

①
SALE AGREEMENT

SHOP NO. 7(A)

SECOND FLOOR

"THE MALL"

STATION ROAD

1110
TH
93
ATC-2/652/2012

MALAD (W)

MUMBAI - 400 064.

POOJA ESTATE

MR. KHETSHBHAI NISER. CALL 09821589710

MR. RAHUL K.NISER. CALL 09870926776



Tuesday, January 24, 2012

12:02:05 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 651

गावाचे नाव मालाड

दिनांक 24/01/2012

दस्तऐवजाचा अनुक्रमांक वदर2 - 00652 - 2012

दस्ता ऐवजाचा प्रकार करारनामा
करारनामा

सादर करणाराचे नाव: मितेश बाबुलाल बारोट - -

| | | |
|--|----|----------|
| नोंदणी फी | :- | 12700.00 |
| नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30) | :- | 600.00 |
| एकूण रु. | | 13300.00 |

आपणास हा दस्त अंदाजे 12:16PM ह्या वेळेस मिळेल


दुय्यम निबधक
बोरीवली 1 (मालाड)

बाजार मुल्य: 1269000 रु. मोबदला: 1000000रु.

भरलेले मुद्रांक शुल्क: 63600 रु.

दुय्यम निबधक बायवली-४
संघर्ष उपनगर तिवळ

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि कपोल को ऑ बँक लि ;

डीडी/धनाकर्ष क्रमांक: 278836; रक्कम: 12700 रु.; दिनांक: 21/12/2011



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 24/01/12



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2010

24/01/2012

1. दस्तावा प्रकार :- काशजामा अनुच्छेद क्रमांक 25(b)
2. सादरकर्त्याचे नाव :- मतिश बाबुलाल काशी
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- बामाड (डायवा)
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भूखंड क्रमांक :- 608, 608/1 त 46
6. मूल्य दरविभाग (झोन) :- (63) उपविभाग (299)
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ मी.दर :- 148500/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 10.68 कारपेट / विल्ट अप चौ.मीटर / फीट
9. कारपार्किंग :- गच्ची :- पोटमाळा :-
10. मंजला क्रमांक :- 2^{वा} मजला उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- 2003-04 घसारा :- 20% (The mall) (2nd floor)
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्यान्वये दिलेले घट / वाढ
14. लिह अँड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :-
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :-
3. कालावधी :-
15. निर्धारित केलेले बाजारमूल्य :- 1269 000/-
16. दस्तामध्ये दर्शविलेली मोबदला :- 10-00 000/-



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7. देय मुद्रांक शुल्क :- 63450/- भरलेले मुद्रांक शुल्क :- 63600/-
8. देय नोंदणी फी :- 12700/-

लिपीक

24/1/12

सह दुय्यम निबंधक

SHCIL E-Stamping Receipt

| | | | |
|--|-----------------------|---------------------------------|--|
| Stamp Duty Purchased By | Mitach B. BAROT | Stamp Duty Paid by | <input checked="" type="checkbox"/> 1st Party |
| Stamp Duty Amount | Rs. 63,600/- | <input type="checkbox"/> Cash | <input type="checkbox"/> DD |
| Cheque/ DDI/ PO/ UTR/ REE/ Account No. | KAROL Co-op B. 228155 | <input type="checkbox"/> RTGS | <input type="checkbox"/> Account to Account Transfer |
| Bank Name | | <input type="checkbox"/> Cheque | <input type="checkbox"/> Pay-Order |
| Counter Signature with Seal | | <input type="checkbox"/> NEFT | Date: 1 / 20 |
| | | Branch Name | |
| | | Date: 1 / 20 | |



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SHCIL-MAHARASHTRA

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

Tel : 022-61778151
E-mail :

Mode of Receipt

Account Id mhshcil01

Account Name SHCIL-MAHARASHTRA

Receipt Id RECIN-MHMHSHCIL0105493531134893J
Receipt Date 22-DEC-2011

| | | |
|------------------------|--------------------------|---|
| Received From | MITESH BABULAL BAROT | Pay To |
| Instrument Type | PAYORDER | Instrument Date 21-DEC-2011 |
| Instrument Number | 278835 | Instrument Amount 63600 (Sixty Three Thousand Six Hundred only) |
| Drawn Bank Details | | |
| Bank Name | THE KAPOL CO OP BANK LTD | |
| Out of Pocket Expenses | 0.0 () | |
| | Branch Name MALAD | |



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: AGREEMENT FOR SALE :

THIS AGREEMENT FOR SALE made and entered into at Mumbai on this 9th day of **December 2011**, (31-12-2011) **BETWEEN MR. DEEPAK G.MATAI** above 63 years an adults, Indians, Inhabitant of Mumbai, residing at **101, LINKWAY SOCIETY , LINK ROAD ,OSHIWARA, MADHA ANDHERI (W), MUMBAI 400 053**. Hereinafter called an referred to as **"THE TRANSFEROR/S"** (which expression unless it be repugnant to the context or contrary to the meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns) of the **ONE PART .**

: AND:

MR.MITESH BABULAL BAROT. Aged above 30 YEAR AN adult Indian, Inhabitant of Mumbai, Residing at **201-C MAITRI HIGHT, MARVE ROAD, OPP NUTAN SCHOOL, MALAD (W), MUMBAI 400064** Hereinafter called and referred to as **"THE TRANSFEREE/S"** (which expression shall unless it is repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) of the **OTHER PART:**

WHEREAS MR. DEEPAK G.MATAI have/has purchased above SAID SHOP from i.e. M/S DEWAN INVESTMENTS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 and having its Registered Office at HDIL TOWER (DHEERAJ ARMA), ANANT KANEKAR MARG, BANDRA (E), MUMBAI 400 051, vide AGREEMENT FOR SALE DATED 28/06/2003., & it's REGISTRATION NO :- BDR2 - 05441 - 2003. Dated 31/07/2003.

AND WHEREAS the Transferors is/are the members and owners and as such absolutely seized and possessed of and/or otherwise well and sufficiently entitled to SHOP NO. 7(A), ON SECOND-FLOOR, situated at THE MALL, STATION ROAD, MALAD (WEST), MUMBAI- 400 064, (hereinafter called "the SAID SHOP")

AND WHEREAS the Transferor/s are members of the "THE MALL", hereinafter referred to as "the said Shopping Centre"



AND WHEREAS it is now mutually agreed by and between the parties hereto that Transferor/s shall sell and transfer and the Transferee/s shall purchase and acquire the said shop at or THE PRICE OF RS 10,00,000/- (RUPEES TEN LAKHS ONLY).

: NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. That Transferee/s has/have inspected all the documents and papers regarding the said shop and has been satisfied them about the title of the said shop of the Transferor/s. The Transferor/s shall sell, transfer, assign, assure, and Transferee/s shall purchase and acquire the said SHOP that is SHOP NO. 7(A), ON SECOND-FLOOR admeasuring 95.8 Sq.Feet CARPET AREA. Situated at THE MALL, STATION ROAD, MALAD (WEST), MUMBAI-400 064, at or for price RS 10,00,000/- (RUPEES TEN LAKHS ONLY).

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2. The Transferee/s has/have paid to the Transferor/s a sum of **RS 10.00.000/- (RUPEES TEN LAKHS ONLY)**. As full and final consideration and the Transferor/s hereby confirm and admit to have received the same amount and discharges the Transferee/s in this respect forever.
3. The Transferor/s hereby undertakes to handover the actual and Physical possession of the said shop to the Transferee/s immediately upon receipt of above said consideration within stipulated period.
4. On receiving the full consideration, the Transferor/s shall immediately put the Transferee/s in possession of the said shop and shall surrender right, title and interest in respect of the said shop and the said Shares in favour of the Transferee/s (which the Transferee/s has/have seen, inspected and found to be in perfect condition) and the Transferee/s shall be entitled to quietly enter, upon leave, occupy, posses and enjoy the said shop and the said shares together with the fittings, fixtures and other amenities annexed thereto.
5. The Transferor/s state the said shop free from all encumbrances of whatsoever nature and the Transferor/s has/have not taken any loan/s from any financial institution/s or person/s against the said shop and further they has/have not kept the said shop/shares as security or additional security in respect of any sort of loan/fiance. The Transferor/s also hereby declare that the transferor/s has/have not created in favour of any third party any interest by way of sale, Mortgage, charge, lien, exchange or maintenance: The Transferor/s further undertakes to keep fully Indemnified and harmless to the Transferees against all contingent claims, demands, proceedings, charges, costs and expenses.



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6. The Transferor/s further declares as the said shop was the self acquired property of the and that one else except them have any right, title and interest in respect of the said SHOP and the said shares.
7. The Transferor/s has/have obtained the necessary NO OBJECTION CERTIFICATE from the said "THE MALL", Shopping Centre, FOR THE SALE AND TRANSFER OF THE SAID SHOP IN FAVOR OF THE TRANSFEREE/PURCHASER .
8. The Transferor/s hereby declares that they has/have paid all the dues to the said shopping centre in respect of the said shop on account of Shopping centre outgoings up to the end of and nothing is due and payable by them to the said shopping centre and undertakes to keep fully indemnify the Transferee/s that respect.
9. The Transferee/s hereby covenants and agrees to become the member of the said "THE MALL", and to abide by all the singular bye-laws, rules and regulations made and adopted from time to time by the said shopping centre and also undertakes to pay the proportionate of shopping centre outgoings in respect of the said Shop every month regularly without fail and keep the Transferor/s indemnified in that respect.
10. The Transferor/s hereby declares that hereinafter they has/have no right, title and interest or claim of any nature in the said shop or any part of the said shop subject to payment within stipulated period.
11. The stamp duty and registration charges in respect at "THE SAID SHOP", if any, levied by competent authority, the same shall be borne and paid by "THE TRANSFEREES".



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12. The Transfer Charges to be paid to the builder shall be borne and paid by "THE TRANSFEREE/S" / PURCHASER as per their mutually agreed terms for which The Transferors will complete the necessary formalities as per their best satisfaction, at their convenient time either With the builder or the society, or the Limited Company or the Condominium of Apartment & with its concern bodies, whenever formed. "THE TRANSFERORS" assures that they will not ask for refund of any amount whatever is parted with from "THE TRANSFEREES".

13. THE PERMANENT ACCOUNT NUMBER (P.A.N.) OF THE VENDOR AND THE PURCHASER ARE AS UNDER

| NAME | Account Num |
|-------|-------------|
| <hr/> | |



a) MR. DEEPAK G.MATAI AKCPM2284Q.

b) MR.MITESH BABULAL BAROT. AGAPB02170.

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: THE SCHEDULE ABOVE REFERRED TO:

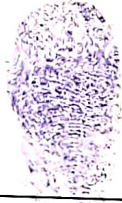
ALL THAT SHOP NO. 7(A), On the SECOND- FLOOR ,IN THE BUILDING KNOWN AS " THE MALL " , Station Road Malad (W), Mumbai 400 064 , admeasuring AREA 95.8 Sq.Feet CARPET AREA. Bearing C.T.S NO. 608,608/1 to 46 and co-related survey no 342 (part) of village Malad (south), Taluka Borivali within Registration District and Sub- District of Mumbai city & Mumbai Suburban.

IN WITNSEE WHEREOF THE Parties here to have set and Subscribed their respective hands on the day and year First herein above written.

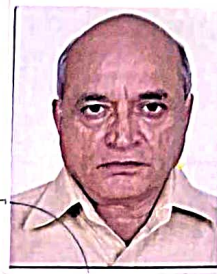
SIGNED SEALED AND DELIVERED by the within named "VENDORS/TRANSFERORS"

(1) MR. DEEPAK G.MATAI.

PAN NO: - AKCPM2284Q.



LEFT HAND THUMB IMPPRESSION



Handwritten signature of Mr. Deepak G. Matai

SIGNATURE

THE PARTY OF THE FIRST PARTY IN THE PRESENCE OF _____

1. जाना नसुन मार

2. (Ganghan Bhuti) bhuti

SIGNED SEALED AND DELIVERED BY THE WITH NAMED "PURCHASER/TRASNFEREE".



(1) MR.MITESH BABULAL BAROT.

PAN NO: - AGAPB0217C.



LEFT HAND THUMB IMPPRESSION



Handwritten signature of Mr. Mitesh Babulal Barot

SIGNATURE

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THE PARTY OF THE SECOND PARTY IN THE PRESENCE OF _____

1. जाना नसुन मार - Khatsi. Vinis

2. RAJUL K. NISA - RAJUL K. NISA

RECEIPT

RECEIVED from Mr. MITESH BABULAL BAROT, A sum of RS 10,00,000/- (RUPEES TEN LAKHS ONLY) as follows:

- 1) RS. 10,000/- BY CHEQUE NO. 165004. Date 21/12/2011
Drawn on THE KAPOL CO-OPERATIVE BANK Limited of Malad (West), Mumbai 400 067, in Favour of MR. DEEPAK G.MATAI

- 2) RS . 9,90,000/- BY CHEQUE NO. 232785. Date 13/01/2012.
Drawn on HDFC BANK, BRANCH ORLEM, MARVE ROAD , Malad (West), Mumbai 400 067, in Favour of MR. DEEPAK G.MATAI.

RS 10,00,000/-

TOTAL.

As a full and final consideration against THE SHOP NO. 7(A) , On the **SECOND FLOOR** , in the building known as " **THE MALL** " , Station Road , Malad (W), Mumbai 400 064, admeasuring **95.8 Sq.foot CARPET AREA.**



WE SAY RECEIVED

(MR. DEEPAK G.MATAI)

WITNESSES:-

(1) खेत्सी.व.निसर → Khetsi .v. Niser.

(2) RAHUL.K.Niser → RAHUL .k. Niser .

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प्रतिज्ञा/घोषणापत्र

- मी/आम्ही -1 श्री/श्रीमती श्रीलेशा वासुदेव वाशेट
2 श्री/श्रीमती _____
3 श्री/श्रीमती _____

सत्यप्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तु असलेली मिळकत ही यापुर्वी खरेदी देणा-याने कोठेही विक्री, गहाण, दान, लीज, मुखत्यार, पोटगी वा इतर अन्य प्रकार कोठेही जडजोखिमामध्ये गुंतविलेली नाही याची नोंदणी कायदा 1908 मधील असणा-या शोध (Search) तरतुदीनुसार खात्री करुन घेतलेली आहे तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहुन खात्री करुन घेतलेली आहे या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आमचीच राहिल याची मी/आम्ही हमी देतो त्यास संबंधीत सह दुय्यम निबंधक जबाबदार राहणार नाही

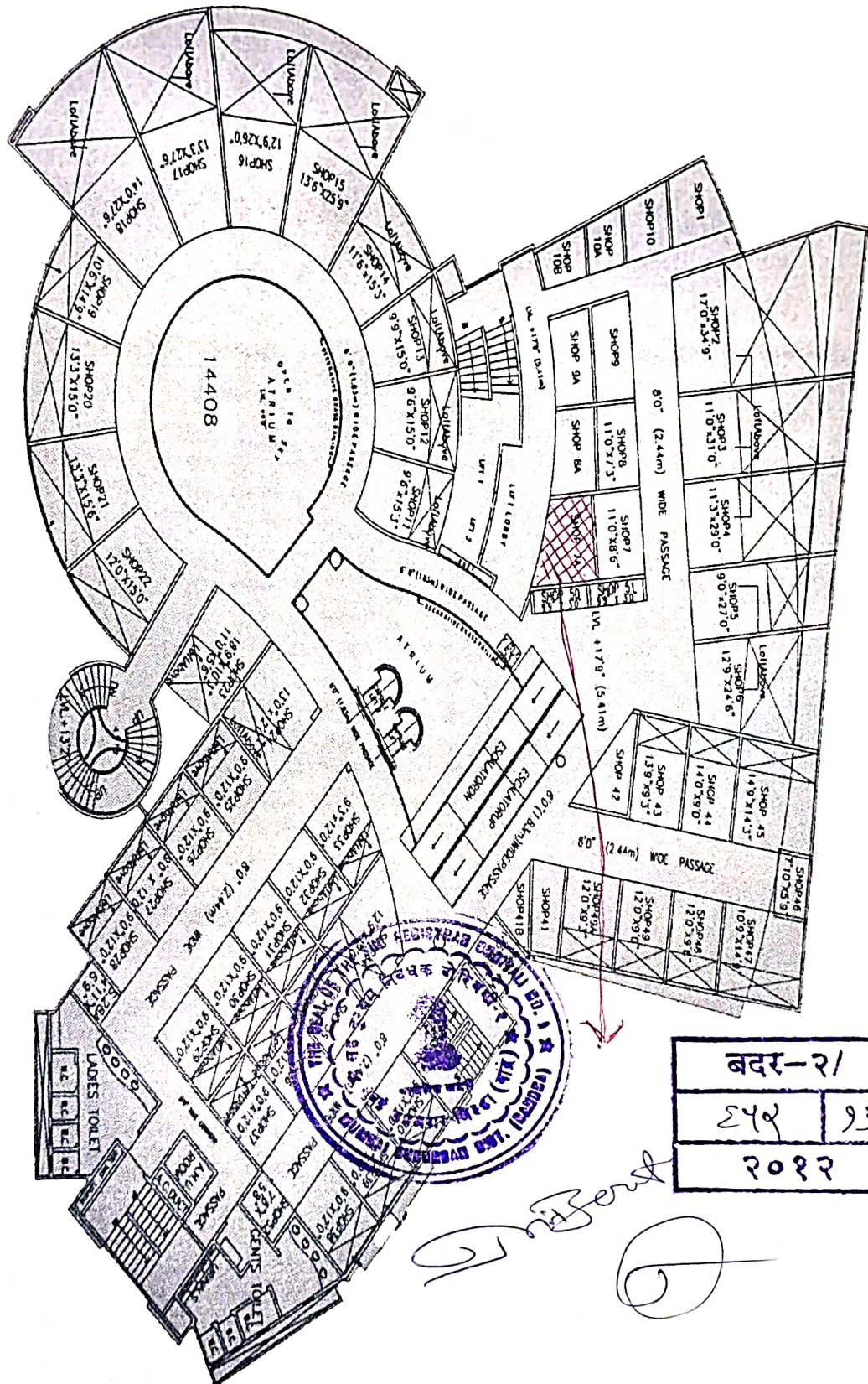
- 1) श्रीलेशा वाशेट
2) श्रीलेशा वासुदेव वाशेट

खरेदी घेणार { purchaser }



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FLOOR PLAN



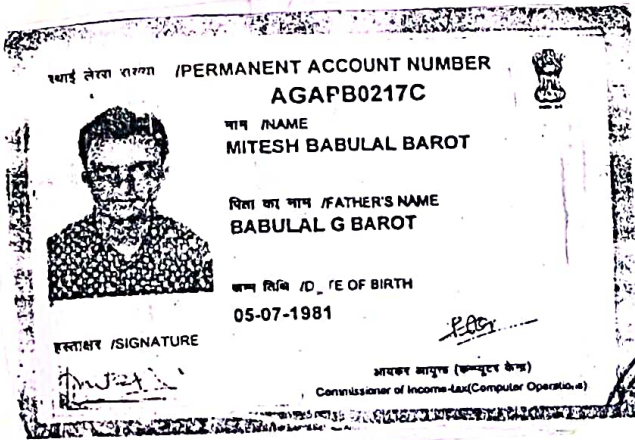
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SHOP NO :- 7(A) SECOND FLOOR

" THE MALL "



ok



Mitesh Babulal Barot



**GOVERNMENT OF INDIA
MINISTRY OF COMPANY AFFAIRS**

Maharashtra, Mumbai

Address, 100, Marine Road, Mumbai - 400002, Maharashtra, INDIA



Corporate Identity Number : U65990MH1984PTC033927

**Fresh Certificate of Incorporation Consequent upon
Change of Name**

IN THE MATTER OF M/s DEWAN INVESTMENT PVT LTD

I hereby certify that DEWAN INVESTMENT PVT LTD which was originally incorporated on FOURTH day of SEPTEMBER NINETEEN EIGHTY FOUR under the Companies Act, 1956 (No. 1 of 1956) as DEWAN INVESTMENT PVT LTD having duly passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and the approval of the Central Government signified in writing having been accorded thereto under Section 21 of the Companies Act, 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No. G.S.R 507 (E) dated 24/06/1985 vide SRN A00505164 dated 07/06/2006 the name of the said company is this day changed to PRIVILEGE POWER AND INFRASTRUCTURE PRIVATE LIMITED C/N PRIVILEG and this Certificate is issued pursuant to Section 23(1) of the said Act.

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Given under my hand at Mumbai this SEVENTH day of JUNE TWO THOUSAND SIX.



[Signature]
Registrar of Companies
Maharashtra, Mumbai

No.: C/13.1.12

Dated 13-Jan-2012 .

PRIVILEGE POWER AND INFRASTRUCTURE PRIVATE LIMITED
3RD FLOOR, DHEERAJ ARMA,
Anant Kanekar Marg,
Bandra (East), Mumbai

RECEIPT

Received with thanks from : Shop No. SII 7A Deepak G Matai.The Mall,Stn Rd, Malad (W)-64

The sum of : Indian Rupees Four Thousand Four Hundred Forty Only

By : Cash

Remarks : Recd By Cash Agst Maint Charges for the Month Of Jan'12

₹ 4,440.00/-



Authorised Signatory

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| बदर-२/ |
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PAYABLE AT PAR THROUGH CLEARING/TRANSFER AT ALL BRANCHES OF HDFC BANK LTD
एचडीएफसी बैंक लि. के सभी शाखाओं में समारोघन / स्थानांतरण जरिए एट पार (सममूल्य) देय

Weekly Holiday on SUNDAY
Date / दिनांक : 13.01.2012

PAY Deepak G. Matai

OR BEARER / या धारक को

RUPEES / रुपये Nine Lacs Ninety thousand only

Rs. / रु. 9,90,000/-

A/c No. 00471000171278

SB A/C

HDFC BANK LTD. / एचडीएफसी बैंक लि.

ARBOUR, 180-A, MARVE ROAD,
ORLEM, MALAD - WEST, MUMBAI-400064, MAHARASHTRA

आवर, 180-ए, मार्वे रोड,
जालम, मालाड - वेस्ट, मुंबई, महाराष्ट्र - 400064

RTGS / NEFT IFSC : HDFC0000047

Mitesh Babulal Barot

MITESH BABULAL BAROT

⑈ 232785⑈ 400240012⑈ 632915⑈ 31

OVERDRAFT / CASH CREDIT

Date 21-12-2011

PAY Deepak G. Matai



या धारक को OR BEARER

रुपये RUPEES Ten thousand only

अदा करें

रु. 10,000/-

खा. सं. A/C No. ब. प. L.F. प. ह. Intl.

दि कपोल को-ऑप. बैंक लि.

(मल्टी-स्टेट शेड्युलड बैंक)

004130800000126

THE KAPOL CO-OPERATIVE BANK LTD.

(Multi-State Scheduled Bank) (MAW)

मालाड शाखा : २६, कपोल वाडी, मार्वे रोड, मालाड (प.), मुंबई - ४०० ०६४.
Malad Branch : 26, Kapol Wadi, Marve Road, Malad (W.), Mumbai - 400 064.

For ATLANZER APPAREL

Mitesh Babulal Barot

Proprietor

⑈ 165004⑈ 400076004⑈

13

बदर-२/
६५९ | १९
२०१२

Mitesh Babulal Barot

The wall 7(A) 2nd h.



Thursday, July 31, 2003

10:51:20 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5471

गावाचे नाव मालाड

दिनांक 31/07/2003

दस्ताऐवजाचा अनुक्रमांक वदर2 - 05441 - 2003

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: दिपक जी. मताई

नोंदणी फी

5720.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 1)

3220.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एक

एकूण

8940.00



आपणास हा दस्त अंदाजे 11:06AM ह्या वेळेस मिळेल

सह. दुय्यम निबंधक बोरीवली,
बोरीवली 1 (मालाड)
मुंबई उपनगर जिल्हा.

बाजार मुल्य: 460280 रु. मोबदला: 572000 रु.

भरलेले मुद्रांक शुल्क: 57200 रु.

| |
|-----------|
| बदर-२/ |
| ६५२ १५० |
| २०१२ |

(Handwritten signature)

(Handwritten mark)

BRIHANMUMBAI MAHANAGARPALIKA.

NO.CHE/7755/BP(WS)/AP of 30 JUN 2008

To,
M/s. SHETH & Desai Builders,
C.A. to Owner.

OFFICE OF THE
EX. ENGR. IN-CHARGE (WEST & P. WARD)
OF BARABANES KAMBERKAR MARKET BLDG.
CANDIVALUWADI, MUMBAI-400 047.

Sub : Permission to occupy the completed building on
Plot bearing CTS No.608, 608/1 to 45 and new
CTS No.608/A&B of village Malad at Station Road,
Malad (W).

Ref : Your letter dated 18.02.2008.

Sir,
The development work of Bldg. comprising of Three level
basement + Gr. + 1st to 3rd (pt.) upper floor on plot bearing CTS
No. 608, 608/1 to 45 and new CTS No.608/A&B of village Malad
at Station Road, Malad (W), Mumbai completed under the
supervision of Shri Vjay H. Garodia, Lic. Surveyor having Lic.
No.G/120/LS Shri P.K. Sura Lic. Structural Engineer having Lic.
No. STR/S/76 and Lic. Site Supervisor, Shri Jayesh B. Shah
having Lic. No.S/388/SS-1, may be occupied on the following
conditions:-

- 1) That the certificates under Section 270-A of B.M.C. Act shall be obtained from A.E.W.W. 'P/North' Ward and a certified copy of the same shall be submitted to this office.
- 2) That all the deposit shall be claimed from the date of payment or within your limit the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.

A set of certified complete plan returned
herewith.



Yours faithfully,

[Signature]
for E.E.B.P.(W.S.) K/West & P Ward

| |
|----------|
| बदर-२/ |
| ६५९ १८ |
| २०१२ |

Dr. Babasaheb Ambedkar Market Bldg.
Coedivali (West), Mumbai-400061.
BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")
NO. CHE/7755 IDP (WS)/AP/11-1

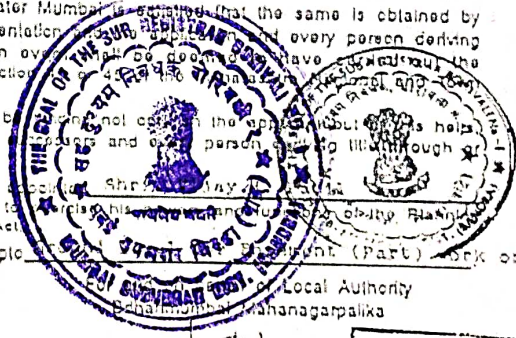
3 FEB 2001

COMMENCEMENT CERTIFICATE

To,
M/s. Sheth & Desai Builders

Sir,
With reference to your application No. 6262 dated 04/02/2000 for Development Permission and grant of Commencement Certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building work under section 348 of the Bombay Municipal Corporation Act 1888 to erect a building for the development work of Centrally Air-conditioned Shopping Center at premises at Street Station Road, Malad (North) (Plot No. ---) situated at Malad (West) Ward, P/NORTH

- The Commencement Certificate/Building Permit is granted on the following conditions:
1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
 2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
 3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
 4. This permission does not entitle you to develop land which does not vest in you.
 5. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
 6. This 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 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 of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and every person deriving title through or under him in such an event shall be deemed to have contravened the development work in contravention of section 44 of the Maharashtra Regional & Town Planning Act, 1966.
 7. The condition of this certificate shall be binding not only on the applicant but also on his executors, assignees, administrators and all persons claiming through or under him.
- The Municipal Commissioner has appointed Shri. --- as Assistant Engineer to execute this work under the authority under section 45 of the said Act.
- This C.C. is restricted for work upto --- (Part) work only.



CERTIFIED TRUE COPY
[Signature]
[Date]

[Signature]
Asst. Engineer, Building Proposal
'P' & 'R' Wards
FOR
MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

| | |
|--------|----|
| बदर-२/ | |
| ६५२ | १६ |
| २०१२ | |

8) This c.c. is now further extended for entire plinth level including 3 level basement as per approved plan dated 31/5/2001

[Signature]
A.E.B.P.P

15 MAY 2001

9) This c.c. is now further extended for 2nd floor + 3rd part floor as per approved plan dated 31/5/2001 including 3 level basement.

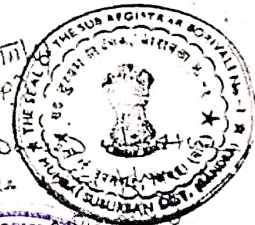
23 JUL 2001

[Signature]
A.E.B.P.P

10) This c.c. is now further extended for entire work i.e. Basement at 3 levels + 1st floor + 2nd floor + 3rd (PT) floor + 4th (PT) floor as per approved amended plans dtd. 01/5/2001.

1 NOV 2001

[Signature]
A.E.B.P.P



11) This c.c. is now further extended for entire work i.e. Basement at 3 levels + 1st floor + 2nd floor + 3rd & 4th (PT) floor as per approved amended plans dtd. 24/11/2001

2 MAY 2002



12) This c.c. is now further extended for entire work i.e. Basement at 3 levels + 1st floor + 2nd floor + 3rd & 4th (PT) floor as per approved amended plans dtd. 02/04/2002.

CERTIFIED TRUE COPY - 9 JUL 2002

LICENSED SURVEYOR
JAY NAGINDAS GORADIA
4-7, Subhas Bldg. K. V. Road
Gwalior (West), Madhya Pradesh.

बदर-२
२२/७/२००२
२००३

बदर-२/
२२/७/२००२
२०१२

Y. T. P. No. 00,000-7.60-W(1A) (33) 410
G. S. S. D. No. 4020, Jailed 30.5.00.

माझ्या वरिष्ठा RULED CARD

| | | | |
|-----------|-----|---|-----------------------|
| ६०९ २५ | १०२ | C | न. म. क्र. ६०८ प्रमाण |
|-----------|-----|---|-----------------------|

सक. १०००

श्री. जगन्नाथस ३फी प्रभूजाई ५फी यमोदरदास खेरवास कापरिभा

| | | |
|---------|--|--|
| २००१-०२ | श्री. श्री. सारा/मुस्तफा न. म. क्र. ६०८ प्रमाण | |
| १५३१.६२ | श्री. त. म. म. (F) | |



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| बंदर-२! |
| ६१२ २० |
| २०१२ |

21/11/22

उपस्थित वित्तपोषी वरग न. भू. कार्यालय मालाशे

20/11/20

जि. (म)
असम हिंदू विद्यालय
वित्तपोषी कार्यालय

20-6-03

मो. कार्यालय कार्यालय मालाशे दि. 20-6-03
जि. गमती, मा. तहसिलदार कार्यालय मालाशे
पर उ. ज. अ. दि. 20-6-03 मालाशे
दि. 20-6-03 मालाशे
मालाशे कार्यालय मालाशे

20/11/2002

मा. सेवा अधिकाऱ्या (सेवे) P/M प्रस्ताव
ACF/N/027482 AEM दि. 20/11/2002
कार्यालय मालाशे
मालाशे कार्यालय मालाशे
कार्यालय मालाशे
कार्यालय मालाशे



बदर-२/
६५ ५५
२०१२



सत्य प्रतिलिपी
Mauler
नगर भूपापन अधिकारी
मालाशे.

12/1/12 सुपुत्रिय विनयोदी क रा न. भू. कलांक १२२२ प्रतापे

वि. सि. १६ की तथा
म. न. अधि मा. ५
६-६५

24/7/10 जे २२२२२ EOC सि. ८७. वि. सि. १६ की तथा
प्रमाण वि. सि. १६ की तथा
वि. सि. १६ की तथा

वि. सि. १६ की तथा
म. न. अधि मा. ५
६-६५

20-11-11 गे डादिस्थान डाकिटवट याच दि. १२-१३-११
उजा, पायली, गा. तछोडवट वारोपडे मांचे नडोड
पत्रच उगाजेवी मा. दि. १७-१३-११
गा. ज. क. उ. ज. म. न. दि. २०-११-११
फोरोरावच दि. १२-३-११
पायळ उपाळडा ग. क. उ. ज. म. न. दि. १२-३-११
का. दि. ६-२.

वि. सि. १६ की तथा
म. न. अधि मा. ५
६-६५

20/8/202 मा. सदा. उगाजेर्वता (ने. २) P/1/19 प्रस्ताव
5 A-0/1/19 023482 AEm W दि. 4/13/2002
डावपमे उगाजेर्वता उगाजेर्वता मा. न. १६/२०२
मा. न. उगाजेर्वता मा. न. दि. ३०/८/२०२
उगाजेर्वता उगाजेर्वता उगाजेर्वता उगाजेर्वता
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वि. सि. १६ की तथा
म. न. अधि मा. ५
६-६५



समाच. वारी. १५११०
व्यस. ता. १५११०
व्यस. ता. १५११०
व्यस. ता. १५११०
व्यस. ता. १५११०
व्यस. ता. १५११०
व्यस. ता. १५११०
व्यस. ता. १५११०
व्यस. ता. १५११०
व्यस. ता. १५११०

बदर-२/
६५२ ५३
२०१२



सत्य प्रतिलिपी
नगर म. न. अधि मा. ५
मा. न. अधि मा. ५
मा. न. अधि मा. ५

Y. P. F.,—5,00,000—7-60—V(UA-5—(Ca) 410
O. R., K. D., No. 8610, dated 10-9-20.]

माळाड दक्षिण RULED CARD

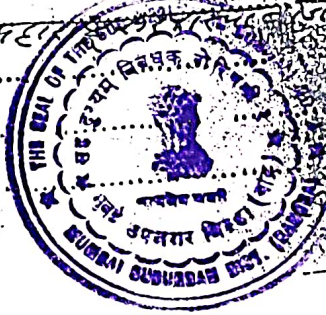
No. 23078

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| 32 | ६०० ३२ | १०० | ८ | न. म. फ. ६०८ प्रमाणे |
|----|-----------|-----|---|----------------------|

सग. १०००

[श्री. जमनादास उर्फ वसुधादे उर्फ रामोसरदास धारदास मणार]

| | |
|--------|--|
| २२२१५ | बि. शे. सारा/मुस्ताड ज. म. फ. ६०८ प्रमाणे. |
| ०५३१८७ | मो. लक्ष्मीदास |
| | को. दि. न. ली. नि. दे. प्रदा. |
| | सो. दे. के. २ आ. दे. १ |
| | ५५१०-५५१६ |
| | ५५१७ |
| | श्री. स. ल. म. म. म. म. |
| | २०११ |



| | |
|--------|----|
| बदर-२/ | |
| ६५१ | १६ |
| २०१२ | |

witness → ①

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No MH02 20100081550 DOI: 29-03-2010
 Valid Till 28-03-2030 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

| | |
|------|------------|
| COV | DOI |
| LMV | 29-03-2010 |
| MCWG | 29-03-2010 |

DOB : 10-07-1985 BG :

Name DARSHAN K BHUTA
 S/D/W of KRISHNAKANT T BHUTA
 Add B-401, HETAL ARCH CHS LTD, S. V. ROAD,
 OPP NATRAJ MARKET BEHIND ARUN BAZAR
 MALAD (W), MUMBAI
 PIN 400064

Signature & ID of Issuing Authority: MH02 2010144

FORM 7
 RULE 16 (7)

Signature/Thumb Impression of Holder

Address -

B/401,
Hetal Arch
Sv Road
Malad (w)
M-64



witness → ②

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

SANTOSH RAJARAM REVDEKAR
 RAJARAM SHIVRAM REVDEKAR

08/06/1985
 Permanent Account Number

AQPPR1581G

Signature

06022009

Address -

101, Juhu CHS
LTD, RAMMAN-
DIR ROAD,
GOREGAON (W)
M-104.

| |
|----------|
| बदर-२/ |
| ६५५ २५ |
| २०१२ |



24/01/2012

दुय्यम निबंधकः

12:03:09 pm

योरीवली 1 (मालाड)





दस्त गोषवारा भाग-1

वदर2

दस्त क्र 652/2012

दस्त क्रमांक : 652/2012

दस्ताचा प्रकार : करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा टसा |
|----------|--|-----------------------------|---|--|
| 1 | नाम: मितरा बाबुलाल बाराट - - पत्ता: घर/प्लॉट नं: 201 सी गल्ली/रस्ता: - ईमारतीचे नाव: मंत्री हाईट. मार्ग रोड, मालाड प मुं 64 ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्वर: - | लिहून घेणार वय 30 सही |  99421 - 362630 |  |
| 2 | नाम: दिपक जी मताई - - पत्ता: घर/प्लॉट नं: 101 गल्ली/रस्ता: - ईमारतीचे नाव: लिक वे सोसा, लिक रोड, ओशिवरा, म्हाडा, अंधेरी प मुं 53 ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन | लिहून देणार वय 63 सही |  99421 - 362631 |  |

वदर-२/
६५२/२८
२०१२





दस्त गोषवारा भाग - 2

वदर2

दस्त क्रमांक (652/2012)

दस्त क्र. [वदर2-652-2012] चा गोषवारा
बाजार मुल्य :1269000 मोबदला 1000000 भरलेले मुद्रांक शुल्क : 63600

दस्त हजर केल्याचा दिनांक :24/01/2012 11:55 AM
निष्पादनाचा दिनांक : 31/12/2011
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :25) करारनामा
दस्त अनुच्छेद प्रकार: करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 24/01/2012 11:55 AM
शिवका क्र. 2 ची वेळ : (फी) 24/01/2012 12:02 PM
शिवका क्र. 3 ची वेळ : (कबुली) 24/01/2012 12:02 PM
शिवका क्र. 4 ची वेळ : (ओळख) 24/01/2012 12:02 PM

दस्त नोंद केल्याचा दिनांक : 24/01/2012 12:03 PM

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

1) दर्शन भुता- - ,घर/फ्लॅट नं: बी 401

गल्ली/रस्ता: -

इमारतीचे नाव: हेतल आर्क, मालाड

इमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) संतोष रेवडेकर- - ,घर/फ्लॅट नं: 101

गल्ली/रस्ता: -

इमारतीचे नाव: जूहू सोसा, गोरेगांव

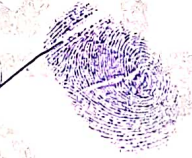
इमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



बदर-२/
६५२ २६
२०१२

भ्रमाणित करणेत येते की, या
दस्तामध्ये एकूण.....पाने आहेत.

सह दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा

सह दुय्यम निबंधक बोरीवली-१,
बोरीवली उपनगर जिल्हा.



बदर.....२/ ६५२ /२०१२
पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला. २६११२२
दिनांक:

सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.



दस्तक्रमांक व वर्ष: 652/2012

Tuesday, January 24, 2012

12:03:20 PM

दुय्यम निबंधक: बोरीवली 1 (मालाड)

नोंदणी 63 म

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

गावाचे नाव : मालाड

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या करारनामा
बाबतीत पट्टाकार आकारणी देतो करारनामा
की पट्टेदार ते नमूद करावे) मोबदला रु. 1,000,000.00
बा.भा. रु. 1,269,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 608/608/1ते 46 वर्णन: शॉप नं 7/अ, दुसरा मजला, दि मॉल. स्टेशन रोड, मालाड प मुं 64
- (3) क्षेत्रफळ (1) 10.68 चौ मि बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) दिपक जी मताई - -; घर/फ्लॉट नं: 101; गल्ली/रस्ता: -; ईमारतीचे नाव: लिंक वे सोसा. लिंक रोड, ओशिवरा, म्हाडा, अंधेरी प मुं 53; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AKCPM2284Q.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मितेश बाबुलाल बारोट - -; घर/फ्लॉट नं: 201 सी; गल्ली/रस्ता: -; ईमारतीचे नाव: मैत्री हार्ट, मार्वे रोड, मालाड प मुं 64; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AGAPB0217C.
- (7) दिनांक करून दिल्याचा 31/12/2011
- (8) नोंदणीचा 24/01/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 652 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 63450.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 12700.00
- (12) शेरा



बोरी प्रव

सह: दुय्यम निबंधक: स.र.प.अ.१,

मुंबई - प. नगर राजवटी.