Modification, Declarations and to do the needful for the aforesaid purposes.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I do hereby

nominate Committee and appoint Mr.Rajn Rajaram Tambe and Mr.Prakash

farpose hereinafter processed that is to say :-

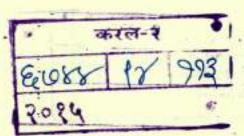
POSIGN the documents referred hereinabove on my behalf

TO ATTIMES the office of the Sub-Registrar of Assurances at Those, Vasai, Vasai II. Virar traindra and at Old Custom House, Bombay and such other bodies authorities as way be necessary to present the various documents, agreements, constant of attorney, undertakings, honds, writings, receipts, releases,

declarations and other papers and writings on my hehalf and to admit execution

and GINERALLY to act as my agent and true and lawful attorneys for me, in my manus and on my hehalf, to do and execute or cause to be done and executed all acts, deeds, matters, things, conveyances and assurances as fully and effectually as I myself could do and execute if present personally.

X Agrs.



AND I DO HEREBY CONFIRM AND RATTEY and agree to confirm and ratify all and whatsoever that my said attorneys shall lawfully do and execute or cause to be done and executed by virtue of these presents.

WE ACCEPT

WE ACCEPT

RATE RATARAM TAMBE

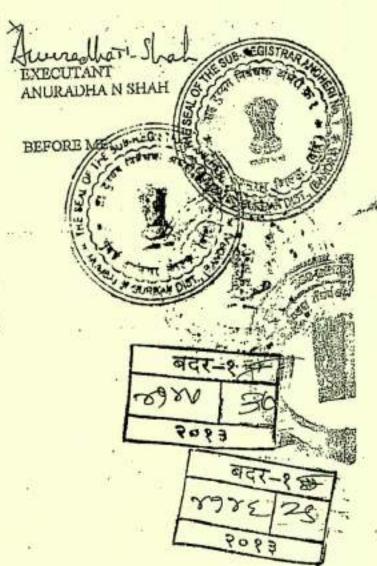
RATE RATARAM TAMBE

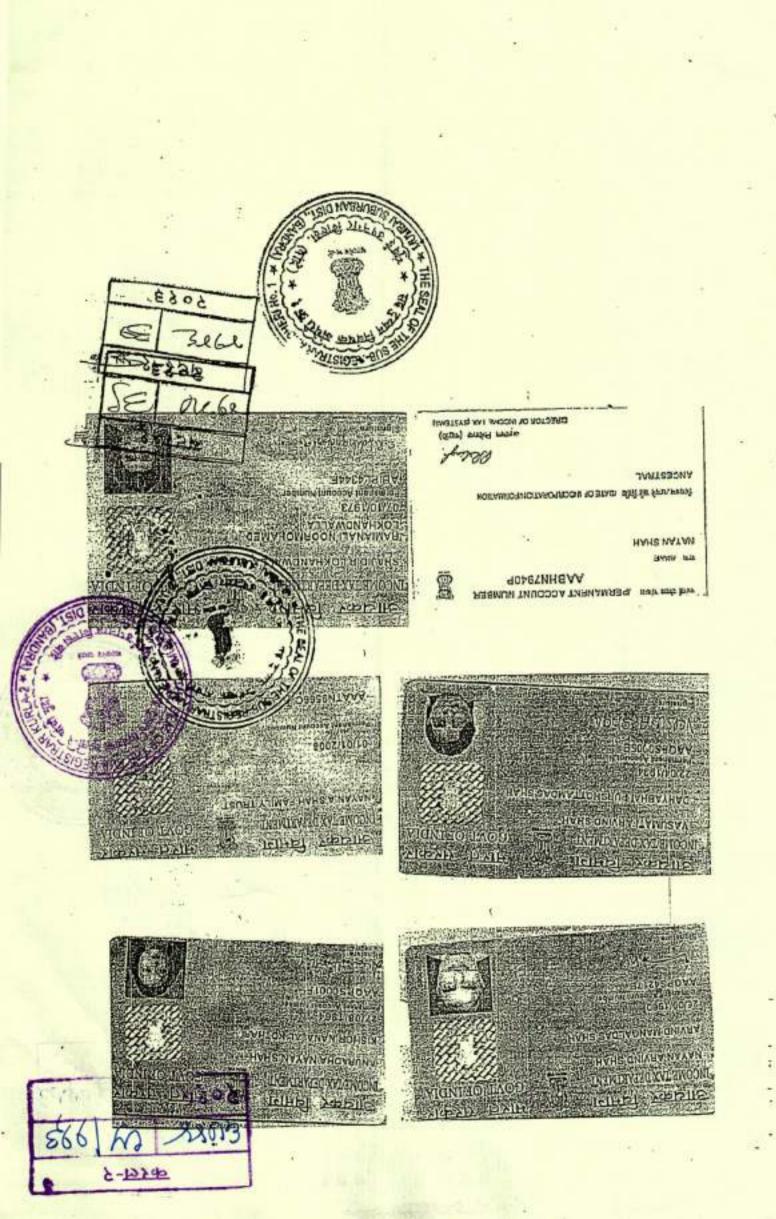
WORMS

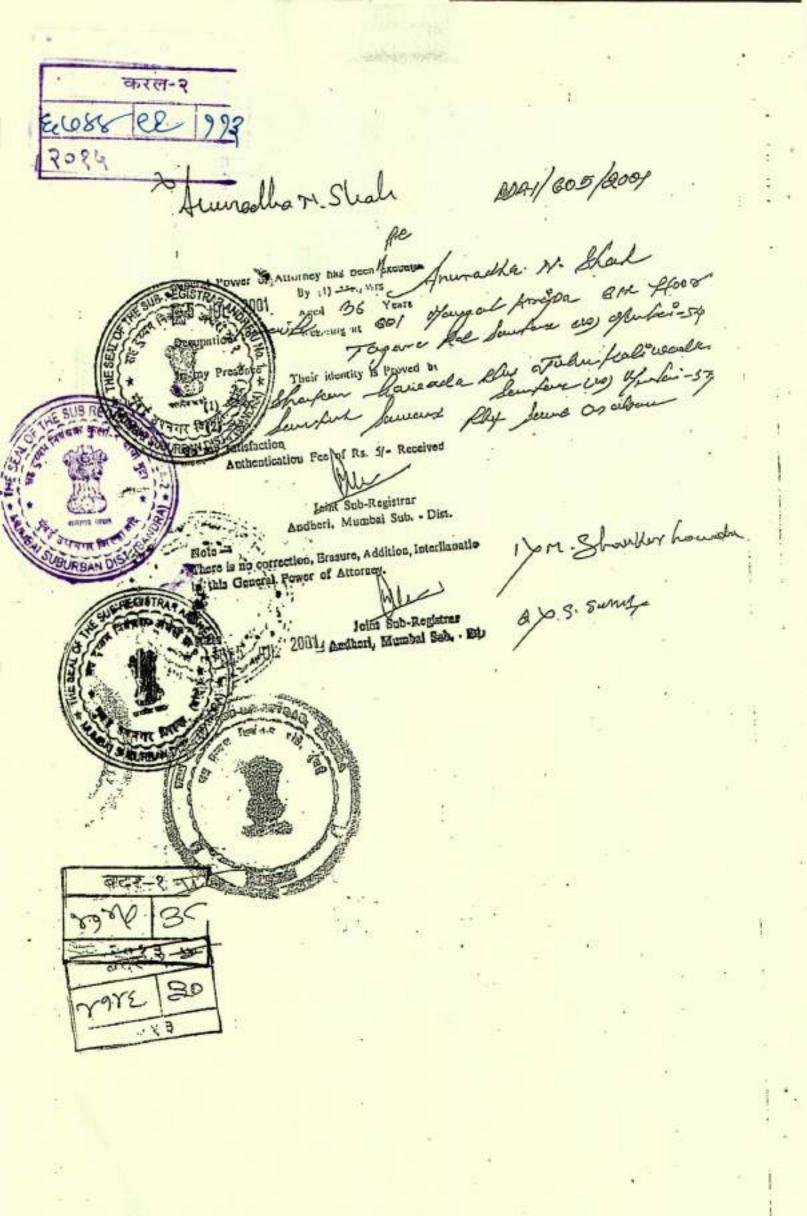
PLAKESH NARAYAN WARANG

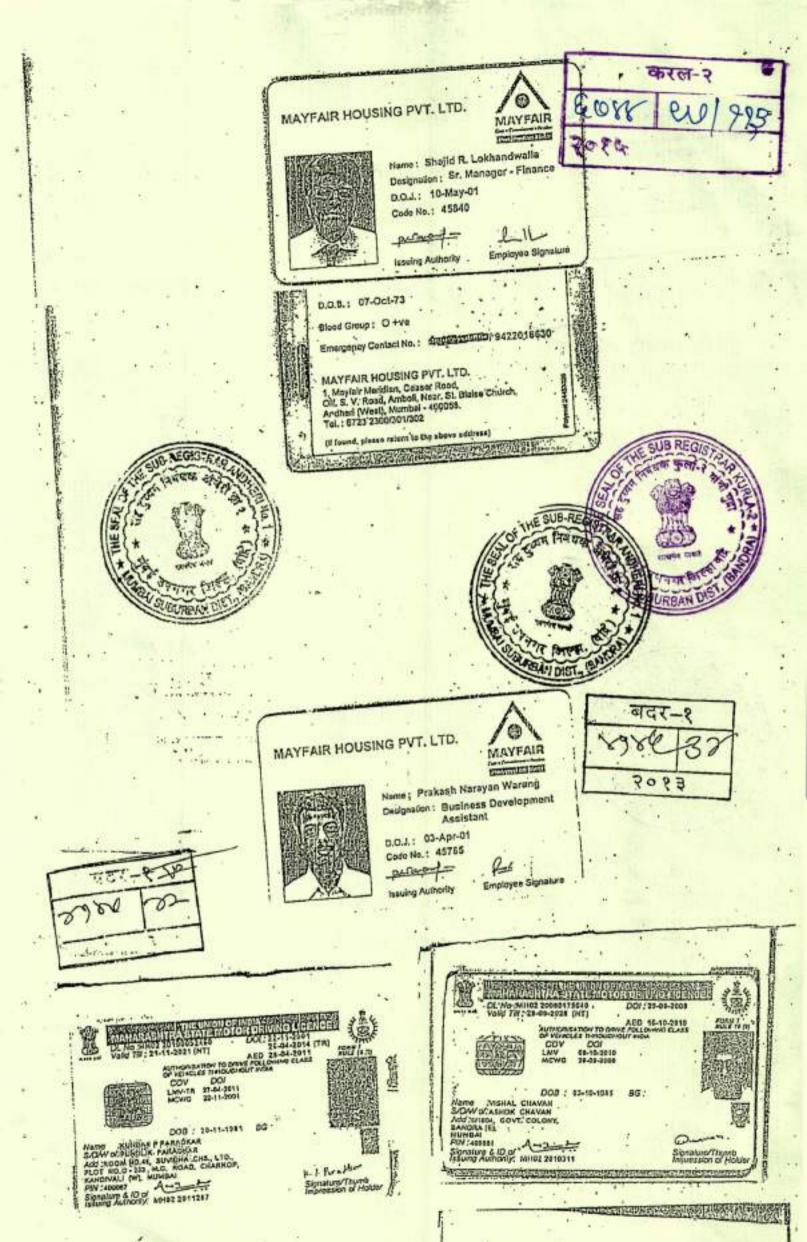
Juhu Kriwada, Santa on z (W) Mumber - 400 007

John Kriwara John Kriwara Sandaine (in) Mumbai - 400 051









शासाधारका शनिवार,20 एप्रिल 2013 7:55 म.पू.

दस्त गोषवारा भाग-1

वदरा

दस्त क्रमांक: 4146/2013

करत-२ बात कमांक: बंदरा /4146/2013 कार्जार मन्य: क. 209 3

मोबदला: रु. 00/-

०१५ भरलेले मुद्रांक शुक्क: का600/-

दु. नि. सह. दु. नि. बदरा यांचे कार्यालयात थ. फ्रं. 4146 वर दि.20-04-2013 रोजी 7:55 म.पू. वा. हजर केला. पावती:5216

पावती दिनांक: 20/04/2013

सादरकरणाराचे नावः मेफेबर हीसिंग चे भागीदार नयन अरविंद शाह, वसुमती अरविंद शाह व अनुराधा नयन शाह, नयन शाह एच यु एफ चे कर्ता नयन शाह व नयन शाह फॅमिसी ट्रस्ट तर्फे मुखस्वार प्रकाश नारायण बारंग

करत हमर करणा-याची सही:

नोंदणी फी दस्त हाताळणी फी पृष्टांची संख्या: 36



सह प्राप्त दिनंगतः अंग्रेति-१, राज्यम् निकृत्वांभिषीनिकत्हा.

इस्ताना प्रकार मन्त्र औप जेंटनी

पुद्रांच शुरैकः (क्ष्म में नेव्हा एकाच संव्यवहाराच्या संबंधात एका किया अधिक दस्तऐवजांची गोंचीी करण्याच्या एका प्रयोजनासाठी किंवा देशी एक किया अधिक दस्तऐवज निष्पादित केल्याचे कवूल करण्यासाठी केला अमेळ वेड्डा

शांका के 1 20 / 0 2013 08 : 00 : 59 AM ची वेळ: (सादरीकरण)

किया के 2 200 ( 1 2013 08 : 01 : 28 AM ची वेळ: (फी)

वर्षाची गोंची करण्याञ्चा एकुर्खु ।साठी केला समेळ केली स्ट्रिंग्-११५ २०१३



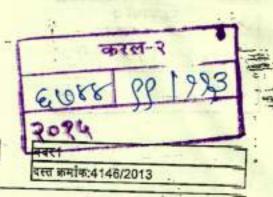
धमाणित करणेत सेने की, या अल् पाने आहेत. पुरास के श्री करर १/करणंत अल् १०११ वर नोदला दिशांक : 20 APR 2013

> सह. दुष्यम निजंधक, अंधेरी क्र. १, मुंबई उपनगर जिल्ह्य

Summary-2(दस्त गोषवारा भाग - २)

DELETINATION AT DAY 20/04/2013 7 57:17 AM

दस्त गोषवारा भाग-2



अंगठयाचा ठसा

दस्त क्रमांक :वदर1/4146/2013 दस्ताचा प्रकार :-शॅबर ऑफ ॲटनी

अनु का, पक्षकाराचे नाव व पत्ता नाव:मेफेअर हीसिंग चे भागीदार नयन अरविंद शाह, 1 बसुमती अरबिंद शाह व अनुराधा नवन शाह, नयन शाह एच यु एफ चे कर्ता नयन शाह व नयन शाह कॅमिली ट्रस्ट तर्फे मुखत्यार प्रकाश नारायण वारंग पत्ता:-, 1, मेफेअर मेरिडीयन , अंधेरी . सिझर रोड , अन्धेरी रेल्वय स्ततिओन , Maharashtra,

Mumbal, Non-Government. पॅन नंबर:

2 नाव:साजिद आर लोखंडवाला पत्ता:प्लॉट नं: -, माळा नं: 1, इमारतीचे नाव: मेफेअर होल्डरं मेरिडीयन , ब्लॉक नं: अंधेरी , रोड नं: सिझर रोड , महाराष्ट्र, मुम्बई. S.R. Lelliandus 10 पॅन नंबर:

पॉयर ऑफ़ अटॉनी वय:-40 स्याक्षरी:-

पक्षकाराचा प्रकार

कुलमुखत्यार देणार

वय:-39

नाक्षरी:-



द्यायाचित्र

क्षेत्रक करून देशार तथाकशीत पाँचर आँफ अँटर्गी चा दस्त ऐवज करून दिल्याचे कदुल करता Q4 / 2013 08 : 02 : 10 AM क्रिलीस इसमें असे निक्टीव के तात की ते दस्तऐवज करन देणा-यानां व्यक्तीशः ओळखतात, द त्यांची ओळ्ड हुटी

वितार किन-हिन डोम बांदा प मुंबई ४०००५०

हुलको राचे नाह च पर

पिन कोड:400050

स्वासरी





2 नाव:कुंदन - पराडकर बय:39

🕁 ब्ल हिल डोम बांद्रा प मुंबई ४०००५० लदर-१ (Db4) 8:400050 380 £808





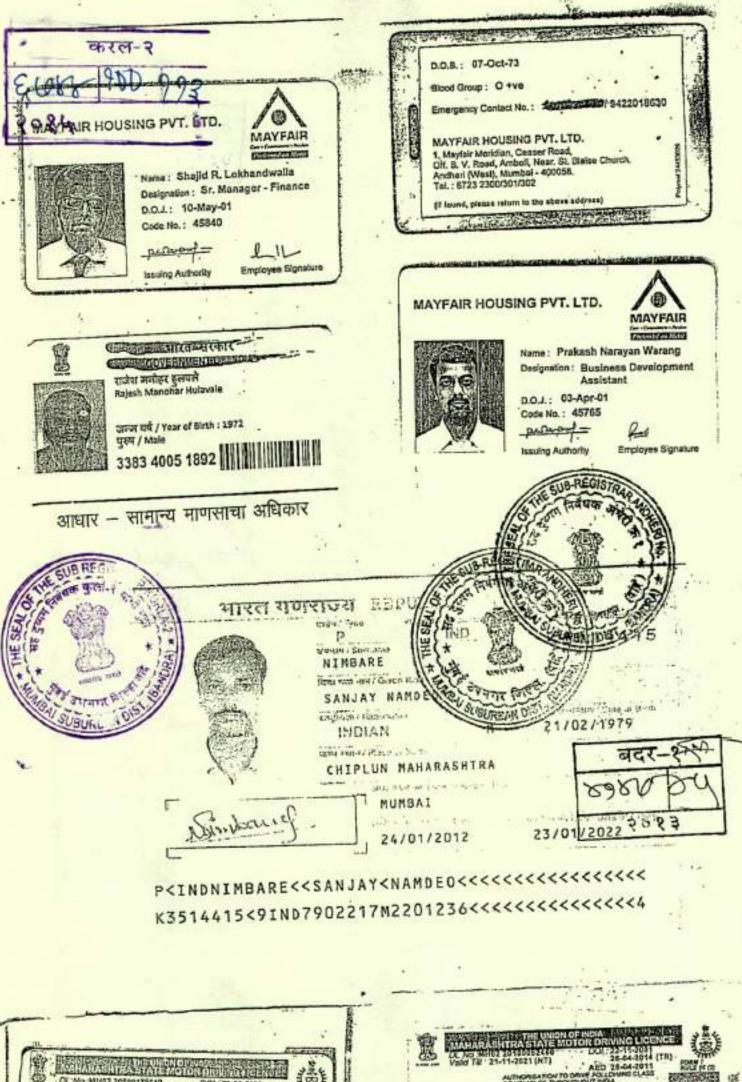
शिक्का क्र.4 ची वेळ:20 / 04

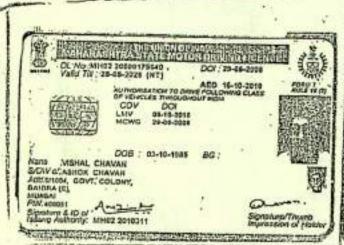
बेळ:20/04/2 मुंबर्व उपनाम जिल्हा

बदर-१ 2083

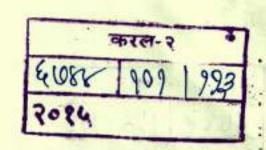
4146 /2013

iSarita v1.0













बदर-१ ऋ ४९४८ व्हर २०१३ Summary 1 (GoshwaraBhag-1) करल-२ २०१५ शनिवार, 20 एप्रिल 2013 7:58 म.पू.

दस्त गोषवारा भाग-1

वदरा

दस्त क्रमांक: 4147/2013

दस्त क्रमांक: बदर1 /4147/2013

बाजार मुख्य: रू. 00/-

मोबदला: रु. 00/-

भरलेसे मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बदरा यांचे कार्यालयात अ. कं. 4147 वर दि.20-04-2013 रोजी 8:03 म.पू. वा. हजर केला.

s.R.L. Uhandualla

करणाऱ्याची सही:

पावती:5217

पावती दिनांक: 20/04/2013

सादरकरणाराचे नाव: मेफेअर हौिसँग चे भागीदार नयन बरविंद शाह, बसुनती अरविंद शाह व बनुराधा नयन शाह, नयन शाह एच यु एफ चे कर्ता नयन शाह व नयन शाह फॅमिली ट्रस्ट तर्फे मुखत्यार साजिद आर सोखंडवासा

नोंदणी फी

₹, 100.00

दस्त हाताळणी फी

₹. 860.00

डाटा एन्द्री

₹. 20.00

पृष्टांची संख्या: 43

\_

एकुण: 980.00

र्*यम् जिल्ले स्व*ध्येषे<del>शिराः</del> भुकटे उपनगर जिल्हा.

दुर्विम निवंधक, अंधेरी-1 हे. दुर्वण निजंशक अंग्रेरी-१

र्पुचई उपनगर जिल्हा दस्तामा प्रकार: पाँवर ऑफ अँटर्नी

मुद्रोक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी क्ररण्याऱ्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्का के, 1 20 / 04 / 2013 08 : 03 र 25 AM ची वेळ: (सादरीकरण)

शिक्षा #. 2 20 / 04 / 2013 08 : 03 : 53 AM ची वेळ: (फी)



मगणितं करणेत येते की, य

तामध्ये एकूण

1/10th 89

नदर-१. छ निआत. ४९ ४८ ४७ २०१३ २०१३

201 APR 201

सह. दुव्यम निबंधक, अधेरी क्र. १. मुंबई उपनगर जिल्हा

## Summary-2(दस्त गोषवारा भाग - २)

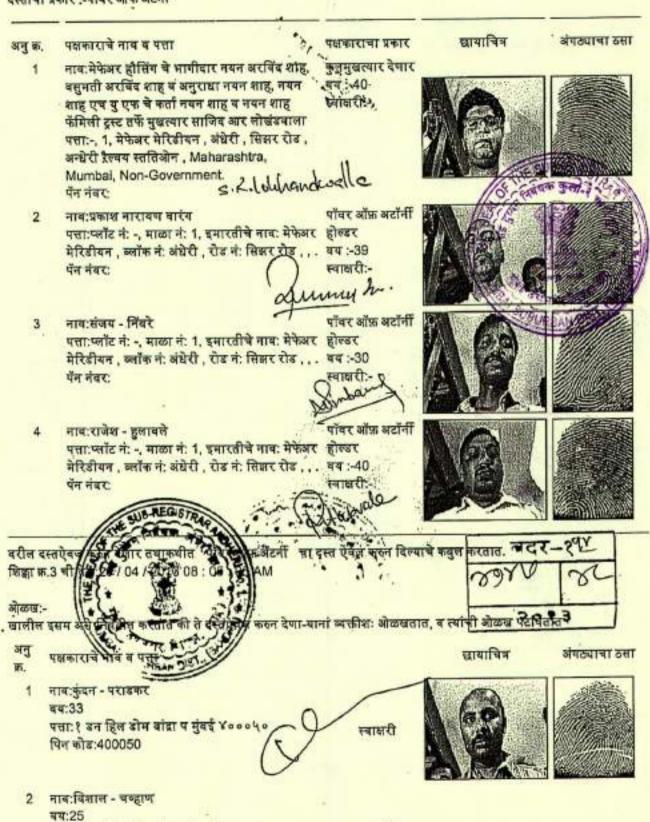
करल-२ ६७४४ १०३ १९३ २०१५

20/04/2013 8 00:42 AM

दस्त गोधवारा भाग-2

वदर1 दस्त क्रमांक:4147/2013

दस्त क्रमांक :यदर1/4147/2013 दस्ताचा प्रकार :-पांवर ऑफ अंटर्नी



स्वाक्षरी

पिन कोड:400050

पत्ता:१ डन हिल डोम बांद्रा प मुंबई ४०००५०

Summary-2(दस्त गोषवारा भाग - २)

करल-२ ६७४४ १०४ १<u>१</u>३ २०१५





शिक्का क्र.4 ची वेळ:20 / 04 / 2013 08 : 06 : 24 AM

शिक्का क.5 ची क्रेक:20 / 04 / 2013 08 : 06 : 28 AM नोंदणी पुस्तक 4 मध्ये

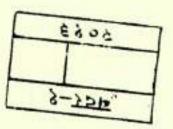
निम्मिनवंधक, अधेरी-1

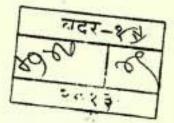
सह पुराम निवंधक अंधेरी-१, मंबई उपनगर जिल्हा.

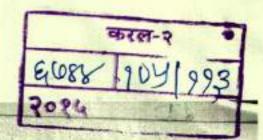
4147 /2013











## " कुलमुखत्थारधारकाचे घोषणापत्र "

मी श्री संज्ञाय निंबरे /राजेश भ-दलवले वय 30/४२ वर्ष, धंदा निकरी

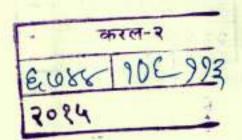
्यादारे घोषित करतो की, दुख्यम निबंधक द्वारा/विवर्ध-रेयांचे कार्यालयात केन्द्राह नामा...... या शिर्षकाचा दस्त नोंदणीसाठी सादर कर्म्युवर आला आहे. क्ष्राजित लेखंड बाला (308-1 4047-10)यांनी दि. व्यक्ति संदेश सेवर रेजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सिद्ध केला आहे / निषपादित करून कवुलीजवाव दिला आहे. सदर कुलमुखत्यार किला केला यांनी रदद केलेला नाही किंवा कुलमुखत्यारपत्र लिहून घेणार व्यक्ती कोणीही मयत आलेले नाही किंवा अन्य कोणत्याही कारणाने कुलमुखत्यारपत्र रददातल ठरलेला नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असुन उपरोक्त कृती करण्यास

मी पुर्णतः सक्षम आहे. सदर कथन चुकीचे आढळुन आल्यास, नोंदणी आधिनियम

१९०८ वे कलम ८२ अन्वये शिक्षेस पात्र राहीन याची मला जाणीव आहे.

दिनांक 1717/2015

कुलमुखत्यारपत्रधारकाचे नाव व सही



## हमीपत्र

## मी श्री Aakash Rohit Parikh & Kinjal Vijesh

Mistry या व्दारे अशी हमी देतो की, या व्यवहारात मी कुठल्याही प्रकारचे वाहनतळ (बंदिस्त/ खुले) खरेदी केलेले नाही किंवा विकसकाकडुन कुठिल्याही प्रकारचे वाहनतळ मला देण्यात आलेले नाही.

Constituted Alterney of Partner

(Aakash Rohit Parikh)

taxash

(Kinjal Vijesh Mistry)

पक्षकराचे नाव व स्वाक्षरी

करल-२ ६७४४ १०७ ११३ २०१५

## INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)
3rd Floor, Sapphire Chambers, Near Baner Telephone Exchange,

STORE TAX DEPARTMENT
MAYFAIR HOUSING

मारत सरकार GOVI OF INDIA

10/05/1973

Permanent Assessed Number

AAHFM7843A

Dear Sir / Madam,

PAN AAHFM7843A

Your request for change in details in PAN data has been change / correction form submitted by you.

We wish to inform you that quoting of PAN on return of income tax and Enalans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and taster precessing of return of income. Please quote PAN on all communications with the stronger taxes helps to improve taxpayer service.

Income Tax Department maintains a website: <a href="www.incometaxindia.gov.in">www.incometaxindia.gov.in</a> for providing information and services to citizens. This site also contains detailed information of PAN.

Income Tax Department

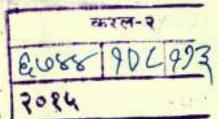
PKG ID : PLC07087701 / 28 / 33 / 15/04/2010 / FFL

DLC/11/703706000449803111/35977596

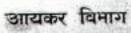
MAYFAIR HOUSING

MAYFAIR HOUSING

MAYFAIR MERIDIAN CEASER ROAD ANCHERI WEST MUNIEAL MAHARASHTRA - 400050 TEL. NO:22 67232371







INCOME TAX DEPARTMENT

RUSHABH PARIKH

ROHIT RASIKLAL PARIKH

31/03/1983

Permanent Account Number

ALLPP7543B

RAPART













CHALLAN MTR Form Number-6

करलं-१ २०१५

20000.00

Department Inspector/General Of Registration	AMC 2000 00	710114		10R198(KRL2) 10R198(KRL2) 10R198(KRL2) 10R198(KRL2) 10R198(KRL2) 10R198(KRL2)	
Type of No. Detace No. 166338201516  Type of No. 166338201516  Type of No. 166338201516  Registration Fees		Payer Details TAX ID (If Any)		Fuyur Details	
			Appliacab	le) AAHFM7843A	
		Full Name		Mayfair Housing	
Location MUMBAI				24 1	
Year 2014-2015 One Time			No	CTS no. 2A/3B Powai Hill Road	
Account Head Details	Amount In Rs.	Premises/Building			
0030063301 Amount of Tax	30000.00	Road/Street Area/Locality		21.27 Square Meters	
				Vikhroli West Mumbai	
		Town/City/	District		
		PIN		4 0 THE SUBJECT	
		PAN2=BBSPPCCT N=Mr. Apresti Parik n and Mrs. Kinja Metry-CA=544084			
Total	20000.00	Amount In Thirty Thousand Rupees Only			
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27 P. Martinani (1920)		Bank CIN	FOR USE IN RECEIVING BANK		
Charme DD Dates	1320(30230502150		REF No.	03907642015032000180 5619955	
Cheque-DD Details		Date		20/03/2015-17:24:46	
Cheque/DO No		Date			
Cheque-DD Details  Cheque/DD No  Name of Bank Validity unknown		Bank-Brand	h	VIJAYA BANK	

Mobile No. | 98200 Date: 2019 07:53:1315 Reason: S Document

Location: India

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8088 990 993 2084



STREET, STREET

शक्रवार, 17 जुलै 2015 7:52 म.प.

दस्त गोचवारा भाग-1

करल2

दस्त क्रमांक: 6744/2015

दस्त क्रमांक: करल2 /6744/2015

बाजार मुल्य: रु. 33,69,168/-

मोबदला: रु. 54,40,811/-

भरतेले मुद्रांक शुल्क: रु.2,72,100/-

इ. नि. सह. इ. नि. करल2 यांचे कार्यालयात

अ. के. 6744 वर दि.17-07-2015

रोजी 7:34 म.पू. वा. हजर केला.

पावनी:7764

पावती दिनांक: 17/07/2015

सादरकरणाराचे नाव: आकाश रोहित - पािरख

नोंदणी फी

क. 30000.00

निबंधक कुला 2

दस्त हाताळणी फी

₹. 2260.00

पृष्टांची संख्या: 113

taxash दस्त हजर करणाऱ्याची सही:

एक्ण: 32260.00

सह दु निर्वधक कुला 2

सह दुम्यम निवंधक कुला-२

वस्ताका प्रकार करान्त्रीमा जिल्हा

सह द्याम निवंधक कुली २ मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का कं. 1 17 / 07 / 2015 07 : 34 : 31 AM ची बेळ: (सादरीकरण)

निक्का के. 2 17 / 07 / 2015 07 : 43 : 50 AM भी वेळ: (फी)

EPPIREE

मंद्र दूसका विश्वय करते हैं विश्वय विश्वय क्रिकेट

Lein .

the same that the

17/07/2015 7 55:39 AM

दस्त गोधवारा भाग-2

दस्त क्रमांक:6744/2015

दस्ताचा प्रकार :-करारनामा 💥 🐇 🖫

दस्त क्रमांक :करल2/6744/2015

पश्चकाराचे नाव व पत्ता अन् क्र.

- नाव:आकाश रोहित पािरख 1 पत्ता:फ्लॅट नं. 21, -, आनंद महल साईनाथ नगर , घाट्कोपर प मुंबई , -, घाट्कोपर बेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पैन नंबर:BBSPP0033J
- नाव:किंजल विजेश मिस्त्री 2 पत्ता:फ्लॅट नं. 21, -, आनंद मंगल साईनाथ नगर , घाट्कोपर प मुंबई , -, चाट्कोपर वेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:ASUPM9699P
- नाव:मेफेअर हाऊसिंग तर्फे नयन अरविंद शाह तर्फे कॉन्स्टीट्ट अटर्नी शाजित लोखंडबाला तर्फे कु मु राजेश हलवले पत्ता:प्लॉट नं: कार्यलय क्र. 1 , माळा नं: -, इमारतीचे नाव: मेफेअर मरिडियन , ब्लॉक नं: अंबोली अंधेरी प मंबई, रोड नं: सेंट ब्लैस चुर्च जबळ सिझर रोड, महाराष्ट्र, मंबई. पैन नंबर:AAHFM7843A

पक्षकाराचा प्रकार

लिहन घेणार वय:-27 स्वाक्षरी -

taxasl

लिहन घेणार

वय:-26

म्बाक्षरी:-

लिहन देणार

वय:-41 स्वाक्षरी:-



अंगठ्याचा ठमा



WHEN THEFT

छायाचित्र









बरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात. शिक्का क.3 ची बेळ:17 / 07 / 2015 07 : 45 : 21 AM

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

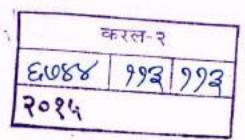
अन् छावाचित्र अंगठ्याचा ठसा पक्षकाराचे नाव व पत्ता 事. नाव:अब्राहम - जॉर्ज 1 वय:54 पत्ता;सोहम हाऊस राम मारुती रोड ठाणे प पिन कोड:400602 नाव:पािरख - रूप वय:32 पत्ता:आनंद महल सिर्द्धनाश्च नगर घाटकोपर प मुं पिन कोड:40008

शिक्का क्र.4 ची वेळ:17 / 07 / 2015 07 : 46 : 23 AM

Ç.

शिक्का क.5 की वेळ:17 / 07 / 2015 07 : 46 : 58 AM नोंदणी पुस्तक 1 मध्ये

मह दु.मिन्युक कुर्ला 2 स**हं वृथ्यम** निवंधक कुर्ला-२ मुं**बई उपनग€निक्रक्ट**ent Details.



sr. Epayment Number

1 MH006569523201415E

2 MH006569249201415E

Defacement Number 0001466338201516 0001466337201516

6744/2015

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प्रमाणित करण्यात येते की दस्तामध्ये एक्ण्डलक्षात्र । १९३३) पाने आहेत करल-२/ ६७४४ /२०१५ पुस्तक क्रमांक १ क्रमांक्ता र नेंद्रता १७/०७/२०१५ विशेषक कृतां र सह देने विशेषक कृतां र



17/07/2015

सूची क्र.2

दुय्यम निवंधक : सह दु.नि. कुर्ला 2

दम्त क्रमांक: 6744/2015

नोदंणी : Regn:63m

गावाचे नाव: 1) घाटकोपर

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

5440811

(3) बाजारभाव(भादेपटटयाच्या बाबनितपटटाकार आकारणी देतो की पटटेदार ने नमुद करावे) 3369168

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :सदिनका नं: फ्लॅट नं.बी-1505, माळा नं: 15 वा माला वी विंग, इमारतीचे नाव: मेफेअर हील्क्रेस्ट, ब्लॉक नं: मौजे घाटकोपर विक्रोळी प मुंबई, रोड नं: पबई हिल रोड ऑफ गोदरेज हिरानंदानी लिंक रोड( ( C.T.S. Number : 2ए/3वी ; Plot Number : -; ) ) इतर हक्ष :

(5) क्षेत्रफळ

1) 21.27 चौ.मीटर पोटखराब क्षेत्र: 0 NA

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करन देणा-या/निहृत ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता. 1): नाव:-मेफेअर हाऊसिंग तफें नयन अरविंद शाह तफें कॉन्स्टीट्ट अटर्सी शाजित लोखंडवाला तफें कु मु - राजेश हुलबले वय:-41; पत्ता:-प्लॉट नें: कार्यलय क्र. 1, माळा नें: -, इमारतीचे नाव: मेफेअर मरिडियन, ब्लॉक नें: अंबोली अंधेरी प मुंबई, रोड नें: मेंट ब्लैस चुर्च जवळ सिझर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400058 पैन नें:-AAHFM7843A

(8)दम्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता 1): नाव:-आकाश रोहित - पािरख वय:-27; पत्ता:-फ्लॅट नं. 21, -, आनंद महल साईनाथ नगर , घाट्कोपर प मुंबई , -, घाट्कोपर बेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400086 पॅन नं:-BBSPP0033J

2): नाव:-किंजल विजेश - मिस्त्री यय:-26; पत्ता:-फ्लॅट नं. 21, -, आनंद मंगल साईनाथ नगर , घाट्कोपर प मुंबई , -, घाट्कोपर वेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400086 पॅन नं:-ASUPM9699P

(9) दस्तऐबज करन दिल्याचा दिनांक

25/03/2015

(10)दस्त नोंदणी केल्याचा दिनांक

17/07/2015

(11)अनुक्रमांक,खंड व पृष्ट

6744/2015

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

272100

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

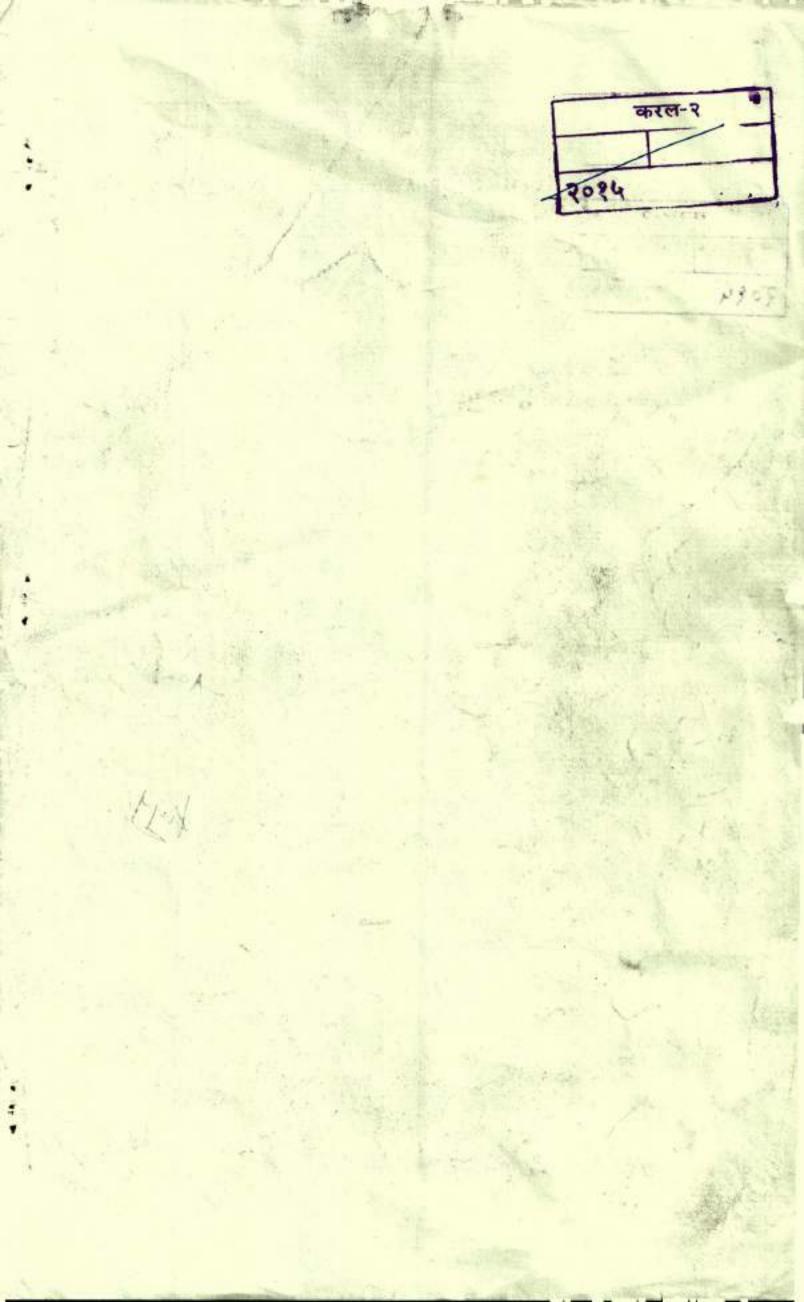
श्रह दुग्पम निर्वधक कुर्ला - २ चुंबई उपनगर जिल्हा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

iSarita v1.5.0





	करल-२	19
(		
208		1

DATED THIS _	DAY OF	, 2015
M/s MAYF	AIR HOUSING	

AND

Mr. Aakash Rohit Parikh

Mrs. Kinjal Vijesh Mistry

Morash ...Purchaser

...Developer

...Purchaser