

Maple Leaf Co-operative Housing Society Limited

Registered under the Maharashtra Co-operative Societies Act, 1960
Registration No. MUM-2/W-L/HSG/(TC)/10012/2010-2011 Dated 06-05-2010
Building Plot No. 15, Situated on Portion of Sub-divided Plot B Bearing,
C.T.S. No. 119F/1A of Village Tungwa, Powai, Mumbai-400 072.

(Registered under M. C. S. Act. 1960)

No. 114

Authorised Share Capital Rs. 25,00,000/- Divided into 50,000 Share each of Rs. 50/-

Member's Register No. 114 Share Certificate No. 114

THIS IS TO CERTIFY that Shri/Smt./Ms.

Devendra R. Limaye
and Aasthi D. Limaye

of Mumbai is the Registered Holder of 05 Shares from No. 0606

to 0610 of Rupees Two hundred fifty only.

in MAPLE LEAF CO-OPERATIVE HOUSING SOCIETY LIMITED subject to the
bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty
has been paid.

GIVEN under the Common Seal of the said Society at Mumbai this 01st
day of JUNE, 2012

Chairman [Signature]

Hon. Secretary [Signature]

Member of the Committee [Signature]

P.T.O

Ref : Acct NO: 613334838

Date :05-NOV-2020

TO WHOMSOEVER IT MAY CONCERN

This is to put on record that MR LIMAYE DEVENDRA RAMCHANDRA AND MRS LIMAYE AARTI DEVENDRA to whom Housing Development Finance Corporation Ltd.(HDFC) has granted a HOUSING LOAN of Rs. 8030265 in terms of the Loan Agreement dated 28-NOV-2014 has/have repaid the same in full with all dues and that no amount is now due from him/her/them towards or in respect of the said loan.

In view of the above HDFC has no claim, right, title or interest in respect of the property being 1108, 11TH FLOOR, RAHEJA VIHAR- MAPLE LEAF- 15 B, PLOT B, CTS 119F/1A, TUNGWA, OFF CHANDIVALI FARM RD, POWAI, ANDHERI EAST, MUMBAI, Pin : 400072 .

Yours faithfully,
For Housing Development Finance Corporation Ltd,

Authorised Signatory.



Ref : Acct NO: 613334728

Date :05-NOV-2020

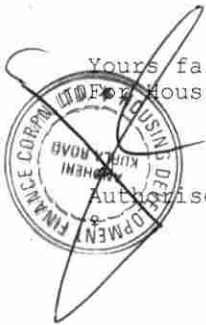
TO WHOMSOEVER IT MAY CONCERN

This is to put on record that MR LIMAYE DEVENDRA RAMCHANDRA AND MRS LIMAYE AARTI DEVENDRA to whom Housing Development Finance Corporation Ltd.(HDFC) has granted a 'TOP-UP' LOAN of Rs. 3500000 in terms of the Loan Agreement dated 18-DEC-2014 has/have repaid the same in full with all dues and that no amount is now due from him/her/them towards or in respect of the said loan.

In view of the above HDFC has no claim, right, title or interest in respect of the property being 1108, 11TH FLOOR, RAHEJA VIHAR, MAPLE LEAF WING B, BLDG NO 20, PLOT B, CTS NO 119/1 TO 88, TUNGWA, POWAI, ANDHERI EAST, MUMBAI, Pin : 400072 .

Yours faithfully,
Housing Development Finance Corporation Ltd,

Authorised Signatory.





HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

www.hdfc.com

Ref : Acct NO: 614297816

Date :05-NOV-2020

TO WHOMSOEVER IT MAY CONCERN

This is to put on record that MR LIMAYE DEVENDRA RAMCHANDRA AND MRS LIMAYE AARTI DEVENDRA to whom Housing Development Finance Corporation Ltd.(HDFC) has granted a INSURANCE PREMIUM FUNDING of Rs. 307992 in terms of the Loan Agreement dated 31-JAN-2015 has/have repaid the same in full with all dues and that no amount is now due from him/her/them towards or in respect of the said loan.

In view of the above HDFC has no claim, right, title or interest in respect of the property being 1108, 11TH FLOOR, RAHEJA VIHAR, MAPLE LEAF WING B, BLDG NO 20, PLOT B, CTS NO 119/1 TO 88, TUNGWA, POWAI, ANDHERI EAST, MUMBAI, Pin : 400072 .

Yours faithfully,
For Housing Development Finance Corporation Ltd,

Authorised Signatory.



RECEIPT NO. : 5034387

Received with Cheques from
Billing Name : TARA SWAROOP PROP. MIS

Assessment and Collection Dept.

BRIHANMUMBAI MAHANAGAR PALIKA

WARD

Date : 28/02/2020 13:37:50

Receipt No. : 2020ACR02627238

Tax : Property

Account No : LX1205725730000

Assessee's Name : TARA SWAROOP PROP M/S INDIAN C. ORK MILLS

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnlty+G.Pnlty+Discho.F.+Unlaxnfe+Adm.Chrg	Total Due	Early Bird Discount	Net Payable	Cash/ Cheq Amt.
201910BL10941556	01/01/2020	1468458	0+0+0+0+0+0+0	1468458	26274	1443184	1443184
201920BL10941556	01/01/2020	1468458	0+0+0+0+0+0+0	1468458	26274	1443184	1443184

Doc No.	Instument type	Date	No.	Bank No.	Bank Name	Amount
1/ Cheq/ 21/02/2020/ 182571/ 400013130/	BANK OF INDIA/	28/02/2020	182571	400013130	BANK OF INDIA	2886368

Net Amount	COST	SGST	UGST	IGST	Gross Value
2886368	0	0	0	0	2886368

Total In Words : Twenty Eight Lakh Eighty Six Thousand Three Hundred Sixty Eight Only

Advance Payment

Remark : Full Payment

Type of Collection

HSN/SAC NO. : 999111
MCGM PAN NO. : AAALM0042L
MCGM GST NO. : 27AAALM0042L324

Created By :
Printed By :
Printed On :

Made & All amount in Rupees

8-10.2.20.20

Page 1 of 1 MAC

Cheque Received Subject to Realisation

16/10/2020

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Kurla 1

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

फाईल क्रमांक : 1871/2014

नोंदणी :

Regn:63m

गावाचे (Village Name) : **Tungaona**

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.8030265/-
(3) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:MAPLE LEAF BLDA NO 15, Flat No:B/1108, Road:RAHEJA VIHAR PAWAI, Block Sector:, Landmark: (C.T.S. Number: 119 ;)
(4) क्षेत्रफळ (Area)	1) Build Area :423.00 / Open Area :0 Square Feet
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: DEVENDRA R LIMAYE Age: 46, Address: Building Name:MAPLE LEAF BLDG, Floor No:11TH, Flat No:B/1108, City:ANDHERI E, State:MAHARASHTRA, District:MUMBAI, Pin:400076 ,PAN: AABPL2340M 2) Name: AARTI D LIMAYE Age: 43, Address: Building Name:MAPLE LEAF BLDG, Floor No:11TH, Flat No:B/1108, City:ANDHERI E, State:MAHARASHTRA, District:MUMBAI, Pin:400076 ,PAN: AAEPB3646F
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: hdfc ltd Address: mumbai
(7) हाण / कर्जाचा दिनांक (Date of Mortgage)	28/11/2014
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	11/12/2014
(9) फायलींग नंबर (Filing No.)	1871/2014
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.16200/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	06/12/2014
(13) शेर (Remark)	

बवई - १/१८	
3003	20
२०१३	

concerned authorities in that respect and take all necessary steps thereto.

30. To submit to the MCGM and all Revenue Authorities, City Survey Authorities, Town Planning Authorities, Development Plan Authorities, Authorities Collectorate of Mumbai of the Government of Maharashtra and/or Government of India and all its/their departments and other concerned authorities in accordance with their bye-laws, rules and regulations such plans, of the said property and in respect sub division, amalgamation or of the building or buildings to be constructed on the said property and for the aforesaid purposes to sign and execute all applications, plans specifications deeds, documents, writings, affidavits, undertakings, indemnities etc., as may be required by any or all of the aforesaid authorities, their officers and departments and carry on correspondence with them for approving and sanctioning the said plans thereof and for issue of IOD and Amended Plans and Commencement Certificate/s for and in respect of development of the said property and construction of buildings thereon and for occupation or Part Occupation Certificate/s and Completion Certificate/s and take all necessary and incidental steps including making applications for water connection, electric supply and other incidental matters and works which are required to be carried out and/or done for becoming eligible for grant of Building Completion Certificates.

31. To take all steps under the Maharashtra Housing and Area Development Act, 1976 as per the various regulations of MHADA Act as amended from time to time for enforcing the Scheme of Redevelopment of the said property and for summary eviction of occupiers and all other orders, sanctions and approvals for implementing the scheme and for that purpose to make all applications, Petitions and representations as the said Attorney may desire, deem fit from time to time.

32. To file and prosecute or appear and defend any suit, writ petitions, actions or legal proceedings in any court of law or before any quasi-judicial authority tribunal or any other forum in any way concerning the said property and for that purpose to appoint and engage Advocates, Solicitors and Counsel and to settle and pay their fees and to sign in our name and on our behalf all plaints, petitions, written statements, affidavits and applications Vakalatnamas etc. and to abide by, observe, perform and carry out all obligations under the suits and others and decrees orders passed thereunder.

K.A. *Bullay* *CP*

H:ACCTS:PREPLET/8831430

Date :20-OCT-2020

MR LIMAYE DEVENDRA RAMCHANDRA

Dear Sir/Madam,

Ref : Loan Account No : 613334728 - NON HOUSING LOAN
Type : RESIDENT TOP-UP LOAN -EXIST HSG LOAN CUST - VARIABLE RATE -
MONTHLY REST

We refer to your enquiry on/dated expressing your intention
to prepay the entire loan on 22-OCT-2020.
The calculations for the same are as under :

	Amount (Rs.)
O/S LOAN AS ON 30-SEP-2020	: 2100302.00
EMI O/S	: -48154.00
ADDITIONAL INTEREST	: -49.00
INCIDENTAL CHARGES	: -300.00
SIMPLE INTEREST 22 Days	: 12280.00 --
OTHERS	: -194.00

Total	: 2063885.00

We have adjusted Rs.48697 from the amounts received in advance or from
transactions under process. Please ensure realisation, if relevant.

Should you decide to prepay the loan, please send us your
Cheque/DD for Rs. 2063885 by 22-OCT-2020

HDFC will accept the prepayments made by any of the following :

- * Cheque issued either by Borrower/Co-Borrower(s) in favour of HDFC Ltd
 - * Payment instruments issued by Banks/Financial Institutions /PF and other
Authorities towards refinancing HDFC loan in favour of HDFC Ltd.
- Any other cheque may be rejected.

You are required to submit the Prepayment Request Letter in the prescribed
format, along with your bank statements (at least for last 6 months) and
documents evidencing the sources/flows of funds to substantiate the amount of
the payment.

This letter does not release, discharge or impact any security created with
reference to the loan in any manner whatsoever. You are advised not to deal
with the property/ security in any manner whatsoever (including transferring
the property by way of any sale, gift, exchange or otherwise howsoever/
security or creating any third party interest in the property/security by way
of an agreement) until and unless, all loans that are linked to the loan are
fully repaid and a Release Certificate is duly issued by HOUSING DEVELOPMENT
FINANCE CORPORATION LIMITED with respect to each of such loans separately.

intention

Moratorium has been availed for this Loan.

Thanking you
yours faithfully

FOR HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
SHEENA RAJENDRAPAL RENU
Account No. 613334728

Page No. 1 of 1



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

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H:ACCTS:PREPLET/8831424

Date :20-OCT-2020

MR LIMAYE DEVENDRA RAMCHANDRA

Dear Sir/Madam,

Ref : Loan Account No : 613334838
Type : RESIDENT HOUSING LOAN REFINANCE-VARIABLE RATE-MONTHLY
REST

We refer to your enquiry on/dated expressing your intention
to prepay the entire loan on 22-OCT-2020.
The calculations for the same are as under :

	Amount (Rs.)
O/S LOAN AS ON 30-SEP-2020	: 6615598.00
SIMPLE INTEREST 22 Days	: 38280.00
Total	: 6653878.00

Should you decide to prepay the loan, please send us your
Cheque/DD for Rs. 6653878 by 22-OCT-2020

HDFC will accept the prepayments made by any of the following :

- * Cheque issued either by Borrower/Co-Borrower(s) in favour of HDFC Ltd
 - * Payment instruments issued by Banks/Financial Institutions /PF and other
Authorities towards refinancing HDFC loan in favour of HDFC Ltd.
- Any other cheque may be rejected.

You are required to submit the Prepayment Request Letter in the prescribed
format, along with your bank statements (at least for last 6 months) and
documents evidencing the sources/flows of funds to substantiate the amount of
the payment.

This letter does not release, discharge or impact any security created with
reference to the loan in any manner whatsoever. You are advised not to deal
with the property/ security in any manner whatsoever (including transferring
the property by way of any sale, gift, exchange or otherwise howsoever/
security or creating any third party interest in the property/security by way
of an agreement) until and unless, all loans that are linked to the loan are
fully repaid and a Release Certificate is duly issued by HOUSING DEVELOPMENT
FINANCE CORPORATION LIMITED with respect to each of such loans separately.

intention

Moratorium has been availed for this Loan.

Thanking you
Yours faithfully

FOR HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

SHEENA RAJENDRAPAL RENU

Account No. 613334838

Page No. 1 of 1



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

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H:ACCTS:PREPLET/8831438

Date :20-OCT-2020

MR LIMAYE DEVENDRA RAMCHANDRA

Dear Sir/Madam,

Ref : Loan Account No : 614297816 - NON HOUSING LOAN
Type : RESIDENT INSURANCE PREMIUM FUNDING VARIABLE RATE MONTHLY
REST

We refer to your enquiry on/dated expressing your intention
to prepay the entire loan on 22-OCT-2020.
The calculations for the same are as under :

	Amount (Rs.)
O/S LOAN AS ON 30-SEP-2020	: 186846.00
EMI O/S	: -8360.00
SIMPLE INTEREST 22 Days	: 1093.00
Total	: 179579.00

We have adjusted Rs.8360 from the amounts received in advance or from transactions under process. Please ensure realisation, if relevant.

Should you decide to prepay the loan, please send us your
Cheque/DD for Rs. 179579 by 22-OCT-2020

HDFC will accept the prepayments made by any of the following :

- * Cheque issued either by Borrower/Co-Borrower(s) in favour of HDFC Ltd
 - * Payment instruments issued by Banks/Financial Institutions /PF and other Authorities towards refinancing HDFC loan in favour of HDFC Ltd.
- Any other cheque may be rejected.

You are required to submit the Prepayment Request Letter in the prescribed format, along with your bank statements (at least for last 6 months) and documents evidencing the sources/flows of funds to substantiate the amount of the payment.

This letter does not release, discharge or impact any security created with reference to the loan in any manner whatsoever. You are advised not to deal with the property/ security in any manner whatsoever (including transferring the property by way of any sale, gift, exchange or otherwise howsoever/ security or creating any third party interest in the property/security by way of an agreement) until and unless, all loans that are linked to the loan are fully repaid and a Release Certificate is duly issued by HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED with respect to each of such loans separately.

intention
Moratorium has been availed for this Loan.

Thanking you
Yours faithfully

FOR HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
SHEENA RAJENDRAPAL RENU
Account No. 614297816

Page No. 1 of 1



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

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A14, GROUND FLOOR, THE LEELA GALLERIA, ANDHERI KURLA ROAD
ANDHERI EAST, MUMBAI 400059, TEL-022 66636000

File No: 613334838/SHETY
Service Center: ANDHERI KURLA ROAD
Place Of Service: ANDHERI KURLA ROAD

Offer Date: 27-NOV-2014

MR LIMAYE DEVENDRA RAMCHANDRA
S 1108
MAPLE LEAF, BLD NO 15
TUNGWA VILLAGE
RAHEJA VIHAR, POWAI
MUMBAI - 400076

MRS LIMAYE AARTI DEVENDRA

Dear Sir/Madam,

We are pleased to inform you that your request for an INCREASE of the loan sanctioned vide our offer letter dated 29/10/14 as read with subsequent offer letter(s), if any, has been approved.

The revised terms and conditions and special conditions, if any, are mentioned below. All other terms and conditions forming part of our earlier offer letter(s) remain unchanged.

Revised Loan Amount	Rs. 8030265
Rate of Interest	10.25% p.a. on a Variable Rate basis **
Term	15 Years ***

Repayment Terms:	
Rest Frequency	Monthly Rest
Equated Monthly Instalment Payable in	Rs. 87526 per month *** 180 instalments ***

Processing Fee payable	Rs. 45113
Processing Fee received	Rs. 40747
Stamp duty	Rs. 16200

(Payable before loan disbursement. In case you have paid this amount, kindly ignore this.)

*** This is subject to the provisions for variation thereof in terms of the loan agreement to be executed by you.

THIS LOAN APPROVAL IS SUBJECT TO LEGAL AND TECHNICAL CLEARANCE OF THE PROPERTY BEING FINANCED; INCLUDING VALUATION OF THE PROPERTY AS ASSESSED BY HDFC LTD.

SPECIAL CONDITIONS:

File No: 613334838 / 2 / SHETY

Page No: 1 of 3



- 1 As required under new section 194-1A of the Income tax act w.e.f from 1st June 2013 the Purchaser/Transfree/Buyer of property is required to deduct tax at source of 1%(higher rate in case PAN number is not available) on behalf of the Vendor/Transferor/Seller on the consideration (if it is Rs 50 lacs or more) for the transfer of the property. In view of the same, you will be required to provide necessary evidence of having deducted the same and remitted to the Government Authorities before availing the disbursement of the loan.
- 2 You will utilise this loan to repay the loan taken from ING VYSYA BANK LTD
- 3 Repayment of the Loan in Equated Monthly Instalments (EMIs) will be from your Saving Bank Account No. 06322010021480 with ORIENTAL BANK OF COMMERCE , through Electronic Clearance System (Debit Clearing).
- 4 This loan shall be secured by an extension of mortgage on the property financed by HDFC vide loan account no 613334728
- 5 Subject to submission of dual name certificate in HDFC's formt for both the applicants
- 6 You will submit all the original title documents of the property along with the mortgage clearance letter on or before 15.11.2014
- 7 THE LOAN AMOUNT WILL BE SUBJECT TO VALUATION OF THE PROPERTY, AS ASSESSED BY HDFC LTD.
- 8 As per your request, this offer is being made to you under HDFC's ADJUSTABLE RATE HOME LOAN scheme.
- 9 The rate of interest mentioned above is based on the currently prevailing RPLR and the same may vary at the time of disbursement of the loan as well as during its pendency in terms of the said Loan Agreement.
- 10 As a result of the variations in the interest rate the number of EMI's is liable to vary from time to time.
- 11 Loan will be disbursed subject to legal and technical clearance of the property financed.
- 12 You will be required to provide Electronic Clearing Service (Debit Clearing) Mandate Form duly signed by you and the Bank official of your above Bank, authorising your above Bank to debit the above mentioned account with the amount of the EMI.
- 13 As required under new section 194-1A of the Income tax act w.e.f from 1st June 2013 the Purchaser/Transfree/Buyer of property is required to deduct tax at source of 1%(higher rate in case PAN number is not available) on behalf of the Vendor/Transferor/Seller on the consideration (if it is Rs 50 lacs or more) for the transfer of the property. In view of the same, you will be required to provide necessary evidence of having deducted the same and remitted to the Government Authorities before availing the disbursement of the loan.
- 14 As per your request, this offer is being made to you under HDFC's ADJUSTABLE RATE HOME LOAN scheme.
- 15 The rate of interest mentioned above is based on the currently prevailing RPLR and the same may vary at the time of disbursement of the loan as well as during its pendency in terms of the said Loan Agreement.
- 16 As a result of the variations in the interest rate the number of EMI's is liable to vary from time to time.
- 17 Loan will be disbursed subject to legal and technical clearance of the property financed.
- 18 THE LOAN AMOUNT WILL BE SUBJECT TO VALUATION OF THE PROPERTY, AS ASSESSED BY HDFC LTD.
- 19 You will utilise this loan to repay the loan taken from ING VYSYA BANK LTD
- 20 You will submit all the original title documents of the property along with the mortgage clearance letter on or before 2ND DISB
- 21 Disbursement of the loan will also be subject to submission of attested copies of documents in connection with Proof of Residence and Proof of Identity as mentioned in the Application Form and HDFC finding the same satisfactory.



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

www.hdfc.com

You shall be required to bear and pay applicable stamp duty, all charges levied by the Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) and all statutory / regulatory charges / taxes on account of the Loan or the Security, that are presently applicable and as may be made applicable from time to time, during the pendency of the loan. These charges are non-refundable in nature and payable at the point of disbursement / applicability and thereafter as and when due and payable at the rate as applicable on such date of disbursement / applicability.

The current charges stipulated by CERSAI are as under:


- (1) For loans upto Rs 5.00 Lacs (for an original filing and for modification): Rs.250 (per filing/modification)
- (2) For loans above Rs 5.00 Lacs (for an original filing and for modification): Rs.500 (per filing/modification)

Kindly make payment of the Processing Fees of Rs.4366 through Cheque marked "Payee's account only" drawn on/or payable at any bank in INDIA in the name of "Housing Development Finance Corporation Limited". In case if you have already paid this amount, kindly ignore this.

We will be happy to expedite disbursement of this loan and request you to contact ARVA LOKHANDWALA on 66636000 at our ANDHERI KURLA ROAD office to complete the necessary formalities required by HDFC.

We look forward to hearing from you.

Yours faithfully,
For Housing Development Finance Corporation Limited,


Authorised Signatory

TATA
TATA POWER
The Tata Power Company Limited, Distribution Supply Management, Dharavi Receiving Station, Malunga (W), Mumbai 400018.

BILL OF SUPPLY
स्वच्छ भारत
एक कदम स्वच्छता की ओर
Lighting up Lives!
YOUR POWER BILL

Name: Devendra R. Limaye & Aarti D. Limaye

Address: FLAT NO B-1108, MAPLE LEAF - BUILDING NO 15, CTS NO 119F/1A OF TUNGWA VILLAGE, OPP CHANDIVLI STUDIO, RAHEJA VIHAR POWAI, MUMBAI, 400076

Consumer Number : 9000 0003 0674

EBPP		FIRE / ACCIDENT 25774399		Bill No	98002885993	Tariff	LT I (B) :LT-RESIDENTIAL
Current Bill Amount (वर्तमान बिल राशि) ₹	16,932.00	CALL : 1-800-209-5161 / 19123 (24 X 7 Toll Free No.)		Bill Date	26.07.2020	Nxt Mtr Rdg Dt	24.08.2020
Net other charges (Incl. Tariff Adj. -if any) ₹	-39.00			Bill Period	23.06.2020 To 23.07.2020	MRU	D1523119
Past Dues (पिछला बकाया) ₹	0.00	WhatsApp 7045-11-6237		Bill Month	JUL 2020	Consumer	Direct
Total Amount Payable (संपूर्ण देय राशि) ₹	16,893.00			Meter No.	LT007912	Type of Supply	3PHASE
Pending Security Deposit (शेष सुरक्षा जमा) ₹	0.00	For further communication, please write to customercare@tatapower.com		Metered Units	1,508	Supply Zone	East EZ01
				Units Billed	1,508	Dispatch Zone	East EZ01

Bill Amount On or Before Disc Date-
03.08 Rs. 16,750.00Bill Amount On or Before Due Date- *
17.08.2020 Rs. 16,893.00*Due Date applicable for current bill amount only.
Past dues payable immediately.Bill Amount After Due Date-
17.08.2020 Rs. 17,105.00

For making bill payment through cheque, please ensure to submit cheque two working days in advance, so that payment will be realized on discount / due date.

For bill payments, use any of the digital payment options:

RTGS (Real Time Gross Settlement) / NEFT (National Electronic Fund Transfer)

Net banking / Bharat Bill Payment System (BBPS)

Unified Payments Interface (UPI)

Digital Wallets Options - PayTM, Google Pay, PhonePe, PayZapp etc

Debit & Credit Cards

➤ For online payment & for a complete list of offline bill payment options, Log on to cp.tatapower.com

➤ National Automated Clearing House (NACH) - for hassle Free Bill Payment. Please register one time to avail this facility.

➤ For schedule of planned outage, please visit "Power Interruptions" on cp.tatapower.com or check with your respective Society / Facility Manager or Notice Board

TATA POWER

Make sure you are
MONSOON READYBelow are the various avenues for a customer to
register Technical complaints during monsoon

Lighting up Lives!

EZ/D1523119/162/0000

25072020_2/007/201/004382

MESSAGE TO THE CONSUMER

We urge you to make use of the digital payment options and pay your electricity bills from the comfort of your home #Stayhome StaySafe

Tips to Save Electricity

1. Switch off the lights and fans when not in use.
2. Switch off the mains when the appliances are not in use.

Nitin Nikumbh
Chief - Commercial, Mumbai Distribution

THE TATA POWER COMPANY LIMITED

Consumer Name: Devendra R. Limaye & Aarti D. Limaye

Consumer No: 9000 0003 0674

Bill Date: 26.07.2020

Bill Amount: 16,893.00

Bill No: 98002885993

Discount Date: 03.08

Discount Amount: 16,750.00

Cheque Date:

Due Date: 17.08.2020

Cheque No.:

Payment should be made by crossed cheque/DD in favour of
"Tata Power CA.NO. 9000 0003 0674"

For multiple payments, write CA no & break-up of amount on back side of cheque



Maple Leaf Co-operative Housing Society Limited

Registered under the Maharashtra Co-Operative Societies Act, 1960
Registration No. MUM-2 / W-L / HSG / (TC) / 10012 / 2010-2011 Dated 06-05-2010
Building Plot No. 15, Situated on Portion of Sub-divided Plot B Bearing,
C.T.S. No. 119F / 1A of Village Tungwa, Powai, Mumbai-400072

Maple Leaf/2020/Ext

30.08.2020

To

The Assistant General Manager
State Bank of India,
Retail Assets Centralised Processing Cell
Mumbai

We, M/s Maple Leaf Co-operative Housing Society Limited hereby certify that:

1. Flat No. B-1108 in Maple Leaf Co-op Housing Society Ltd situated at Building no. 15, on portion of Sub -Divided Plot B Bearing of L ward, C.T.S No. 119F/1A has been allotted to Mr. Devendra R. Limaye & Mrs. Aarti D. Limaye
2. That the total cost of the flat is Rs. 1, 02, 56,000 (Rupees One Crore Two Lacs Fifty Six Thousand only) as per agreement of sale dated 11.11.2008.
3. We confirm that we have no objection whatsoever to Mr. Devendra R. Limaye & Mrs. Aarti D. Limaye mortgaging the flat to State Bank of India as security for the amount advanced by the Bank.
4. As per best of our Knowledge and belief, we have not borrowed from any financial institution for purchase of land or construction of building and have not created and will not create any encumbrances on the flat allotted to them during the currency of the loan sanctioned / to be sanctioned by the Bank to them.
5. We further stake and undertake to record the charge of the bank on the said flat in our register and further agree to inform and give proper notice to the Co-operative Housing Society or an Association of Apartment Owners as and when formed, about the said flat being so mortgaged to your bank.
6. Mr. Devendra R. Limaye & Mrs. Aarti D. Limaye has availed home loan from HDFC Ltd for which he has mortgaged, the said flat and this noc is issued subject to closure of loan of HDFC LTD and vacation of charge after the flat by.
7. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, We note not to change the same without the written NOC of the Bank.
8. It is upon the request of Mr. Devendra R. Limaye & Mrs. Aarti D. Limaye that this NOC is been granted to State Bank of India, Retail Assets Centralised Processing Cell, Mumbai.

For Maple Leaf Co-op Hsg. Society Ltd.

Hon. Chairman

Hon. Secretary



Maple Leaf Co-operative Housing Society Limited

Registered under the Maharashtra Co-Operative Societies Act, 1960

Registration No. MUM-2 / W-L / HSG / (TC) / 10012 / 2010-2011 Dated 06-05-2010

Building Plot No. 15, Situated on Portion of Sub-divided Plot B Bearing,
C.T.S. No. 119F / 1A of Village Tungwa, Powai, Mumbai-400072

Maple Leaf/2020/Ext

30.08.2020

To

The Assistant General Manager
State Bank of India,
Retail Assets Centralised Processing Cell
Mumbai

Maple Leaf
9923488924

Take over
Swamy Sir
SBI/Ghatkoper
15/10/20.

We, M/s Maple Leaf Co-operative Housing Society Limited hereby certify that:

1. Flat No. B-1108 in Maple Leaf Co-op Housing Society Ltd situated at Building no. 15, on portion of Sub -Divided Plot B Bearing of L ward, C.T.S No. 119F/1A has been allotted to Mr. Devendra R. Limaye & Mrs. Aarti D. Limaye
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7. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, We note not to change the same without the written NOC of the Bank.
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For Maple Leaf Co-op Hsg. Society Ltd.

Hon. Chairman

Hon. Secretary



16/10

du leo



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
www.hdfc.com

A14, GROUND FLOOR, THE LEELA GALLERIA, ANDHERI KURLA ROAD
ANDHERI EAST, MUMBAI 400059, TEL-022 66636000

File No: 613334728/DIPES
Service Center: ANDHERI KURLA ROAD
Place Of Service: ANDHERI KURLA ROAD

Offer Date: 29-OCT-2014

MR LIMAYE DEVENDRA RAMCHANDRA
B 1108
MAPLE LEAF BLDG 15
TONGWA VILLAGE
RAHEJA VIHAR, POWAI
MUMBAI - 400076

MRS LIMAYE AARTI DEVENDRA

Dear Sir/Madam,

We are pleased to inform you that we have in principle, approved a 'TOP-UP' LOAN as per the terms and conditions mentioned below, special conditions if any, and other conditions mentioned overleaf.

Amount Approved	Rs. 3500000
Rate of Interest	10.25% p.a. on a Variable Rate basis **
Term	10 Years ***

Repayment Terms:	
Rest Frequency	Monthly Rest
Equated Monthly Instalment Payable in	Rs. 46739 per month *** 120 instalments ***

Processing Fee payable	Rs. 19663
Processing Fee received	Rs. 19663
Stamp duty	Rs. 7100

(Payable before loan disbursement. In case you have paid this amount, kindly ignore this.)

Ans. Devendra V.

** The interest rate announced by HDFC from time to time as its Retail Prime Lending Rate (RPLR) shall be applicable to your loan with spread, if any. The current applicable rate of interest with spread, if any, is 10.25% per annum.
*** This is subject to the provisions for variation thereof in terms of the loan agreement to be executed by you.

THIS LOAN APPROVAL IS SUBJECT TO LEGAL AND TECHNICAL CLEARANCE OF THE PROPERTY BEING FINANCED; INCLUDING VALUATION OF THE PROPERTY AS ASSESSED BY HDFC LTD.

File No: 613334728 / 1 / DIPES

Page No: 1 of 3

Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020.
Tel: 61766000, 61766100. Fax: 022 - 22811205. Corporate Identity Number: L70100MH1977PLC019916

SPECIAL CONDITIONS:

- 1 Repayment of the Loan in Equated Monthly Instalments (EMIs) will be from your Saving Bank Account No 06322010021480 with ORIENTAL BANK OF COMMERCE , through Electronic Clearance System (Debit Clearing).
- 2 This loan shall be secured by an extension of mortgage on the property financed by HDFC vide loan account no 613334838
- 3 Submission of Dual name certificate for all applicants
- 4 THE LOAN AMOUNT WILL BE SUBJECT TO VALUATION OF THE PROPERTY, AS ASSESSED BY HDFC LTD.
- 5 Part or full prepayment of any loan that you have with HDFC , within 12 months from the date of final disbursement of this loan , will be adjusted towards this loan itself and not against any other loans.
- 6 As per your request, this offer is being made to you under HDFC's ADJUSTABLE RATE HOME LOAN scheme.
- 7 The rate of interest mentioned above is based on the currently prevailing RPLR and the same may vary at the time of disbursement of the loan as well as during its pendency in terms of the said Loan Agreement .
- 8 As a result of the variations in the interest rate the number of EMI's is liable to vary from time to time.
- 9 The entire Top-up loan will be disbursed in one installment only. In case you wish to draw a lower amount than what is approved, the loan will be reduced accordingly.
- 10 The Top-up loan must be drawn within a period of 180 days from the date of offer letter.
- 11 Loan will be disbursed subject to legal and technical clearance of the property financed.
- 12 You will be required to provide Electronic Clearing Service (Debit Clearing) Mandate Form duly signed by you and the Bank official of your above Bank, authorising your above Bank to debit the above mentioned account with the amount of the EMI.
- 13 Disbursement of the loan will also be subject to submission of attested copies of documents in connection with Proof of Residence and Proof of Identity as mentioned in the Application Form and HDFC finding the same satisfactory.

You shall be required to bear and pay applicable stamp duty, all charges levied by the Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) and all statutory / regulatory charges / taxes on account of the Loan or the Security, that are presently applicable and as may be made applicable from time to time, during the pendency of the loan. These charges are non- refundable in nature and payable at the point of disbursement / applicability and thereafter as and when due and payable at the rate as applicable on such date of disbursement / applicability.

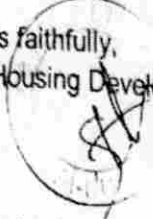
The current charges stipulated by CERSAI are as under:

- (1) For loans upto Rs 5.00 Lacs (for an original filing and for modification): Rs.250 (per filing/modification)
- (2) For loans above Rs 5.00 Lacs (for an original filing and for modification): Rs.500 (per filing/modification)

We will be happy to expedite disbursement of this loan and request you to contact ARVA LOKHANDWALA on 66636000 at our ANDHERI KURLA ROAD office to complete the necessary formalities required by HDFC.

We look forward to hearing from you.

Yours faithfully,
For Housing Development Finance Corporation Limited,



Authorised Signatory

Date : 18/12/2014

Ar. Narendran

Duplicate

BRIHANMUMBAI MAHANAGARALAYA
No. CE/2841/BPESIAL E-9 JAN 2008

To,
Shri Chandru Lachmans
C.A. to Indian Cork Mills Ltd.,
Construction House 'A',
24th road, Khar (W),
Mumbai-400 052.

CERTIFIED AS TRUE COPY

Virag Lund
VIRAG LUND,
G. D. ARCH, A.I.I.A.
CA/75/2049

Sub:- Part Occupation permission to Wing 'A' & 'B' Wing of residential Building No.15 comprising of (Part) Basement + Still + 15th upper floors (Pt) on plot bearing CTS No.119F/1A of village Tungwa, Kurla (W).

Sir,
The Part development work of Wing 'A' & 'B' of Building No.15 situated on plot bearing CTS No.119F/1A comprising of (Part) Basement + Still + 15th Upper floors (Pt) of village Tungwa, Kurla (W) is completed under the supervision of Shri Bihari Lund, Licensed Architect having Licence No. CA/80/5549 and Shri Shrinivas Mahamuni, Licensed Structural Engineer having Licence No.STR/M/91 may be occupied on the following conditions.

1. That the certificate under Sec 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within 3 months whichever is earlier.
2. That the balance IOD conditions shall be complied with before asking for full Occupation permission.
3. That the registered Co-op. Hsg. Soc. shall be formed and copy of society registration shall be submitted to this office before applying for B.C.C.
4. That the federation of flat owners of layout for maintenance of infrastructure shall be formed before B.C.C.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note :-This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

sd
Executive Engineer
(Building Proposals)(E.S.)

E-9 JAN 2008

Copy forwarded for information to Architect
Shri Bihari Lund.

f. Hanuman
E.E.(B.P.)E.S.

B1108 Bill FOR JULY TO SEPTEMBER 2020 - MAPLE LEAF CO-OP HOUSING SOCIETY LTD

alieforsocieties@gmail.com <alieforsocieties@gmail.com>

Thu, Jul 9, 2020 at 3:04 PM

To: limayae.deven@gmail.com

Cc: mapleleafsocietyoffice@gmail.com

Dear Sir/Madam,

The Following is Bill Generated for the period of FOR JULY TO SEPTEMBER 2020

MAPLE LEAF CO-OP HOUSING SOCIETY LTD

Reg.No : MUM-2/W-L/HSG/(TC)/10012/2010-2011 Dated 06/05/2010.

Building Plot No.15, Situated on portion of sub divided Plot B bearing CST No.119 F/1 A of village Tungwa, Powai, Mumbai - 400 072.

Email : mapleleafsocietyoffice@gmail.com Ph: 022 28573666 Website: <http://www.mapleleafchsl.net>

GST NO : 27AABAM6248E1ZN

TAX INVOICE

FLAT: B1108	Date	01/07/2020
MR DEVANDRA R LIMAYE	Bill No	IV/543
MRS AARTI D LIMAYE	Due Date	15/08/2020
Period : FOR JULY TO SEPTEMBER 2020		

WATER CHARGES	555.00
ELECTRICITY CHARGES	4,350.00
* SINKING FUND @ Rs.0.125psf pm on Builtup Area	431.00
* REPAIR FUND @ Rs.0.375 psf pm on Builtup Area	1,294.00
* MAINTENANCE CHARGES	4,140.00
* APEX BODY CHARGES	725.00
* LIFT MAINTENANCE	1,030.00
* INSURANCE CHARGES	200.00
* EDUCATION & TRAINING FUND	30.00
* PARKING MAINTENANCE CHARGES @ RS.150/- pm	450.00
* RAHEJA VIHAR SOCIETIES ASSOCIATION	165.00
** INTEREST On Rs.38346/- for 91 Days (April to June 20)	2,008.00
CGST On Rs.2008.00/- @9.00%	180.50
SGST On Rs.2008.00/- @9.00%	180.50

Total :	15,739.00
Previous Outstanding :	40,224.00
Net Payable :	55,963.00

* GST Applicable

** Charges as approved in AGM dated 23.09.2018

1. Please pay by cheque favouring **MAPLE LEAF CO-OP HOUSING SOCIETY LTD** only. Please mention Flat No, Wing name and Mobile no on the reverse of the cheque.
2. Due date of bill is 15/08/2020. Interest will be charged @ 21% p.a. from the date of the bill if not paid on or before due date.
3. All payments made via cheques must be cleared on or before the due date mentioned in the bills.
4. All rate are levied as per resolution passed in various AGM.
5. **Details for payment through Net Banking.**

BANK NAME	BANK OF INDIA
BRANCH	PARADISE, RAHEJA VIHAR COMPLEX, POWAI
SAVING BANK A/C NO	013210210000013
MICR CODE	400013132
IFSC CODE	BKID0000132

After doing the payment through the internet banking, kindly send a mail to: alieforsocieties@yahoo.com cc:mapleleafsocietyoffice@gmail.com with complete details of payment (Date, Flat Number, Name, Bank name amount etc.)

YOUR BALANCE UPTO 01-07-2020 IS RS. 40224/-Please pay your Maintenance Charges immediately to avoid late payment interest.

For MAPLE LEAF CO-OP HOUSING SOCIETY LTD

This is the computer generated invoice and does not require any signature.

BRIHANMUMBAI MAHANAGARPALIKA.
No. CE/2841/BPES/AL

23 MAR 2009

To,
Shri. Chandru Lachmandas
C.A. to Indian Cork Mills Ltd.
Construction House 'A'
24th Road, Khar (W),
Mumbai-400 052

CERTIFIED AS TRUE COPY

Virag Laud
VIRAG LAUD,
G. D. ARCHITECT,
CA/752049

Sub : Full occupation permission to Wing C, D, E, F & G of residential building No.15 comprising of basement + stilt + podium + 19 upper floors on plot bearing CTS No.119F/1A of village Tungwa

Sir,
The full development work permission to Wing C, D, E, F & G of residential building No.15 comprising of basement + stilt + podium + 19 upper floors on plot bearing CTS No.119F/1A of village Tungwa is completed under the supervision of Licensed Architect Shri Bihari Lund having License No.CA/80/5549 and Licensed Structural Engineer Shri Shrinivas Mahamuni having License No. STR/M/91 may be occupied on the following conditions.

1. That the certificate under Section 270-A of M.M.C. Act shall be submitted within 3 months or B.C.C. whichever is earlier
2. That the registered co. op. hsg. society shall be formed and copy of society registration shall be submitted to this office before applying for B.C.C.
3. That the federation of flat owners of layout for maintenance of infrastructure shall be formed before B.C.C.

A set of certified completions plans duly signed and stamped is returned herewith in token of Municipal approval.

Note: This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

Sd/-
Executive Engineer
(Building Proposals)(E.S.)

Copy forwarded for information to the Licensed Architect
Shri. Bihari Lund,

Shrinivas Mahamuni
23/3/09
E.E.(B.P.)E.S.

Maple Leaf Co-operative Housing Society Limited

Registered under the Maharashtra Co-Operative Societies Act, 1960

Registration No. MUM-2 / W-L / HSG / (TC) / 10012 / 2010-2011 Dated 06-05-2010

Building Plot No. 15, Situated on Portion of Sub-divided Plot B Bearing,
C.T.S. No. 119F / 1A of Village Tungwa, Powai, Mumbai-400072

Maple Leaf/2020/Ext

30.08.2020

To

The Assistant General Manager
State Bank of India,
Retail Assets Centralised Processing Cell
Mumbai

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For Maple Leaf Co-op Hsg. Society Ltd.

Hon. Chairman

Hon. Secretary



20-OCT-2020 03:01 PM

HDFC LTD

FILE NO : 613334838
ACC NO : 613334838 BORROWER : LIMAYE DEVENDRA RAMCHANDRA
CO-BORROWER : LIMAYE AARTI DEVENDRA

- 1 PREVIOUS SALE AGREEMENT FOR 6537500 (RS) RECEIPT IN AGREEMENT 0 (RS) DATED BETWEEN AND - - FIRST CHAIN
- 2 SUB REGISTRAR'S RECEIPT BEARING DOCUMENT NO BDR13-08402-2008 DATED 11/11/14 OFF LOCN KURLA3
- 3 PREVIOUS SUB REGISTRATION RECEIPT NO BEARING DOCUMENT NO BDR13-01031-2008 DATED 11/02/08 OFFICE LOCATION KURLA3 - - 1ST CHAIN
- 4 INDEX II
- 5 NO OBJECTION CERTIFICATE FROM MAPLE LEAF CHSL DATED
- 6 SALE AGREEMENT DATED 11/11/08 FOR RS. 10256000 (RECEIPT IN AGREEMENT RS 1956000)
- 7 STAMP DUTY RECEIPT



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

16163593716357



Bank/Branch :	SBI / 15426-RACPC GHATKOPAR	Stationery No :	XXXXXXXXXX6357
Pmt Txn id :	95903	Print DtTime :	05-11-2020@03:33:58
Pmt DtTime :	05-11-2020@03:33:13	Office Name :	IGR199-KRL3_JT SUB REGISTRAR KURLA NO 3
District :	7101/MUMBAI	GRAS GRN :	MH0066253502020218
ChallanIdNo :	00215426051120063003	GRN Date :	05-11-2020@12:00:00
StDuty Schm :	0030045501		
StDuty Amt :	Rs 13400/- (Rs One Three, Four Zero Zero Only)		
RgnFee Schm :			
RgnFee Amt :			
Article :	6(1)2/EQUITABLE MORTGAGE		
Prop Mvblty :	Not Applicable	Consideration :	Rs 6700000/-
Prop Descr :	FLAT NO- 1108, 11TH FLOOR, B-WING, BLDG, MAPLE LEAF CHSL, RAHEJA VIHAR, CHANDIVALI FARM ROAD, TUNGWA, ANDHERI EAST, MUMBAI, 400072		
Duty Payer :	PAN-AABPL2340M, DEVENDRA RAMCHANDRA LIMAYE		
Other Party :	PAN-AAACS8577K, STATE BANK OF INDIA		

Bank official-1 Name & Signature

M. Pravin Navale
 (Mauisha Singh)

Bank official-2 Name & Signature

Pravin Navale
 Mr. Pravin Navale
 PF No. 5675626

online ✓

- 5 NOV 2020

MEMORANDUM OF DEPOSIT (BORROWER'S PROPERTY AT RACPC / RCPC / RASMECC / HOME BRANCH)

(Approved by Corporate Centre, Mumbai vide Memo Number No. CC / LAW / SKS/ 392 dated 2nd April, 2005)

MEMORANDUM OF DEPOSIT

Stamp to be paid if required under the stamp law applicable to the State

Mr. DEVENDRA RAMCHANDRA LIMAYE S/O D/O W/O Mr. RAMCHANDRA LIMAYE and Mrs. AARTI DEVENDRA LIMAYE S/O D/O W/O Mr. DEVEN (MORTGAGOR(S)) attended State Bank of India, RACPC Inhatkopar on 05th day of NOV, 2020 and met Shri/Smt. S. Shaibal Kumar (Name & Designation) and deposited in the presence of Shri/Smt. Manisha Singh (Name & Designation) and Shri/Smt. P. Navale (Name & Designation) the documents of title more particularly described in Schedule I hereunder written in respect of the property more particularly described in Schedule II hereunder written with an intent to create a first charge by the way of equitable mortgage in favour of the Bank as continuing security for the payment of all the moneys at any time due and payable by him / her to the Bank in respect of the term loan / advance of ₹ 67,00,000.00 (Rupees Sixty Seven Lakhs Only) granted to him / her under the HL FOR INDIVIDUALS scheme together with interest, costs, charges and expenses.

Mr. DEVENDRA RAMCHANDRA LIMAYE S/O D/O W/O Mr. RAMCHANDRA LIMAYE and Mrs. AARTI DEVENDRA LIMAYE S/O D/O W/O Mr. DEVEN also acknowledged that the maximum amount intended to be secured by the said mortgage created on 5th day of NOV 2020 for the purpose of section 79 of the Transfer of Property Act, 1882 is ₹ 67,00,000.00 (Rupees Sixty Seven Lakhs Only), without prejudice to his / her liability to the Bank for repayment of all the moneys dues payable by him/her in respect of the term loan of ₹ 67,00,000.00 (Rupees Sixty Seven Lakhs Only) together with interest, costs, and expenses.

While making the delivery of the said title deeds detailed in Schedule I hereunder written he / she also stated that there are no outstanding claims, attachments, notices in respect of any dues against the said property. He/She also confirmed that there are no encumbrances against the said property except those specifically disclosed to the Bank and the title deeds detailed in Schedule I hereunder written are the only documents of title in his/her possession in respect of the immovable property more particularly described in Schedule II hereunder written.

SCHEDULE I

List of documents of Title Deeds


1. Original Agreement to Sale No BDR13/08402/2008 dated 11/11/2008 alongwith Original Registration Receipt No. 8433 & Index II,2. Original Agreement to Sale No BDR13/01031/2008 dated 24/01/2008 alongwith Original Registration Receipt No. 1038 & Index II3. NOC from society to create mortgage, 4. NO dues certificate issued by HDFC Ltd, 5. Occupancy certificate No. CE/2841/BPES/AL dated 23/03/2009 is issued by MCGM, 6. Search Report from Adv V S Legal Associates dated 17/10/2020, 7. Search Report from Laxman G. Naik dated 15/10/2020, 8. Valuation report from empanelled valuer V S Jadon &

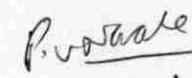
SCHEDULE II

The property situated at Flat No 1108, on 11th Floor, adm 861 sq ft carpet area in wing B along with covered car parking space in the project known as Maple Leaf of society named as Maple Leaf CHSL constructed on Plot B bearing CTS No. 119F/1A situated at Village Tungwa, Taluka Kurla, Andheri East & District Mumbai-400072

(Give full description of the property mortgaged)

SIGNATURE
1. Shri / Smt.


(Manisha Singh)


(P. Navale)

Mr. Pravin Navale

Manisha
(Manisha Singh)

Pravale
(P. Navale)
Mr. Pravin Navale
PF No. 5675626

(S. Sheibal Kumar)

SIGNATURE

2. Shri / Smt.

(Signature of Authorized Officer(s) who accepted delivery)

Place:GHATKOPAR RACPC

Date:

05/11/2020

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

16163593657993



Bank/Branch :	SBI / 15426-RACPC GHATKOPAR	Stationery No :	XXXXXXXXXX7993
Pmt Txn id :	95708	Print DtTime :	05-11-2020@03:32:02
Pmt DtTime :	05-11-2020@03:31:28	Office Name :	IGR199-KRL3_JT SUB REGISTRAR KURLA NO 3
District :	7101/MUMBAI	GRAS GRN :	MH006625168202021S
ChallanIdNo :	00215426051120062686	GRN Date :	05-11-2020@12:00:00
StDuty Schm :	0030045501		
StDuty Amt :	Rs 20000/- (Rs Two Zero , Zero Zero Zero Only)		
RgnFee Schm :			
RgnFee Amt :			
Article :	6(1)2/EQUITABLE MORTGAGE	Consideration :	Rs 9999000/-
Prop Mvblty :	Not Applicable		
Prop Descr :	FLAT NO- 1108, 11TH FLOOR, B-WING, BLDG, MAPLE LEAF CHSL, RAHEJA VIHAR, CHANDIVALI FARM ROAD, TUNGWA, ANDHERI EAST, MUMBAI, 400072		
Duty Payer :	PAN- AABPL2340M, DEVENDRA RAMCHANDRA LIMAYE		
Other Party :	PAN- AAACS8577K, STATE BANK OF INDIA		

Bank official-1 Name & Signature

(Mausha Singh)

Bank official-2 Name & Signature

P. Navale
 Mr. Pravin Navale
 PF No. 5675626



EXTENSION OF THE EQUITABLE MORTGAGE

DATE - 5 NOV 2020

MR. Devendra Ramchandra Limaye
 Mrs. Anjali Devendra Limaye

(Hereinafter referred as the "Borrower") attended at the _____ office of the STATE BANK OF INDIA, (hereinafter referred as the "Bank") on - 5 NOV 2020 and have deposited with the Bank the documents of title relating to my/his/her/their property situated at Flat NO. 1108, 11th floor,
B-wing, Bldg. Maple leaf chsl,
Raheja Vihar, Chandivali farm road,
Tungwa, Andheri (E) Mumbai - 400072

described below (hereinafter referred to as the "said property") with the intention of creating an equitable mortgage over the said property by way of security for the amount due to the Bank from me/him/her/them the Concern of Home Loan under the following credit facilities extended to me/him/her/them the concern of TOP-UP by the Bank.

Nature of Facility	Limit Rs.
a) Home Loan	67,00,000/-
b)	
c)	
TOTAL...	67,00,000/-

and also as security for all other liabilities and indebtedness past, present and future to the Bank.

2. At my/his/her/their/ the concern's request we the bank were pleased to grant me/him/her/ them/ the said concern of Rs. 99,99,000/- an additional credit facilities as noted below:

Nature of Facility	Original Limit Rs.	Additional Limit Rs.
a) Home Loan	67,00,000/-	
b) TOP-UP		99,99,000/-
c)		
TOTAL...		1,66,99,000/-

(Mansha Singh)
 (Mansha Singh)

Pravin Navale
 Mr. Pravin Navale
 PF No. 5675626



This is to confirm that consequent upon the additional credit facilities as stated above and for the purpose of having the additional limits of the credit facilities covered by the security of the said property, I call on you on - 5 NOV 2020 and admitted and declared in the presence of yourself and shri S. Shaibal Kumar that the benefit to the Bank of the mortgage by deposit of title deeds relating to the said property created as stated above on - 5 NOV 2020 shall also apply for, stand extended to and cover the enhanced aggregate limits of Rs. 16699000/- granted to me/him/her/them/the concern of Home Loan by the Bank, besides the said property being security for all the liabilities and indebtedness.

4. The said property belongs to me/him/her/them/the concern (the Borrower) absolutely and no one else has any interest therein. The said property is under my/his/her/their the concern's sole occupation.
5. There is no subsisting agreement for the sale of the said property nor has any prospective or any intending purchaser taken possession of it or part of it. The said property is free from encumbrances save the mortgage already granted in favour of the Bank.

THE SCHEDULE I REFERRED TO HEREIN ABOVE

(List of the documents of title)

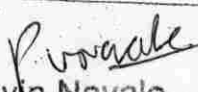
- 1) Agreement to sale at dt. 11/11/2008
- 2) Index II dt. 11/11/2008
- 3) NOC
- 4) Payment Receipts
- 5) Registration Receipt NO. 8433 dt. 11/11/2008

THE SCHEDULE II REFERRED TO HEREIN ABOVE

(Description of the immovable properties)

Flat No. 1108, 11th Floor, B-wing, Blds.
maple leaf chsl, Raheja Vihar, Chandivali
Farm Road, Tungwa, Andheri (E) 400072


(Manisha Singh)


Mr. Pravin Navale
PF No. 5675626

25413
25412

4

391/1643

पावती

Original/Duplicate

Friday, November 27, 2020

नोंदणी क्र.: 39म

6:51 PM

Regn.: 39M

पावती क्र.: 1542 दिनांक: 27/11/2020

गावाचे नाव: Tungava

फाईलिंगचा अनुक्रमांक: KRL4-1643-2020

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposit of title Deed

सादर करणाऱ्याचे नाव: DEVENDRA RAMCHANDRA LIMAYE

Document Handling

रु. 300.00

Filing Fee

रु. 1000.00

एकूण:

रु. 1300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 05/11/2020 रोजी घेतलेल्या रु.16699000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH007197079202021E Defaced vide 0003432906202021 Dated.27/11/2020.

GRN is MH006625350202021S Defaced vide 0003432902202021 Dated.27/11/2020.

GRN is MH006625168202021S Defaced vide 0003432897202021 Dated.27/11/2020.

PRN is 2211202000035 Defaced vide 2211202000035D Dated.27/11/2020.

Joint S.R. Kurla 4

सह. दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा

06/01/2021

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Kurla 4

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

फाईल क्रमांक : 1643/2020

नोदंणी :

Regn:63m

गावाचे (Village Name) : **Tungaona**

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.16699000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:MAPLE LEAF , MAPLE LEAF CHSL, Flat No:1108, Road:VILLAGE TUNGWA, CHANDIVALI FARM ROAD, ANDHERI EAST, Block Sector:B WING, Landmark:RAHEJA VIHAR (C.T.S. Number: 119F/1A ; SUB PLOT NUMBER: B ;)
(4) क्षेत्रफळ (Area)	1) Build Area :96.02 / Open Area :0 Square Meter
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: DEVENDRA RAMCHANDRA LIMAYE Age: 52, Address: Building Name:MAPLE LEAF, Floor No:BUILDING NO. 15, Flat No:B-1108, Block Sector:OPP. CHANDIVALI STUDIO, RAHEJA VIHAR, Road:CST NO. 119 F / 1A OF TUNGWA VILLAGE, City:TUNGWA, State:MAHARASHTRA, District:MUMBAI, Pin:400072 ,PAN: AABPL2340M 2) Name: AARTI DEVENDRA LIMAYE Age: 49, Address: Building Name:MAPLE LEAF, Floor No:BUILDING NO. 15, Flat No:B-1108, Block Sector:OPP. CHANDIVALI STUDIO, RAHEJA VIHAR, Road:CST NO. 119 F / 1A OF TUNGWA VILLAGE, City:TUNGWA, State:MAHARASHTRA, District:MUMBAI, Pin:400072 ,PAN: AAEPB3646F
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: STATE BANK OF INDIA Address: RACPC GHATKOPAR (RGH),MUMBAI
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	05/11/2020
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	27/11/2020
(9) फायलींग नंबर (Filing No.)	1643/2020
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.33500/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	23/11/2020
(13) शेर (Remark)	-

~~Original~~

Motewar Sir

9167397102



Tuesday, November 11, 2008
11:14:50 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 8433

गावाचे नाव तुंगवा दिनांक 11/11/2008

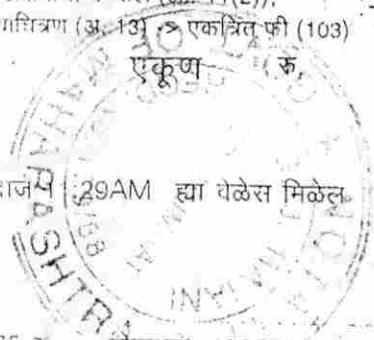
दस्तावेजाचा अनुक्रमांक बदर13 - 08402 - 2008


दस्तावेजाचा प्रकार करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

सादर करणाराचे नाव: देवेंद्र आर. लिमये

नोंदणी फी	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), छायाचित्र (अ. 12) व छायाचित्रण (अ. 13) एकत्रित फी (103)	2060.00
एकूण	32060.00

आपणास हा दस्त अंदाजे 12:29AM ह्या वेळेस मिळेल




दुय्यम निवधक
सह द. नि. का-कुर्ला 3

मा. कर मुल्या: 6558775 रु. मी. बदला: 10256000 रु.

गरलेले मुद्रांक शुल्क: 185400 रु.

दस्तावेजा प्रकार: (डीडी) घनाकपोद्दार

दस्तावेजाचा प्रकार: प्राचीन, पयई नु 76

दस्तावेजाचा क्रमांक: 85047, रक्कम: 30000 रु., दिनांक: 08/11/2008

**श्री दुय्यम निवधक कुर्ला क्र. ३,
खुंदई उपनगर जिल्हा.**

समाप्त



Office
29/11/08

बदर-१३	
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WHEREAS:-

- a) By an agreement for sale dated 24th January 2008 and made between HILL CREST DEVELOPERS (PROP: K. RAHEJA CORP PRIVATE LIMITED), therein and hereinafter referred as the "THE BUILDERS" of the One Part and the Vendor herein and therein referred to as the "THE FLATHOLDER" of the other part, the said Builders agreed to sell and Vendor agreed to purchase the said Flat No. 1108 admeasuring about 861 sq.ft. Carpet area (79.98 sq. mtrs.) on the 11th Floor of Wing "B", with car parking space of "MAPLE LEAF" situated at Plot B, Bearing C.T.S. No. 1108, Village Tungwa, Taluka Kurla, B.S.D, Andheri (East), Mumbai-400 051, hereinafter referred as "the said Flat" on the terms and conditions recorded therein. The said agreement for sale is duly stamped and registered under Registration Receipt No "BADAR 13- 01031-2008" dated 11th February 2008 and the same is in possession of the Vendor. The land on which the said building is constructed is more particularly described in the First Schedule hereunder written. The said flat is more particularly described in the Second Schedule hereunder written.
- b) The Vendor have complied with all their obligation under the said agreement for sale dated 24th January 2008 with the said Builders and have also made payment of entire consideration to the said Builders and the said Builders have put the Vendor in vacant and peaceful possession of the said flat as owner thereof.
- c) The Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said flat.
- d) The various purchasers of the flats and other premises in the said building "MAPLE LEAF" has yet to form the Co-operative Housing Society.
- e) The Purchasers have agreed to purchase and acquire from the Vendor the said flat with car parking space and all her right, title and interest therein, free from all encumbrances and reasonable



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A. L. ...

बदर-१३	
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doubts of whatsoever nature to which the vendor have agreed upon the terms and conditions recorded hereinafter;

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

1. The Vendor hereby sell, transfer, convey and assign free from all claims and encumbrances whatsoever all and singular her ownership right, title and interest in the said Flat No 1108 admeasuring about 861 sq.ft. Carpet area (i.e. 79.99 sq. mtrs.) on the 11th Floor of Wing "B", parking space, of "MAPLE LEAF" situates at Plot B, Bearing C.T.S. No 119 F/1A of Village Tungwa, Taluka Kurla, B.S.D, Andheri (East), Mumbai., and more particularly described in the First Schedule hereunder written together with all her rights and benefits under her agreement for sale dated 24th January 2008 with the said Builders to the Purchasers at and for the lumpsum price of Rs.1,02,56,000/- (Rupees One crore, Two Lacs and fifty six thousand Only).
2. The Vendor shall deliver full, vacant, peaceful, exclusive and complete possession of the said flat to the said Purchasers on the Purchasers discharging the total consideration amount of Rs. Rs.1,02,56,000/- (Rupees One crore, Two Lacs and fifty six thousand Only).
3. The Purchasers have paid to Vendor token amount of Rs. 5,11,111/- in following manner.
 - a) Rs. 11,111/- (Rupees Eleven thousand One Hundred Eleven Only) by Cheque No. 268671 Dated 9th October 2008 drawn on HDFC Bank Marol Branch.
 - b) Rs. 5,00,000/- (Rupees Five Lacs Only) by Cheque No. 520881 Dated 3rd November 2008 drawn on The Saraswat Co-operative Bank Ltd., Powai Branch.
4. The Balance amount of Rs. 12, 44,889/- will be paid by the Purchasers at the time of the Execution of this Agreement through the following Cheque.



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A. S. Nikhale

बदर-१३	
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a) Rs. 12,44,889/- (Rupees Twelve Lakh Fourty Four Thousand Eight Hundred Eighty Nine Only)-by cheque No. 520883 Dated 5th November 2008 drawn on The Saraswat Co-operative Bank Ltd., Powai Branch.

Registration of this agreement of sale will be done only after payment of all total amounts except loan amount of Rs. 85, 00,000 is cleared in Vendors account

5. The Purchasers have approached bank financial institutions to finance purchase of this Flat. The Vendor is aware that the amount of Rs. 85,00,000/- (Rupees Eighty Five Lacs only) will be paid by the Financial Institution or Bank by Demand Draft or pay order in favour of the Vendor and the said amount will be made within 15 days from the date of Registration and Execution of this Agreement and after clearance of this amount of Rs. 85,00,000/- (Rupees Eighty Five Lacs only) in the Vendors account from the Bank thereby the total consideration of Rs.1,02,56,000/- (Rupees One crore, Two Lacs and fifty six thousand Only) is in the Vendors account as per the terms and conditions of this agreement for sale and the Vendor agrees to hand over and vacate peaceful possession of the Flat to the purchasers.

6. It is agreed and recorded that in the event of failure on the part of the financial institution or bank in making payment of balance amount of Rs. 85,00,000/- (Rupees Eighty Five Lacks only) with in 15 working days from the date of Execution and Registration of this Agreement , this Agreement shall be treated as null and void and the vendor will be allowed to retain an amount of Rs. 2,00,000/- as and by way of damages and the Vendor shall return back the balance amount of Rs. 15,56,000/-, which was paid by the Purchasers to the Vendor, within 15 days from the date of declaring this Agreement as null and Void.

7. It is agreed and recorded that upon execution hereof the sale of the said Flat by the Vendor in favour of the Purchasers is completed and the Vendors have delivered vacant and

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बदर-१३	
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peaceful possession of the said Flat to the Purchasers as owners thereof along with her said Original Agreement for sale dated 24th January 2008 with the said Builders.

8. The transfer charges/premium for transfer of the said flat and any kind of transfer fees for transferring in all respect the said flat will be borne by the purchasers solely.
9. The brokerage charges of the said flat in all respect will borne by the purchasers solely.
10. The Vendor declare, represent and covenant with the Purchasers that:-

- a) The Vendor is the sole and absolute owner of the said flat and has the absolute and sole right to hold, use, occupy and possess the same as owner.
- b) The Vendor's all rights and benefits under the said agreement dated 24th January 2008 in respect of the said flat shall hereafter belong to the Purchasers as if the said agreement was entered into by and between the said Builders and Purchasers. The said agreement for sale dated 24th January 2008 is valid and subsisting and she has not assigned the benefits of the said agreement for sale to anybody else by way of security or otherwise.
- c) That the said flat is free from all claims, encumbrances and reasonable doubts of any nature whatsoever and the same is not attached either before or after judgement or at the instance of any taxation authorities or any other authorities so as not to deal with or dispose of the right, title and interest in the said flat and that the Vendor has full and absolute power and authority to deal with the same. That she has not created any mortgage, charge, lien, tenancy, licence or any encumbrances or liability of third party rights in respect of the said flat and that they have not done any act whereby the rights in respect of the



Handwritten signatures and initials:
 1. A signature that appears to be 'S. S. ...'
 2. Initials 'AS'
 3. A signature that appears to be 'A. S. ...'

बदर-१३	
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said flat have been prejudiced or jeopardized in any manner whatsoever.

d) Save and except the Vendor nor any other person has any claim, share, right, title, interest in the same and the Vendor is competent and entitled to sell and transfer the same as provided in these presents.

e) The Purchasers shall hereafter be entitled to quietly and peacefully possess, occupy and enjoy the said flat without any hindrance, denial, interruption or eviction or claim by the Vendor and/or through under or in trust for her. Henceforth, the Vendor shall have no right, title, claim or interest of whatsoever nature in the said flat as the same is conveyed to the Purchasers. The various deposits and other amounts paid by the Vendor to the said Builders under the said agreement for sale dated 24th January 2008 shall also hereby stand transferred in favour of the Purchasers as the lumpsum consideration is inclusive of the same and the Vendor shall not be entitled to receive back the said amount from the said Builders. The Purchasers shall be entitled to become members of the proposed society which shall be formed by the Purchasers of the premises in the said building "MAPLE LEAF" in place of the Vendor.

11. The Vendor has paid all the dues and outgoing in respect of the said flat till the date hereof and thereafter the Purchasers shall be liable to pay the same.

12. The Vendor shall hereinafter as and when required by the Purchasers at the cost of the purchasers sign and execute in favour of the Purchasers all such further and other documents as may be required for effective and complete transfer of the said flat in favour of the Purchasers.



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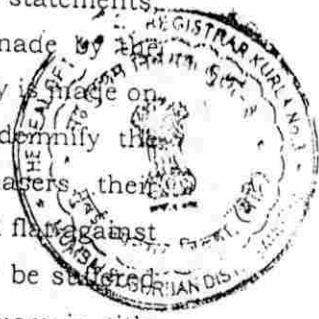
बदर-१३	
१००७-	५
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13. The vendor has represented and assured to the Purchasers that her title to the said flat is free from all encumbrances and claims of whatsoever nature. In the event it is found that Vendor's title to the said flat is defective or any claim is made on the said flat or purchasers have suffered any loss or damages by the statements, declarations, representation and assurances made by the Vendor or any claim whether directly or indirectly is made on the said flat in that case Vendor agree to indemnify the Purchasers and hereby indemnifies the Purchasers, their nominees and their successors in title to the said flat against all loss, damages, cost and expenses which may be sustained by the Purchasers/their nominees/their successors in title on account of above and the Vendor shall reimburse the Purchasers and/or their nominees and/or successors in the title for the same on their making demand to that effect.

14. The Stamp duty and registration charges on this instrument shall be borne and paid by the Purchasers alone.

15. This Agreement has been executed in Mumbai and the property is situated in Mumbai and is subject to Mumbai Jurisdiction only.

16. The Vendor herein has purchased the said flat on 24/01/2008 duly registered before Sub-Registrar Mumbai City-I, vide document No-Badar-01031-2008 dated 11/02/2008 as per Article 5(ga) (ii) in the Scheduled I of the Bombay Stamp Act 1958, which was published by the State Government of Maharashtra vide order II of 2005 effected from 7.5.2005 and paid of Rs. 3,11,000/- (Rupees Three Lac Eleven Thousand Only) towards Stamp duty. The vendor herein declares that she has not cancelled the said registered dated 11/02/2008 nor taken any refund of stamp duty of Rs. 3,11,000/- (Rupees Three Lac Eleven Thousand Only) paid on the said registered agreement dated 24/01/2008 and the purchaser is entitle to the benefit thereof.



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17. The principal Agreement is subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and shall continue to remain in force in accordance with the provisions of the Maharashtra Ownership Act 1963.

THE FIRST SCHEDULE ABOVE REFERRED TO:-

All that piece or parcel of demarcated land admeasuring 12,284 sq. meters or thereabouts, being demarcated Building Sub-Plot No.15, being part of Sub-divided Plot bearing CTS No. 119F/1A of Village Tungwa, Taluka Kurla (W) in Greater Mumbai, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows:

- On or towards the
- North- Partly by 12 M. wide internal road and partly by Building Sub-Plot No 39;
- South- By 12 M. wide internal layout road;
- West- By 18.30 M. wide D. F. Road;
- East- Partly by Building Sub-Plot No.19 and partly by Building Sub-Plot No/20.

THE SECOND SCHEDULE ABOVE REFERRED TO:-

Flat No 1108 admeasuring about 861 sq.ft. Carpet area (i.e. 79.99 sq. mtrs.) on the 11th Floor of Wing "B", with Covered Car Parking space, of "MAPLE LEAF" situates at Plot B, Bearing C.T.S. No 119 F/1A of Village Tungwa, Taluka Kurla, B.S.D, Andheri (East), Mumbai.



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A. S. Mahale

बदर-१३
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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREINTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS AGREEMENT AT MUMBAI ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE REFERRED.



SIGNED, SEALED AND DELIVERED
By the within named "VENDOR" /
SELLER:
MS. SASHIKALA VADAPALLI

S. S. Vadapalli



SIGNED, SEALED AND DELIVERED
By the within named "PURCHASERS"

MR. DEVENDRA R. LIMAYE

AND

MRS. AARTI D. LIMAYE



Devendra R. Limaye

Aarti D. Limaye

In the presence of.....

- [Signature]*
- [Signature]*



बदर-९३	
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RECEIPT

Received with thanks from **MR. DEVENDRA R. LIMAYE** and **MRS. ARTI D. LIMAYE** 201, A Wing, Harmony CHS Ltd, Tungwa, Chandivili Road, Andheri (E), Mumbai - 400 072 the total sum of Rs.5,11,111/- (Rupees Five Lacs Eleven thousand one hundred eleven only) (out of total consideration of Rs.1,02,56,000/- (One crore two lacs, fifty six thousand only) (EXCLUDING BROKERAGE AND TRANSFER FEES) vide (1) Cheque dated 9th Nov 2008 drawn on HDFC Bank, Marol Branch, Mumbai, (2) Cheque No. 520881 dated 3rd Nov 2008 drawn on Saraswat Coop Bank, Powai Branch, Mumbai, being the part payment and token money in respect of FLAT NO 1108 ON THE 11TH FLOOR OF WING "B", WITH CAR PARKING SPACE, OF "MAPLE LEAF" SITUATES AT PLOT B, BEARING C.T.S. NO 119 F/1A OF VILLAGE TUNGWA, TALUKA KURLA, ANDHERI (EAST), MUMBAI as per the terms in the sale agreement.

I say received.

Sum of Rs.5,11,111/- (Rupees Five Lacs Eleven thousand one hundred eleven only) as token amount.

S. Shikala

SASHIKALA VAIDAPALLI
(SELLERS)

Date: 3rd Nov, 2008
Place: Mumbai

Witness: (1) VAIBHAV LAHANE *Vaibhav*
(2) SUHAS DNYAE *Suhas*

बदर-१३	
१००२	१७
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RECEIPT

Received with thanks from **MR. DEVENDRA R. LIMAYE and MRS. AARTI D. LIMAYE** 201, A Wing, Harmony CHS Ltd, Raheja Vihar, Tungwa, Chandivili Road, Andheri (E), Mumbai - 400 072 the total sum of Rs.12,44,889/- (Rupees Twelve Lacs Forty Four thousand Eight hundred Eighty Nine only) (out of total consideration of Rs.1,02,56,000/-) (One crore, two lacs, fifty six thousand **EXCLUDING BROKERAGE AND TRANSFER FEES**) vide Cheque No. 520813 dated 5th Nov 2008 drawn on Saraswat Bank, Powai Branch, Mumbai being the part payment in respect of **FLAT NO 1108 ON THE 1ST FLOOR OF WING "B", WITH CAR PARKING SPACE, OF "MAPLE LEAF" SITUATES AT PLOT B, BEARING C.T.S. NO 119 F/1A OF VILAGE TUNGWA, TALUKA KURLA, ANDHERI (EAST), MUMBAI** as per the terms in the sale agreement.



I say received.

Sum of Rs.12,44,889/- (Rupees Twelve Lacs Forty Four Thousand Eight Hundred Eighty Nine only) as Part Payment.

S. Sashikala

**SASHIKALA VADAPALLI
(SELLERS)**

Date: 5 Nov. 08
Place: Mumbai

Witne is: (1) SHILPA S. NAIK
(2) VAISHAY M. LAHANE

Shilpa
Vaishay

THIS RECEIPT ISSUED SUBJECT TO REALISATION OF CHEQUE

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मालमत्ता पत्रक

१. क्रमांक
२. दिनांक
३. तपस्यकर्ता
४. मालमत्ता दिवस
५. मालमत्ता स्थान



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- १. मालमत्ता
- २. मालमत्ता दिवस
- ३. मालमत्ता स्थान
- ४. मालमत्ता कर
- ५. मालमत्ता शुल्क
- ६. मालमत्ता शुल्क
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 दिनांक ...

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मालमिती पत्रिका

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 दिनांक: २००६
 मालमिती पत्रिका, मुंबई, महाराष्ट्र, भारत

क्र.सं.	विवरण	उपचयनक्रमांक (पं.) बदर (१) विस्थापक
१००१	मालमिती पत्रिका, मुंबई, महाराष्ट्र, भारत	१. २००१/२००६ २. २००२/२००६ ३. २००३/२००६ ४. २००४/२००६ ५. २००५/२००६ ६. २००६/२००६



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हस्ताक्षर: [Signature]
 दिनांक: २००६
 मालमिती पत्रिका, मुंबई, महाराष्ट्र, भारत

BRIHANMUMBAI MAHANAGARPALIKA
 No. CE/2841/BPESIAL [9 JAN 2008

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Shri Chhindu Lachmans
 A to Indian Cork Mills Ltd.,
 Construction House 'A',
 4th road, Khar (W),
 Mumbai-400 052.



Part Occupation permission to Wing 'A' & 'B' Wing of Building No. 15 comprising of (Part) Basement + Still + Floors (Pt) on plot bearing CTS No. 119F/1A of village Tungwa, Kurla (W).



The Part development work of Wing 'A' & 'B' of Building No. 15 comprising of (Part) Basement + Still + Floors (Pt) of village Tungwa, Kurla (W) is completed under the supervision of Shri Shrihari Lund, Licensed Architect having Licence No. CA/80/5549 and Shri Shrihari Lund, Licensed Structural Engineer having Licence No. STR/M/51 may be occupied on the following conditions.

1. That the certificate under Sec 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within 3 months whichever is earlier.
2. That the balance IOD conditions shall be complied with before asking for full Occupation permission.
3. That the registered Co-op Hsg. Soc. shall be formed and copy of society registration shall be submitted to this office before applying for B.C.C.
4. That the federation of flat owners of layout for maintenance of infrastructure shall be formed before B.C.C.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note: This permission is issued without prejudice to actions under sections 205, 253-A of Mumbai Municipal Corporation Act.

Yours faithfully,

[Signature]

Executive Engineer,
 (Building Proposals)(E.S.)

[Signature]
 E.E.(B.P.)E.S.

[9 JAN 2008

Copy forwarded for information to Architect
 Shri Shihari Lund.

116-3000 (2)

VALID UPTO 2 MAY 2006

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

NO CE/2841 /BPES.V-3 MAY 2005

COMMENCEMENT CERTIFICATE



With reference to your application No. 11620 dated 19/12/2004 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 46 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No 15 on plot No. C.T.S. No. 119A/1A, Village / Town Planning Scheme No. Tungwa situated at Road / Street



The Commencement Certificate / Building permit is granted on the following conditions :-

- The land vacated on consequence of the endorsement of the set back line/ road widening line form part of the public street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or fitted to be used by any person until occupation permission has been granted.
- The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- This commencement Certificate is renewable every year but such extended period shall be in not more than three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :

- The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- Any of the 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.
- 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 & Town Planning Act, 1966.

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The conditions of this certificate shall be binding not only on the applicant but on his
 The Municipal Commissioner (as appointed) Shri. P. N. Wadga Executive

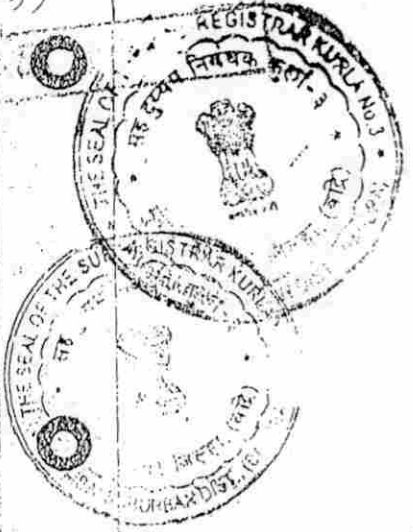
is valid upto 2 MAY 2006



Full C.C. as per approved plans dated 14/3/2006

For and on behalf of Local Authority,
 The Municipal Corporation of Greater Mumbai

M. W. J. J.
 Assistant Engineer Building Proposals
 Eastern Suburbs (L & N Ward)
 Executive Engineer (Building Proposal)
 Eastern Suburbs
 FOR



Sk. M. J. J.
 Assistant Engineer Building Proposals
 Eastern Suburbs (L & N Ward)

CE/2841/BPESIAL E 6 DEC 2006
 Full C.C. as per approved amended
 plans dt 20-11-2006

S. J. J.
 Executive Engineer Building Proposal
 (Eastern Suburbs)

CE/2841/BPESIAL 2.2 MAR 2007

Full C.C. as per approved amended plans dt 05/03/07

S. J. J.
 Executive Engineer Building Proposal
 (Eastern Suburbs)

CE/2841/BPESIAL 30 MAR 2007

Full C.C. as per approved amended plans dt 28/03/07

S. J. J.
 Executive Engineer Building Proposal
 (Eastern Suburbs)

CERTIFIED AS TRUE COPY

Virag Laud
 VIRAG LAUD,
 G.O. ARCH: A.I.A

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2004-15(0) Forms

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

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

CE/2E41/BPES/AL 14 MAR 2005
 No. E.B./CE/ BS/A of 2004-2005



MEMORANDUM

From: Chandru Lachmandas C.A. to Indian Cork Mills.

In reference to your Notice, letter No. 246 dated 19.12.2004 and delivered on 2005 and the plans, Sections Specifications and Description and further particulars and drawings of buildings at Prop. residential building No.15 on plot bearing CTS No.119 F/1A of village Tumawa, Taluka (W) furnished in your letter, dated 2005. I have to inform you that I cannot approve of the building proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Municipal Corporation Act as amended up-to-date, my disapproval by the following reasons:-

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

1. 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.
2. 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 adjoining plot will not be filled up to reduced level of atleast 52 T.H.D. or 5" above adjoining road level whichever is higher with murrum, 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.
5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(X) will not be submitted by him.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos 1693 and 4326 and for existing building showing adequacy thereof to take up additional load will not be submitted by him.

14 MAR 2005
 14 MAR 2005
 14 MAR 2005

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

That the drainage work generally is not intended to be executed in accordance with the Municipal

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subjected to so modifying your intention as to obviate the before mentioned objections and report by receding from the same. Otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 13 MAR 2008, but not so as to contravene any of the provision of the said Act or any rule, regulations or bye-law made under that Act at the time in force.

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

Executive Engineer, Building Proposals,
Zone, ES



SPECIAL INSTRUCTIONS

1) THE INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR OWN.

2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner, Greater Mumbai has empowered 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) By-law, 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 it shall be:-

- (i) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which a sewer from such building can be connected with the sewer then existing or thereafter to be laid in such street"
- (ii) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of the building.
- (iii) 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 tax is required to give notice of erection of a new building or occupation of building which has been vacant, to the Assessor, 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 irrespective of the fact that the valuation of the premises is liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which completion or occupation is detected by the Assessor and Collector's Department.

5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to issue a permission before occupation and a heavy penalty for non-compliance under Section 471 if necessary.

6) Proposed date of commencement of work should be communicated as per requirements of Section 353 of the Bombay Municipal Corporation Act.

One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District. 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-agricultural assessment shall be paid at the site that may be fixed by the Collector under the Land Revenue Code and Rules thereunder.

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

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Brihanmumbai Mahanagarपालिका
 CE/ 2841/BPES/AL 1.4 MAR 2005

- That the regular/sanctioned/ proposed lines and reservations will not be got demarcated
- made through A.E.(Survey)/E.E.(T&C)/E.E.(D.P.)/D.I.L.R. before applying for C.C.
- That the registered undertaking and additional copy of plan shall not be 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 nuisance will not be submitted
- before C.C./starting the work.
- That the requirements of N.O.C. of Reliance Energy / Chief Fire Officer will not be
- obtained and the requisitions, if any, will not be complied with before occupation
- certificate B.C.C.
- That the basement will not comply with the Basement Rules and regulations regarding
- height, ventilation, users, etc. and registered undertaking for not misusing the basement
- will not be submitted before C.C.
- That 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 true copy of sanctioned layout sub-division /amalgamation approved under No
- CE/269/EPE/LOL alongwith the terms and conditions will not be submitted
- before C.C. and compliance thereof will not be done before submission of B.C.C.
- That the extra water and sewerage charges will not be paid to Asst. Engineer, Water
- Works, Ward before C.C.
- That adequate care in planning, designing and carrying out construction will 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 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 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 opens
- spaces and building dimensions as soon as the work upto plinth is completed
- That the clearance certificate from assessment Department regarding upto date
- payment of Municipal taxes etc. will not be submitted.
- That the requirement of bye law 40 will not be complied with before starting 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 submitted.
- That the copy of Intimation of Disapproval conditions & other layout or sub 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.
- That the N.A. permission from the Collector of Bombay shall not be submitted.
- That a Janata Insurance Policy or policy to cover compensation claims arising out of
- Workmen's Compensation Act 1923 will not be taken out before starting the work and
- not be renewed during the construction.
- That the development charges as per M.R.T.P (amendment) Act 1992 will not be paid.
- That the carriage entrance shall not be provided before starting the work.



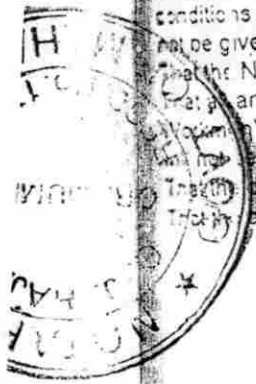
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Brihanmumbai Mahanagarपालिका
 CE/ 2841/BPES/AL 4 MAR 2005

- That the regular/sanctioned/ proposed lines and reservations will not be got demarcated at site through A.E. (Survey)/E.E. (T&C)/E.E. (D.P.)/D.I.L.R. before applying for B.C.C.
- That the registered undertaking and additional copy of plan shall not be 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 nuisance will not be submitted before C.C./starting the work.
- That the requirements of N.O.C. of Reliance Energy / Chief Fire Officer will not be obtained and the requisitions, if any, will not be complied with before occupation certificate B.C.C.
- That the basement will not comply with the Basement Rules and regulations regarding height, ventilation, users, etc and registered undertaking for not misusing the basement will not be submitted before C.C.
- That 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 true copy of sanctioned layout sub-division /amalgamation approved under No. CE/208/EPE/S/LOL alongwith the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
- That the extra water and sewerage charges will not be paid to Asst. Engineer, Water Works, 'L' Ward before C.C.
- That adequate care in planning, designing and carrying out construction will 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 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 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 open spaces and building dimensions as soon as the work upto plinth is completed.
- That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
- That the requirement of bye law 4@ will not be complied with before starting 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 submitted.
- That the copy of Intimation of Disapproval conditions & other layout or sub 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.
- That the N.A. permission from the Collector of Bombay shall not be submitted.
- That the Anafra Insurance Policy or policy to cover the compensation claims arising out of the Compensation Act 1923 will not be taken out before starting the work and renewed during the construction.
- That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- That the carriage entrance shall not be provided before starting the work.

MW 13/3/05
 Executive Engineer Building Proposals
 (Eastern Suburbs.)



Brihanmumbai Mahanagarपालिका
Brihanmumbai Mahanagarपालिका
CE/ 2841/BPES/AL 11.4

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11.4 MAR 2005

- That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
- That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts from the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
- That separate P.R.Cards for each sub-divided plots, road etc. will not be submitted.
- That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards compliance thereof.
- That the No. Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
- That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.
- That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
- That the proposal for amended layout / sub-station shall not be submitted and get approved before starting the work and terms and conditions thereof will not be complied with.
- That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
- That the remarks from Asst. 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.
- 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.
- That the phase programme for infrastructure development will not be submitted and get approved and will not be developed as per phase programme.
- That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
- That the N.O.C. from Pest Control Officer L Ward MCGM shall not be obtained.
- That the board mentioning the name of Architect/Owner's shall not be displayed on site.
- That the N.O.C. from Ministry of Environment and Forest as per Circular u.no. Ch.E/623/DP/04 dated 24.9.2004 shall not be submitted.



CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

- That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
- That the requirement of N.O.C. from C.A.U.L.C. & R. Act will not be complied with before starting the work above plinth level.

GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE C.C.

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

NW 17/2005
Executive Engineer Building Projects
Mumbai Municipal Corporation

Brihanmumbai Mahanagarपालिका
CE/ 2841/BPES/AL 14

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That some of the drains will not be laid internally with C.I. pipes.
That the conditions mentioned in the clearance under No. BCM-10897(732)/D-XII/30.1.1989 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 surface drainage arrangement will not be made in consultation with 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 a 10 ft. wide paved pathway upto staircase will not be provided.

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

That the name plate/board showing plot No. name of the building etc. will not be displayed in 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.
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.

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.

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, termite, fissures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.

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

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

That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed.

That post mail boxes at ground floor for residence/occupation at upper floors shall not be provided.

That 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.

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

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

That the requisitions of clause No. 45 & 46 of D.C.R. 91 shall not be complied with.

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

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

That the Vermiculture bins for disposal of wet waste as per the design and specification of organisations / 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.



M. J. J. J.
Executive Engineer Building Proposals
(Borivli Suburbs.)



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२००६

Brihanmumbai Mahanagarपालिका

CE/ 2841/BPESIAL 14 MAR 2005

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

- That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.
- That the ownership of the recreation space/swimming pool /Club House shall not subst. by provision in a deed of conveyance in all the property owners on account of whose holding the R.G./Swimming Pool Club House is assigned.
- That the structure constructed in recreation space for the user of Swimming Pool & Club house shall not be used only for recreational activity for which it is approved for the bonafide society members.

New 14/3/05
Executive Engineer
(Building Proposals)(Eastern Suburbs)



Vertical text on the left margin: A, NC, MI, F, T

No. DW/CE/ 2811/FEL

17 MAR 2005 - 93

NOTES

9039 10
 are complied with
 of commencement 03
 2006

- 1) The work should not be started unless objections
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The structures for storing constructional materials 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 or full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- 5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, wicks, metal, sand, preps debris, etc., should not be deposited over footpaths or public street by the owner/architect/their contractors, etc., without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objections by this department.
- 9) The 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 and dimension.
- 11) The application for sewer sweet 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 and footpath.
- 12) All the terms and conditions of the approved layout/sub-division under No. of 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 34 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Necessary ground or equality open space should be developed before submission of Building Completion Certificate.
- 15) The ground level to the full width shall be constructed in water bound macadam before commencing the work and should be complete to the satisfaction of Municipal Commissioner including lighting, paving and drainage before submission of the Building Completion Certificate.
- 16) Access through adjoining holding or egress, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in concrete having a glass pieces at the rate of 125 cubic metres per 10 Sq. metres below payment.
- 18) The compound wall or fence 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 adjoining 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.



H.O.
 UM
 K/M

This intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangement of obtaining No. Objection Certificate from the Housing Commissioner under Section 13(h) (ii) of the Rent Act and in the event of your proceeding with the work after without an intimation about commencing the work under Section 347(1) (a) or your starting the work without removing the structures proposed to be removed the penalty be taken as a breach of the conditions under which this intimation of Disapproval is issued and the permission will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Municipal Corporation Act, 1948.

बदर-१३
१००२ २५
१००१ बदर-१३
१५

- (i) If it is proposed to demolish the existing structure by negotiations with the tenants, the work as per approved plans should not be taken up in hand unless the agreement is satisfied with the following:
 - (a) Specific plans in respect of shifting or rehousing the existing tenants on your existing plots, number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to vacate the alternative accommodation in the proposed structure at standard rate.
 - (iii) Plans showing the phasing programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (ii) In case of extension to existing building, blocking of existing windows or rooms deriving light and its from other sides should be done first before starting the work.
- (iii) Work of additional floor or work should be start or during monsoon which will cause less damage and consequent nuisance to the tenants staying on the floor below.
- (iv) Work of over head settings work above the finished level of the terrace should be done in winter.
- (v) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (vi) It shall be made sure that the foundations must be excavated down to hard soil.
- (vii) The condition of the structure and its superstructures in the building should be inspected and the necessary repairs should be carried out in strict accordance with the Municipal Code.
- (viii) No new well, tank, pond, cistern or fountain shall be dug or constructed without the written permission in writing of the Municipal Commissioner, Greater Bombay, as required in Section 381-A of the Municipal Corporation Act.
- (ix) All gully traps and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought iron plates or binges. The manholes of all cisterns 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 hinge screwed on tightly serving the purpose of a lock and the earthen pipes of the ribbed prestressed with screw or dome shape pieces (like a garden man hole) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. The covers shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder the upper ends of the ladder should be earmarked and extended 60 cms. above the top and they are to be fixed and its lower ends in cement concrete blocks.
- (x) Other routes should be fixed over boundary walls. This prohibition refers only to the routes and not to the use of plane glass for coping over compound wall.
- (xi) The drains should be provided as required by Bye-law No. 5(b).
- (xii) The drains should be provided over Door and Window openings.
- (xiii) The drains should be laid as require under Section 234-1(a).
- (xiv) The inspection chamber should be plastered inside and outside.
- (xv) If the proposed addition is intended to be carried out on old foundations and structures, you should do so at your own risk.



[Signature]
Executive Engineer, Building Proposals
Zone - ES - Wards

10/11/50
 CIVIL
 GUVIN

बदर-९३	
८००२	२८
२००६	

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/2841/BPES/AL

बदर-९३	
२००७	५२
28 MAR 2007	

Mr. Bihari Lund, Architect,
Construction House, 'A', 24th Road,
Kurla(W), Mumbai : 400 052.

Sub: Amended plans for proposed building no.15 on plot bearing
C.T.S.No.119 F/1A of Village Tungwa at Kurla(W)

Ref: Your letter dt. 13.3.07.



I have to inform you that the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation of Disapproval under even No. dt. 14.03.07 and amended plan approval letters dt. 14.12.05, 20.11.06 & 5.3.07 and following conditions:-

- 1) That the R.C.C. design & calculations as per the amended plans considering the seismic forces as per analysis shall be submitted through the registered structural engineer before starting the work
- 2) That the C.C. shall be got endorsed as per approved amended plans.
- 3) That the requisite payments shall be made.
- 4) That the revised drainage approval shall be submitted.

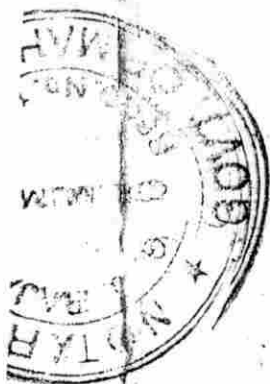
One set of amended plans duly signed and stamped is hereby returned in token of Municipal approval.

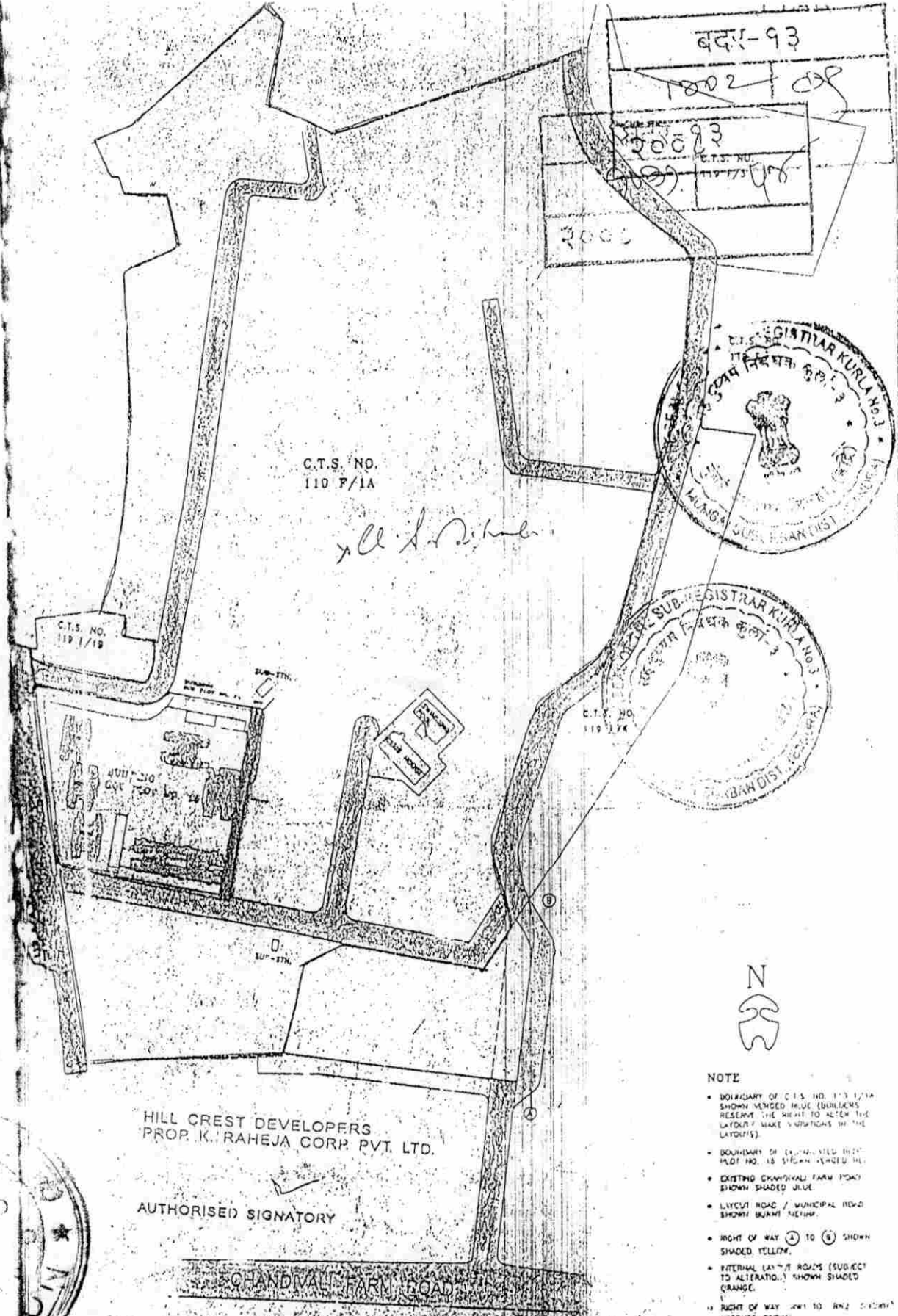
Yours faithfully,

(Signature)
Dy. Chief Engineer
(Dirg. Proposals)(Eastern Suburbs)

CERTIFIED AS TRUE COPY

(Signature)
VIRAG LAUD,
G.D. ARCHT. A.I.T.A.
CA/75/2049.





C.T.S. NO. 119 F/1A

Handwritten signature

C.T.S. NO. 119 F/1B

C.T.S. NO. 119 F/1K



NOTE

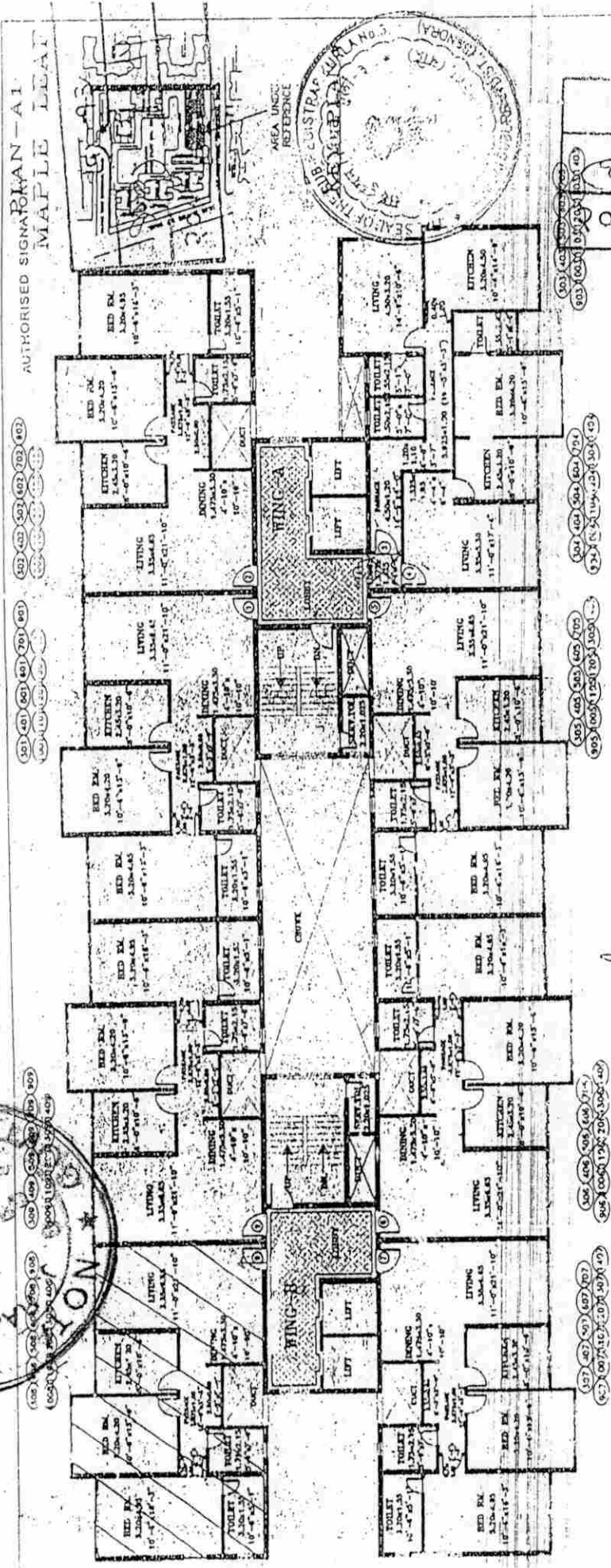
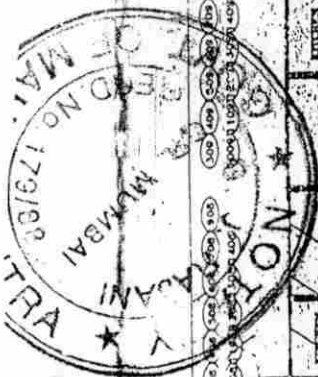
- BOUNDARY OF C.T.S. NO. 119 F/1A SHOWN VENCED BLUE (BUILDERS RESERVE THE RIGHT TO ALTER THE LAYOUT MAKE VARIATIONS IN THE LAYOUTS).
- BOUNDARY OF EXISTING PLOT NO. 18 SHOWN VENCED RED.
- EXISTING CHANDMALI FARM PLOT SHOWN SHADED BLUE.
- LAYOUT ROAD / MUNICIPAL ROAD SHOWN BURNED YELLOW.
- RIGHT OF WAY (1) TO (2) SHOWN SHADED YELLOW.
- INTERNAL LAYOUT ROADS (SUBJECT TO ALTERATION) SHOWN SHADED ORANGE.
- RIGHT OF WAY (3) TO (4) SHOWN HATCHED GREEN.

HILL CREST DEVELOPERS
PROP. K. RAHEJA CORP. PVT. LTD.

AUTHORISED SIGNATORY

CHANDMALI FARM ROAD

PLAN OF THE PROPERTY BEARING C.T.S. NO. 119 F/1A, AT TUNGWA, ANDHERI (EAST), MUMBAI.

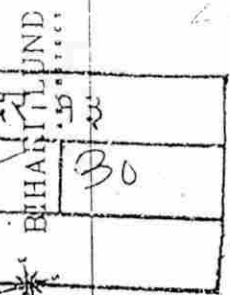


AUTHORISED SIGNATORY MAP FILE LEAT



THE SECTORS BEING SUB PLOT NO. 15 ON DEMARCATED BUILDING NO. 119 F/1A AT TUNGWA ANDHERI WEST MUMBAI.

TENTATIVE TYPICAL FLOOR PLAN (USED TO 7TH & 6TH TO 14TH FLOORS)



PROPOSED WINGS A AND B OF THE BUILDING NO.15 ON DEMARCATED BUILDING NO. 119 F/1A AT TUNGWA ANDHERI WEST MUMBAI. A PORTION OF SUB DIVIDED PLOT-B, BEARING C.T.S. NO. 119 F/1A AT TUNGWA ANDHERI WEST MUMBAI.

Hill Crest Developers

(A Division of K. Raheja Corp Pvt. Ltd.)



Date: 7th November 2008

To
Mrs. Sushikala Vadapalli,
Row House No.6, Grace Dieu CHS Ltd.,
Powai Park High Street, Powai,
Mumbai - 400 076.

बदर-९३	
१००२	१३
२००६	

Dear Madam,

Re: Flat No.1108 on the 11th Floor in Wing "B" along with Basement Car Park No.74 in the building known as "MAPLE LEAF" (Wings A,B,C,D,E,F & G) constructed on the demarcated portion of land admeasuring approx. 12,284 sq.mtrs., out of sub-divided Plot 'B' bearing C.T.S. No.119 F/1A of Village Tungwa, being part of the larger property bearing C.T.S. No.119(Pt), Off Chandivali Farm Road at Tungwa, Mumbai.

We are in receipt of your letter dated 5th November, 2008 regarding your intention to transfer and assign Flat No.1108 in Wing "B" along with Basement Car Park No.74 in the building "MAPLE LEAF" (Wings A,B,C,D,E,F & G) constructed on the demarcated portion of land admeasuring approx. 12,284 sq.mtrs., out of sub-divided Plot 'B' bearing C.T.S. No.119 F/1A of Village Tungwa, being part of the larger property bearing C.T.S. No.119(Pt), Off Chandivali Farm Road at Tungwa, Mumbai, to the new purchasers Mr. Devendra P. Limaye and Mrs. Aarti D. Limaye.

We will not have any objection to your transferring the said flat to the purchasers, subject to your completing the following formalities.

1. Clearing all dues including Monthly Outgoings in respect of the said Flat up to the date of transfer.
2. Submitting a certified copy of the New Sale Agreement along with copy of Stamp Duty and Registration receipt.
3. Submitting a copy of the letter wherein you confirm having received full consideration amount from Purchasers.
4. Letter of possession of the above said flat duly confirmed by the new purchaser.
5. Letter of request from you and the new buyer with respect to NOC for transfer and change of name in our records.

Yours faithfully,
Hill Crest Developers
Division of K. Raheja Corp Pvt. Ltd.)

(Nityanand Devadiga)

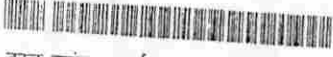
Regd. Off: Construction House 'A', 24th Road,
Khar (W), Mumbai - 400 052, India.

Phone: 91-22-26002177

Fax: 91-22-26005264.

E-mail: krahejacorp@vsnl.com

Web: www.krahejacorp.com



दस्तावेजांक व वर्ष: 1031/2008

दुय्यम निबंधक: सह दु.नि.का-कुर्ला 3

Thursday, November 06, 2008

3:17:17 PM

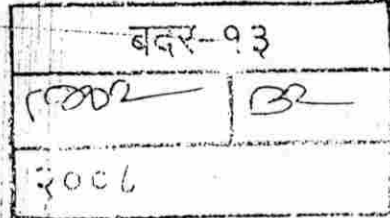
सूची क्र. दोन INDEX NO. II

संज्ञी 60-3

Regn. 63/1008

गावाचे नाव : तुंगवा

- (1) दिलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो व पट्टेदार ते नमूद करावे) मोबदला रु. 6,537,500.00 वा.भा. रु. 6,390,131.00



- (2) भू मापन, पोटहिरसा व घरक्रमांक (असल्यास)

(1) सिटिएस क्र.: 119 दर्शन विभागाचे नाव - तुंगवा - कुर्ला - उपविभागाचे नाव - 119750A A - भूभाग : तुंगवा गावातील खालील दर्शविलेल्या मिळकती. -- प्लॉट नं 110B, 11 वा गव. वी विंग, मेपल लीफ, रहेजा विहार, चांदीयली फार्म रोड, तुंगवा मुं 72 स्टील्ट अधिक 13 मजल्यांची इमारत. सय प्लॉट वी. सी. टि एस नं 119एफ/1ए (1)बांधीव मिळकतीचे क्षेत्रफळ 96.02 चौ.मी. आहे.

- (3)क्षेत्रफळ

- (4) आकारणी किंवा जुडी देण्यात आलेले तेव्हा

(1)

- (5) दरसंप्रेषण करून देण्या-या पक्ष काराचे नाव संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) हिल क्रेस्ट डेव्ह. तर्फे प्रोपा. के रहेजा कॉर्प. प्रा. लि. तर्फे कु मु म्हणून अनंत पांलाडे AAAOP0522B - या रस्ता खार प मु 52 : गल्ली/रस्ता : - इमारतीचे नाव शहर/गाव : - तालुका : - पिन : - पॅन नम्बर : -

- (6) दरसंप्रेषण करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, बांधीचे नाव व संपूर्ण पत्ता

(1) शशिकला यादवल्ली - घर/प्लॉट नं : से हाऊस नं पाके हाय, स्ट्रीट, पवई मुं 76; गल्ली/रस्ता : - इमारतीचे नाव शहर/गाव : - तालुका : - पिन : - पॅन नम्बर : AAEPV1728J.

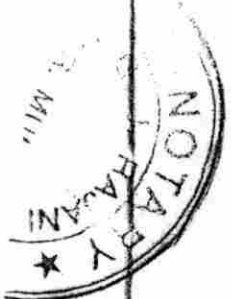


- (7) दिनांक करून दिल्याचा 24/01/2008
- (8) नोंदणीचा 15/02/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 1031 /2008



- (10) व. जाणभावाप्रमाणे मुद्रांक शुल्क रु 309475.00
- (11) व जाणभावाप्रमाणे नोंदणी रु 30000.00

- (12) शेवट श्री लिहिला श्री वाचला श्री रजवात घेतली



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-३.
 व. सुश्री उपनगर जिल्हा.
 बाणा त्यांचे वास्तविकीची प्रमाणे
 वस्तुनिरास नक्कल दिली. ६/११/०८
 दिनांक : ६/११/०८
 सह. दुय्यम निबंधक, कुर्ला-३.
 पवई उपनगर विभाग

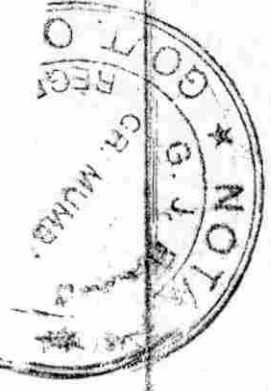
बदर-१३
 ८००२ ३३



Signature: *Vachan*
 Authority
 Session

Name to be written...

Sup. Is...
 Driving Licence No. *MM0300410/30406*
 Date of issue *24/10/04*
 Name of the Licence Holder
Mr. Vachan
 Son/wife/daughter of
Mr. Shikhar Lalhane



FORM 6
[See Rule 16(1)]


Driving Licence

MH-03 (3) 97-8824
Driving Licence No.

Date of issue 05/3/97

Name of the Licence Holder
Anand Chavhan

Son/wife/daughter of
B. N. Chavhan



Signature of the Licence Holder

बदर-९३	
२००२	२००६
२००६	



Temporary address/ Official address (if any)

Permanent Address
2 C.L.B. Master ch
Ganesh Chowk
Y. B. Forde
Date of birth 03/4/25

Exclusional qualifications

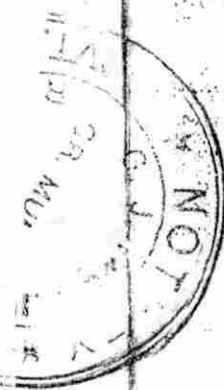
Blood group and Rh factor (Optional)

The holder of this licence is licensed to drive throughout India the vehicles of the following description:-
M.C.T. with engine
MOTOR CYCLE WITH ENGINE
CAPACITY UP TO AND ABOVE 50 C.C.

This licence to drive a motor vehicle other than transport vehicle is valid From 05/3/97 to 05/3/2007

Signature and designation of the licensing authority

Regional Transport Officer
(Kurla)





Monday, February 11, 2008
11:45:26 PM

बदर-१३		Original
२००७	पावती	34
२००६		पावती क्र. 1031

गावाचे नाव तुंगवा दिनांक 11/02/2008
 दस्तऐवजाचा अनुक्रमांक बदर13 - 01031 - 2008
 दस्ता ऐवजाचा प्रकार करारनामा

DELIVERED

सादर करणाराचे नाव: शशिकला बाडपल्ली

नोंदणी फी

नवकल (अ. 11(1)), पृष्ठांकनाची नवकल (आ. 11(2))

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

एकूण रु.



आपणारा हा दस्त अदाजे 4:01PM हा वेळेस मिळेल

Datta
दुय्यम निबंधक
साह द. नि. का-कुर्ला 3

वाजार मुल्य: 6390131 रु. मोबदला: 6537500 रु.

गारतेरे, मुद्रांक शुल्क: 311000 रु. ५६ दुय्यम निबंधक कुर्ला क्र. ३

दस्ताचा प्रकार डीडी/धनाकर्पाद्वारे:

दिलेले नाव व पत्ता: एस वी आर, पृ. 703

डीडी/धनाकर्पा क्रमांक: 116037; रक्कम: 30,000 रु.; दिनांक: 02/01/2008

हाई उपवाकर जिल्हा.



बदर-९३	
९०३९	७
२००६	

ICICI Bank

Customer Copy

Deposit Br. Mandya Date 16/11/06

Pay to : ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs.	११,०००
Service Charges	Rs.	१०
Total	Rs.	११,०१०

Name of Stamp duty paying party :
Ms. Sushikala Vadspatti

FRANKING DEPOSIT SLIP

1108 - Maple leaf

DD / Cheque No. 833706

Drawn on Bank ICICI Bank

Received With Thanks 16 JAN 2006

Rs. 11,010

Payment of Stamp Duty TRANSFER

(For Bank's Use only)

Tran ID 3196227

Franking No. 3196227

Officer 3196227



बदर-९३	
१००२	३६
२००६	



बदर-१३	
२००२	36
२००६	

बदर-१३	
२००२	36
२००६	



A. S. ...

AGREEMENT

THIS AGREEMENT made at Mumbai this 24th day of January Two

thousand Eight Between HILL CREST DEVELOPERS (PROP: K. RAHEJA CORP. PRIVATE LIMITED), a Company registered under the Companies Act, 1956, having its registered office at Construction House "A", 24th Road, Khar, Mumbai-400 052, hereinafter referred to as "the Builders" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the ONE PART AND MS. SASHIKALA YADAPALLI of Mumbai, Indian Inhabitant, residing at ROW HOUSE NO.6, GRACE DIEU CHS, POWAI PARK HIGH STREET, POWAI, MUMBAI - 400 076, hereinafter called "the Flatholder" (which

Ms. The late Shri. Y. ...

INDIA
SMP
MAHARASHTRA
R-3
110
OFFICE
HIGH
1712

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WHEREAS by and under an Agreement dated 14th October, 1981 made between Indian Cork Mills Limited as the Owners (hereinafter referred to as "the Owners") and Mrs. Jyoti C. Raheja, Promoter Director of Marble Arch Property Developers Private Limited, a Company registered under the Companies Act, 1956 and having its office at Mumbai, the Owners granted exclusive development rights, inter alia, in respect of (and to ultimately sell and transfer) the land bearing New Survey Nos. 119A/2 (2pt.), 4(pt.), 55(1B) and 56(B), i.e. old C.T.S. Nos. 119 (pt.), 119/1 to 119/88, 119A(pt.), 119B and 119D in Village Tungwa, now bearing C.T.S.Nos. 119A/2, 119B, 119D/1A, 119D/1B, 119D/1C, 119D/2, 119F/1A, 119F/1B, 119F/2, 119F/3, 119F/4, 119F/5, 119F/6, 119F/7, 119G, 119G/1 to 5, 119H, 119 I, 119 I/1 to 83, of Village Tungwa, Taluka Kurla (B.S.D.), Andheri (East), Mumbai, (herein referred to as the "larger property") to the said Mrs. Jyoti C. Raheja as Promoter Director and on behalf of the said Marble Arch Property Developers Private Limited, on the terms and conditions recorded in the said Agreement dated 14th October, 1981.



AND WHEREAS the said Marble Arch Property Developers Private Limited were placed in possession of the said larger property in or about June, 1982.

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AND WHEREAS the name of the said Marble Arch Property Developers Private Limited was subsequently changed to Marble Arch Properties & Hotels Private Limited.

AND WHEREAS by a Writing dated 29th August, 1986 made between the Owners and the said Marble Arch Properties & Hotels Private Limited, the parties thereto modified certain terms and conditions of the said Agreement dated 14th October, 1981.



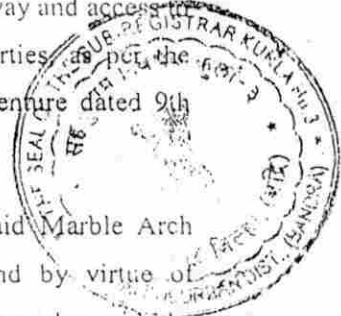
AND WHEREAS by a Declaration dated 17th September, 1987 the Directors of the said Indian Cork Mills Limited (i.e. the Owners herein) the said Directors here, for and on behalf of the Owners herein, declared that the prior title deeds in respect of the said larger property have been lost or misplaced but have not been given as security to anyone and further that the said Marble Arch Properties & Hotels Private Limited were, inter alia, entitled to develop the said larger property to the fullest extent possible, including putting up buildings and other constructions on the said larger property and disposing of the same outright and/or on Ownership Basis and that the Owners shall execute the necessary Deed or Deeds of Conveyance in respect of the said larger property on receipt of the balance consideration money, which balance has been duly paid on 27th May, 1997.

AND WHEREAS by an Indenture of Grant of Right of Way and Covenants dated 9th January, 1988 made between Mr. Jatin Manubhai Sheth and others (the owners of the

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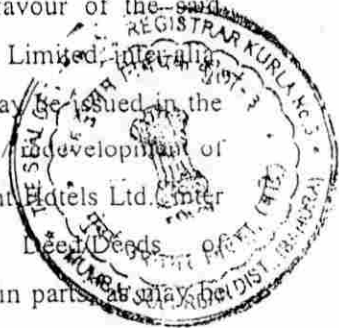
properties adjoining the said larger property at its Southern end) and the said Marble Arch Properties & Hotels Private Limited and Another, the said Marble Arch Properties & Hotels Private Limited & An.: obtained a grant of full and free right of way and access to the said larger property, over and above the said adjoining properties as per the particulars and on the terms and conditions recorded in the said Indenture dated 9th January, 1988;



AND WHEREAS by various acts and deeds done by the said Marble Arch Properties and Hotels Private Limited and its successors-in-title and by virtue of operation of law, development rights relating to the said larger property together with the right to the structures standing thereon as well as the benefit of the aforesaid Right of Way to the said larger property, now stand vested with Paramount Hotels Limited, a company incorporated under the Companies Act, 1956, who are now in possession of the said larger property.

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AND WHEREAS in consideration of the full consideration money having been received by the Owners in accordance with the hereinabove recited Agreement dated 14th October, 1981 and the Writing dated 29th August, 1986, the Owners have executed two Irrevocable Power of Attorneys, both dated 27th May, 1997, in favour of the said Paramount Hotels Limited, one authorizing the said Paramount Hotels Limited, inter alia, to avail of the benefits in the form of Additional FSI / TDR that may be issued in the form of Development Rights Certificate (DRC) in the development / redevelopment of the said larger property, and the other authorizing the said Paramount Hotels Ltd. inter alia, to execute on behalf of the Owners, such Deeds of Conveyance/Lease/Transfer of the said larger property, in whole or in parts as may be required by the said Paramount Hotels Ltd.



AND WHEREAS the name of the said "Paramount Hotels Limited" has been subsequently changed to "K. RAHEJA CORP LIMITED" under Section 21 of the Companies Act, 1956 (Act of 1956).

AND WHEREAS the said K. Raheja Corp Limited has become a Private Limited Company and the Deputy Registrar of Companies has added the word "PRIVATE" u/s 43A (2A) of the Companies Act, 1956, to the name of the said company on its Certificate of Incorporation and with effect from 29th March, 2001 all transactions by the said Company are to be in its modified name of "K. RAHEJA CORP PRIVATE LIMITED" (hereinafter referred to as "the said Company")."

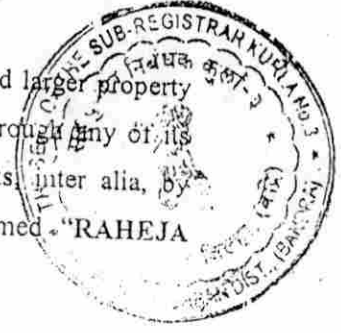
AND WHEREAS in the circumstances hereinabove recited, the development



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Plot No.15, more particularly described in the First Schedule hereunder-written) and the rights to execute the Deed/Deeds of Conveyance in respect of the said larger property, in whole or in parts, now belongs to and is vested in the said Company.

AND WHEREAS the said Company is in possession of the said larger property and is carrying on development work of the said larger property (through any of its construction division/s) in phases and split up into different segments, inter alia, by putting up buildings/ structures thereon, as part of its project named "RAHEJA VIHAR".



AND WHEREAS the said Company (and /or its predecessors-in-title) have prepared and got sanctioned the revised layout of the said larger property (the said sanctioned revised layout is hereinafter referred to as "the said layout land") and sub-divided Plot 'B' bearing C.T.S.No. 119F/1A of Village Tungwa, being part of the said layout land is shown bounded by blue colour boundary lines on the Plan 'A' hereto annexed.

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AND WHEREAS the said Company (and/or its predecessors-in-title) have, for the present, internally demarcated the said layout land into various sectors/segments and building plots with internal feeder roads giving access to the different buildings/plots on the said larger property;

AND WHEREAS it is clarified that the hereinabove recited revised layout is a tentative layout, though the same is approved by the Brihanmumbai Municipal Corporation, and the Builders/ the said Company, reserve their right to change or revise the said sub-divided layout as per the requirements of the Builders / the said Company and/or as may ultimately be approved and/or amended and sanctioned by the Brihanmumbai Municipal Corporation and/or other bodies and/or authorities concerned;

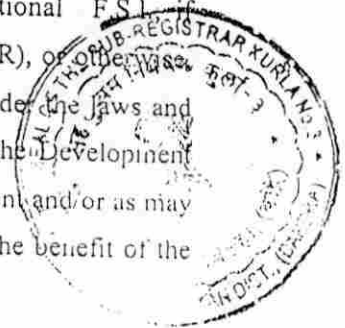


AND WHEREAS the said Company has demarcated an area admeasuring approx. 12,284 sq. mtrs., (being Building Sub-Plot No.15, which is more particularly described in the First Schedule hereunder written and shown bounded red on the Plan hereto annexed and marked 'A' and is hereinafter referred to as the "Scheduled Land"), out of the Sub-divided Plot 'B' bearing C.T.S.No. 119F/1A of Village Tungwa, and will be developing the said Scheduled Land, through its construction Division named "HILL CREST DEVELOPERS" (viz. the Builders herein), by constructing thereon a multi-storied building.

AND WHEREAS it is in the contemplation of the Builders (and it is hereby expressly clarified and declared and brought to the attention of the

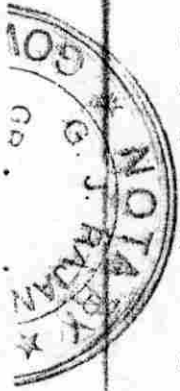
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property, the Builders plan to utilize F.S.I. that may be available to and obtained by the Builders on surrender of the reserved portions of the said larger property comprised in the hereinbefore recited Agreement dated 14th October, 1981 and Additional F.S.I. if permissible, in the form of Transferable Development Rights (TDR), or otherwise, which may be procured by the Builders, as may be permissible under the laws and regulations applicable to the said larger property, in accordance with the Development Control Regulations for Greater Bombay, 1991, as are subsisting at present and/or as may be amended and/or permissible from time to time and also to avail of the benefit of the other provisions of the D.C. Regulations.



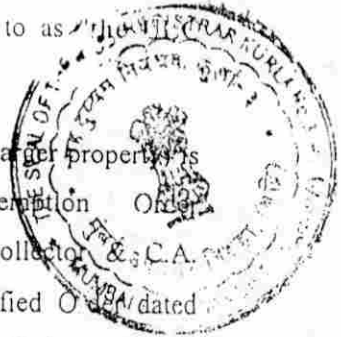
AND WHEREAS it is hereby expressly declared and clarified by the Builders that it is possible that part of such Additional and /or Compensatory F.S.I. as hereinbefore recited may be utilised for constructing one/more additional building/s (and/or Wings) and /or one or more additional floors to such sanctioned building/s and/or for putting up additional construction and revision/ further amendment to the sanctioned building plans/layout plans, will be got sanctioned from the M.C.G.M. for such purpose.

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AND WHEREAS a part of the said layout land was land within ceiling limit and another part of the said layout land was surplus vacant land as per the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as "the Act");

AND WHEREAS the Scheduled Land (being part of the said larger property) is considered as non-vacant land, pursuant to the Exemption Order No.BOM/1089/(732)/D/XIII dated 30/01/1989 of the Additional Collector & C.A. (ULC), Greater Mumbai and pursuant to further Corrigendum/Modified Order dated 8/4/1999 of the Additional Collector and Competent Authority (ULC), Greater Mumbai and further Corrigendum/Modified Order issued by the Housing and Special Assistance Department Mantralaya, Government of Maharashtra.



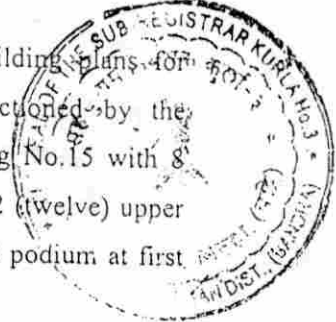
AND WHEREAS the Scheduled land admeasuring approx. 12,284 sq. mtrs. (being the demarcated portion of the Sub-divided Plot 'B' bearing CTS No.119F/1A of Village Tungwa) abuts on a D.P. Road which passes along the Western boundary of the Scheduled land.

AND WHEREAS the Builders planned to develop the Scheduled Land by constructing thereon a multi-storied Building No.15, to be named as "MAPLE LEAF (with multiple Wings)", as per the plans approved/to be approved by the Brihanmumbai Mahanagar Palika, by utilising Floor Space Index, as permissible under the laws and regulations applicable to the said larger property and Additional Floor Space Index in the

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firm of Transferable Development Rights (TDR) or otherwise, as permissible under the Development Control Regulations for Greater Bombay, 1991, subject to the Builders' right to amend/revise the same as may be approved/sanctioned by the M.C.G.M.

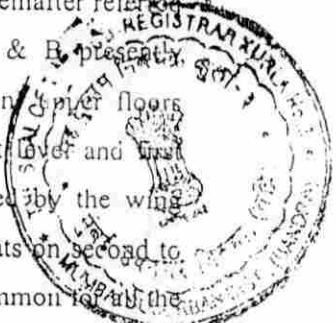
AND WHEREAS the Builders declare that the amended building plans for construction of the aforesaid multi-storied building had been sanctioned by the Brihanmumbai Mahanagar Palika for construction of the said Building No.15 with 8 (eight) Wings, Wings A & B comprising of basement, stilt level and 12 (twelve) upper floors respectively and Wings C to H comprising of basement, stilt and podium at first floor level respectively.



AND WHEREAS the Builders declare that the aforesaid amended building plans have been further amended (by utilization of TDR on the said ~~land~~ ^{demarcated Plot} in accordance with the applicable provisions of the Development Control Regulations for Greater Bombay, 1991) and have been sanctioned by the Brihanmumbai Mahanagar Palika and as per such further amended approved building plans, the said multi-storied

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building named "MAPLE LEAF" (Wings A, B, C, D, E, F & G)" (hereinafter referred to as "the said building") is to have 7 (seven) Wings, Wings A & B presently comprising of basement, stilt level and residential flats on 15 (fifteen) upper floors respectively and Wings C to G presently comprising of basement, stilt level and first floor level consisting partly of podium and partly the portion covered by the wings consisting of stilts to be used as car park respectively and residential flats on second to nineteenth upper floors, respectively. Basement and Podium is to be common for all the Wings. Parking is proposed in the basement and in the stilt level for Wings A to G & partly on the first floor (in the stilt portion covered by Wings C to G) in Wings C to G respectively. Refuge Area is proposed on the specified floors of each Wing of the said building, as per the requirements and/or regulations made by the M.C.G.M., Chief Fire Officer, to that effect, from time to time.



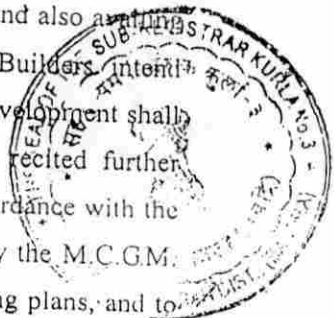
AND WHEREAS the Purchasers of premises in the said building will be bound by and shall comply with the requirements and/or regulations made by the M.C.G.M., Chief Fire Officer, to that effect, from time to time.

AND WHEREAS Commencement Certificate has been issued in respect of the said building and development work has commenced and in such development the Builders will be availing of the Floor Space Index, as permissible, under the laws and regulations applicable to the said Scheduled Land and also the compensatory FSI/TDRs in respect of such lands falling within the D.P./Municipal Road/s (not being part of the Scheduled Land) which have been/are to be handed over to the M.C.G.M. free of cost.



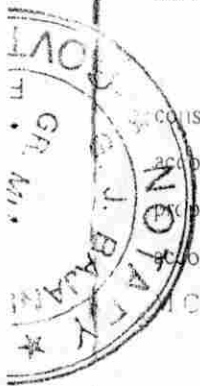
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AND WHEREAS the Builders intend to further revise the aforesaid sanctioned building plans (by utilising Transferable Development Rights, as may be permissible under the Development Control Regulations for Greater Bombay, 1991 and also avail of the benefits of the other provisions of the D.C. Regulations) and the Builders intend to submit such further revised plans to the M.C.G.M. for sanction and development shall be carried out by the Builders in accordance with the hereinbefore recited further amended building plans presently sanctioned by the M.C.G.M. or in accordance with the aforesaid proposed further revised building plans to be so sanctioned by the M.C.G.M. (subject to the Builders right to further revise the said sanctioned building plans, and to again revise/amend the same, as the Builders may consider necessary) or in accordance with the plans, as may be further revised/amended and sanctioned by the M.C.G.M. from time to time, as the case may be.

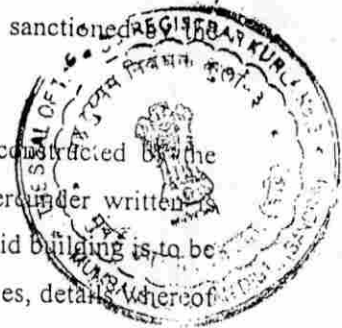


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AND WHEREAS the Builders are carrying on and will carry on the said work of construction of the said building "MAPLE LEAF (Wings A, B, C, D, E & G)" in accordance with the presently sanctioned building plans or in accordance with the proposed further revised building plans to be so sanctioned by the M.C.G.M., or in accordance with the plans, as may be further revised/amended and sanctioned by the M.C.G.M., from time to time.



AND WHEREAS the location of the said building being constructed by the Builders on the Scheduled Land described in the First Schedule hereunder written and indicated on the said Plan "A" annexed hereto and Wing "B" of the said building is to be in accordance with the specifications and will have the fixtures and fittings and amenities, details whereof are set out in the Second Schedule hereunder written;



AND WHEREAS the said Scheduled Land shown bounded red on the Plan "A" hereto annexed is to have the benefit of and is to be subject to certain rights and covenants, details whereof are set out in the Third Schedule hereunder written;

AND WHEREAS as hereinbefore recited, the Scheduled Land (being a demarcated portion of the Sub-divided Plot 'B' bearing CTS No.119 F/1A of Village Fungwa) forms part of the larger property described in the said Agreement dated 14th October, 1981 and this Agreement is restricted to the Scheduled Land and to Wing "B" of the said building, which is the subject matter of this Agreement and the Flatholder is not concerned with any other Wing of the said building and/or with any other part of the said larger property, save as may be provided herein;

AND WHEREAS the Builders are entitled on their own account, inter alia, to develop the said Scheduled Land to construct building/s thereon and to sell and dispose

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ol, on ownership basis or otherwise, the residential flats and other premises in the building/s constructed and to be so constructed by the Builders on the said Scheduled Land and to enter into Agreements for Sale of the said flats and premises in their own name and on their own behalf as more particularly recorded in the documents recited hereinabove.

AND WHEREAS the Flatholder demanded from the Builders and the Builders have given to the Flatholder inspection of the original of the aforesaid further sanctioned building plans and Commencement Certificate issued in respect of the said building "MAPLE LEAF (Wings A, B, C, D, E, F & G)" (which the Flatholder doth hereby confirm).

AND WHEREAS the Flatholder has taken inspection from the Builders of the true copies of all the documents recited hereinabove and the other documents required to be furnished under the Maharashtra Ownership Flats Act, 1963 (which the Flatholder doth hereby confirm);

AND WHEREAS except for the Builders no one has any right, title, interest, claim in, to, or over the said development rights in the said Scheduled Land shown bounded red in the Plan "A" hereto annexed, save as aforesaid;

AND WHEREAS the said Sub-divided Plot 'B' bearing CTS No.119F/LA of Village Tungwa (which includes the Scheduled Land, more particularly described in the First Schedule hereunder written), stands in the name of the Owner in the City as is apparent from the City Survey Extracts, xerox copy whereof is annexed hereto and marked "B";

AND WHEREAS the Builders have availed of a loan from Indian Overseas Bank against Equitable Mortgage created in respect of portion of the Scheduled Land (which relates to and includes Wings E, F and G of the said building) and the Builders have confirmed that the said Premises (hereinafter referred) is not subject to charge.

AND WHEREAS the Certificate of Title dated 21st December, 2007, in respect of the Scheduled Land, issued by the Builders' Solicitors has been inspected and accepted by the Flatholder (copy whereof is hereto annexed and marked "C"), and no requisitions shall be raised on title;

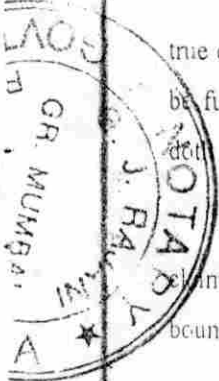
AND WHEREAS the Builders are developing the said Scheduled Land and will be selling the residential flats and other premises/spaces in the said building viz., "MAPLE LEAF (Wings A, B, C, D, E, F & G)", with or without the allotment of the covered and/or open car-parking spaces/scooter-parking spaces, for the exclusive use of



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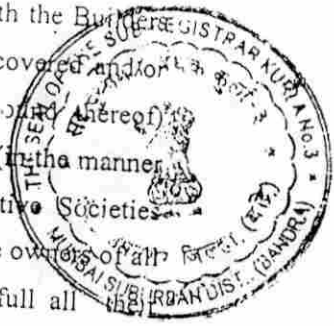
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the Flatholder concerned and other spaces in the said building and in the compound thereof, on what is known as "Ownership Basis", with a view ultimately that the Flatholders and the persons who have entered into similar agreements with the Builders for flats, and other premises in the said building (with or without the covered and/or open car-parking and scooter-parking spaces and other spaces in the compound thereof) should form themselves into a Co-operative Housing Society/Societies (in the manner as hereinafter mentioned), duly registered under the Maharashtra Co-operative Societies Act, 1960 (or ultimately become members of such Society) and upon the owners of all the flats, and other premises/spaces in the said building paying in full all respective dues payable to the Builders and strictly complying with all the terms and conditions of their respective Agreements with the Builders (in a form similar to this Agreement) the Builders shall execute/get executed (soon after completion of the entire project of development of the said layout land) the necessary Conveyance in favour of such Co-operative Housing Society/Societies in respect of the said Scheduled Land more particularly described in the First Schedule hereunder written and shown bounded by red colour boundary lines on the said Plan "A" hereto annexed whether the same is subdivided or not (to the extent as may be permitted by the authorities), along with the building standing thereon (subject to the rights of the Builders under this Agreement).



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AND WHEREAS the Flatholder has agreed to acquire from the Builders on "Ownership Basis", Residential Flat No.1108 (hereinafter referred to as "the said premises") on the 11th floor of Wing "B" of the said building "MAPLE LEAF (Wings A, B, C, D, E, F & G)", with full notice of the terms and conditions and provisions contained in the documents referred to hereinabove and subject to the terms and conditions hereinafter contained;



NOW THESE PRESENTS WITNESSETH and it is hereby agreed by and between the parties hereto as follows that:

1. The Builders shall under normal conditions construct the said building "MAPLE LEAF (Wings A, B, C, D, E, F & G)" (herein referred to as the "said building") on the said Scheduled Land (viz. the demarcated Building Sub-Plot No.15, shown bounded 'red' on the Plan 'A' hereto annexed and more particularly described in the First Schedule hereunder written), in accordance with the aforesaid further amended sanctioned building plans seen and approved by the Flatholder with such variations/ modifications and amendments as the Builders may consider necessary and/or as may be further sanctioned/approved by the Municipal Corporation of Greater Mumbai. As recited above, the said building "MAPLE LEAF (Wings A, B, C, D, E, F & G)", is sanctioned at present for 7 (seven) Wings, with Wings A & B presently comprising of basement, still

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level and residential flats on 15 (fifteen) upper floors respectively and Wings C to G presently comprising of basement, stilt level and first floor level consisting partly of podium and partly the portion covered by the wing consisting of stilts to be used as car parks respectively and residential flats on second to nineteenth upper floors, respectively. Basement and podium is to be common to all the Wings. Parking is proposed in the basement and in the stilt level for Wings A to G & partly on the first floor (in the stilt portion covered by Wings C to G) in Wings C to C respectively. Refuge Area is proposed on the specified floors of each Wing of the said building, as per the requirements and/or regulations made by the M.C.G.M., Chief Fire Officer, to that effect, from time to time.

2. If the F.S.I. in the locality is increased and/or additional and/or compensatory F.S.I. is available in respect of the said Scheduled Land/said larger property or on account of Transferable Development Rights (TDRs) being utilized or otherwise before the development of the said layout land is completed and also till the Completion Certificate is issued by the M.C.G.M.) and/or if the Builders decide to vary/revise the aforesaid sanctioned plan/s and/or if the Municipal Corporation of Greater Mumbai, permits revision/amendment to the aforesaid sanctioned building plans, then and in such event,

the Builders shall be entitled to, and shall construct such buildings as per such further revised building plans; but in any event the Conveyance will be only of the Scheduled Land more particularly described in the First Schedule hereunder written and shown bounded "red" on the Plan "A" hereto annexed (being the demarcated portion out of the Sub-Divided Plot 'B' of the said layout land) together with the said building with seven Wings that may have been constructed thereon by the Builders in the manner as provided herein. It is further clarified, agreed, declared and confirmed by and between the parties that if as a result of increase in FSI of the said larger property/said layout land and/or utilization by the Builders, on the said building plot, of Transferable Development Rights (TDR) of some other property, additional construction is possible and is permitted and sanctioned by the Municipal Corporation of Greater Mumbai and/or other authorities concerned, additional construction may be put up by the Builders on the said Scheduled Land

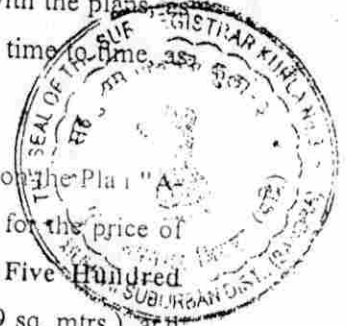
The Flatholder hereby expressly consents to the same so long as the total area of the said premises and the specifications, amenities, fixtures and fittings thereof are not reduced. This consent shall be considered to be the Flatholder's consent contemplated by Section 7(1) i) & (ii) of the Maharashtra Ownership Flats Act, 1963 (hereinafter referred to as "the MOF Act").

3. The Builders expressly agree that it shall be the responsibility of the Builders to construct on the Scheduled Land, the said building, in accordance with the herein before

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recited further amended building plans and specifications as presently approved by the Brihanmumbai Mahanagarपालिका or in accordance with the proposed further revised building plans to be so sanctioned by the M.C.G.M., or in accordance with the plans, may be further revised /amended and sanctioned by the M.C.G.M., from time to time, as the case may be.

4. The Flatholder hereby agrees to acquire the said premises shown on the Plan "A-1" hereto annexed, which is as per the sanctioned building plans, at or for the price of Rs.65,37,500/- (Rupees Sixty Five Lakhs Thirty Seven Thousand Five Hundred Only). The Carpet Area of the said premises shall be 861 sq.ft. (i.e. 79.99 sq. mtrs.), and such area is including the total area of the balconies, which is NIL sq.ft. (equivalent to NIL Sq.mtrs.). The aforesaid price of the said premises is inclusive of a sum of Rs.NIL as the proportionate price of the common areas and facilities.

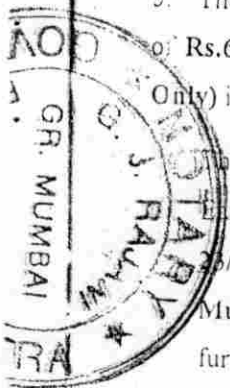


5. The Flatholder agrees to pay to the Builders the said consideration of purchase price of Rs.65,37,500/- (Rupees Sixty Five Lakhs Thirty Seven Thousand Five Hundred Only) in the following manner:

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The Flatholder has paid a sum of Rs.2,00,000/- (Rupees Two Lakhs Only) as Part Earnest Money on 26th September, 2006 by Cheque bearing No.685443 dated 26/09/2006, drawn on ICICI Bank Limited, Hiranandani Gardens, Powai, Mumbai - 400 076 branch and Rs.11,07,500/- as Balance Earnest Money and further Rs.52,30,000/- as Balance payment before the execution of these presents on account of and towards the said Purchase Price, the payment and receipt whereof the Builders do hereby admit and acknowledge;

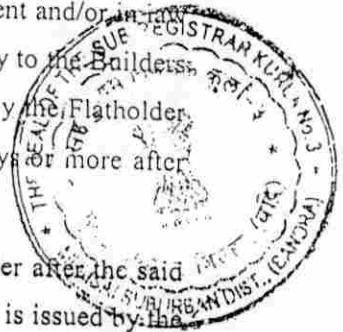
6. If the Flat-holder commits default (a) in payment on the due date of any of the instalments aforesaid or of any amount due and payable by the Flat-holder to the Builders under this Agreement (including the proportionate share of taxes levied by the concerned local authority and other outgoings) (time being the essence of this contract) and/or (b) in observing and performing any of the terms and conditions of this Agreement and if the default continues inspite of 15 days notice to be sent by the Builders to the Flat-holder, the Builders shall be at liberty to terminate this Agreement, in which event, the said earnest money paid by the Flat-holder to the Builders shall stand forfeited. The Builders shall, however, on such termination refund to the Flat-holder the balance of instalments of the purchase price (after deducting all amounts due and payable by the Flat-holder under the provisions of this Agreement), if any, which may have till then been paid by the Flat-holder to the Builders, but without any further amount by way of interest or otherwise. On the Builders terminating this Agreement under this clause, they shall be at liberty to sell and dispose off the said premises to any other person as the Builders deem



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fi. at such price as the Builders may determine and the Flat-holder shall not be entitled to question such sale or to claim any amount from the Builders.

7. Without prejudice to the Builders' other rights under this Agreement and/or in law the Flatholder shall be liable to and shall at the option of the Builders pay to the Builders interest at the rate of 15% per annum on all amounts due and payable by the Flatholder under this Agreement, if any such amount remains unpaid for seven days or more after becoming due.



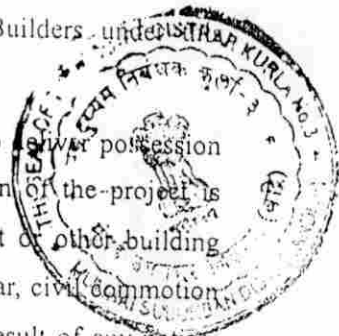
8. Possession of the said premises shall be delivered to the Flatholder after the said premises are ready for use and occupation and the Occupation Certificate is issued by the B ihanmumbai Mahanagar Palika PROVIDED all the amounts due and payable by the Flatholder under this Agreement are paid to the Builders. The Flatholder shall take possession of the said premises within seven days of the Builders giving written intimation to the Flatholder intimating that the said premises are ready for use and occupation.

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9.(a) The Flatholder is aware that the said premises has been ready for use and occupation. However, the possession of the said premises shall be delivered by the Builders to the Flatholder only when the Flatholder has paid to the Builders all the amounts due and payable by the Flatholder to the Builders under this Agreement.



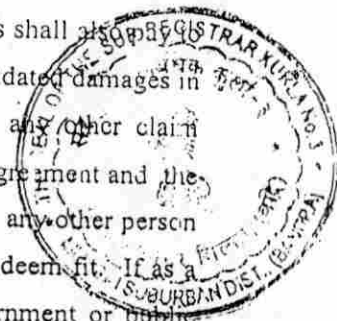
(b) The Builders shall not incur any liability if they are unable to give possession of the said premises by the aforesaid date if the completion of the project is delayed by reason of non-availability of steel and/or cement or other building materials or water supply or electric power or by reason of war, civil commotion or force majeure or if non-delivery of possession is as a result of any notice, order, rule or notification of the Government and/or any other public or Competent Authority or of the Court or for any other reason beyond the control of the Builders and in any of the aforesaid events the Builders shall be entitled to reasonable extension of time for delivery of possession of the said premises.



10. If for any reason the Builders are unable or fail to give possession of the said premises to the Flatholder by the date specified in Clause 9(a) above or any further date or dates agreed to by and between the parties hereto, and also within a further period of three months from the date specified in Clause 9(a) above or any further extended dates, as the case may be, then and in such case, the Flatholder shall be entitled to give notice to the Builders terminating this Agreement, in which event, the Builders shall within two weeks from the receipt of such notice refund to the Flatholder the aforesaid amount of Earnest Money and the further amounts/instalments, if any, that may have been received by the Builders from the Flatholder as the instalments in part-payment in

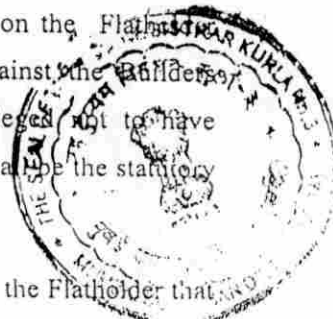
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respect of the said premises, as well as simple interest on such amounts at the rate of 9% per annum from the date of receipt till repayment. The Builders shall pay to the Flatholder a sum of **Rs.5,000/-** (Rupees Five Thousand only) as liquidated damages in respect of such termination. In such event, neither party shall have any other claim against the other in respect of the said premises or arising out of this Agreement and the Builders shall be at liberty to sell and dispose off the said premises to any other person at such price and upon such terms and conditions as the Builders may deem fit. If as a result of any legislative order or regulation or direction of the Government or public authorities, the Builders are unable to complete the aforesaid building and/or to give possession of the said premises to the Flatholder, the only responsibility and liability of the Builders will be to pay over to the Flatholder and the several other persons who have purchased or who may purchase hereafter the flats and other premises/spaces in the said building the total amount (attributable to the said building) that may be received by the Builders 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.



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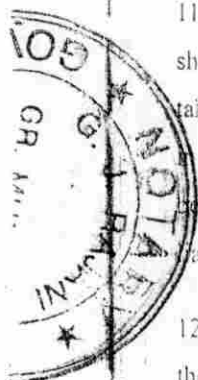
11. Upon possession of the said premises being delivered to the Flatholder, he/she/it shall be entitled to the use and occupation of the said premises. Upon the Flatholder taking possession of the said premises he/she shall have no claim against the Builders in respect of any item of work in the said premises which may be alleged not to have been carried out or completed. The only liability of the Builders shall be the statutory liability under Sec.7 (2) of the MOF Act.



12. Commencing a week after notice is given by the Builders to the Flatholder that the said premises are ready for use and occupation, the Flatholder shall be liable to bear and pay all taxes and charges for electricity and other services and the outgoings payable in respect of the said premises as mentioned in Clause (13) below.

13 (a) The Flatholder shall from the date of the receipt of the Notice from the Builders to take possession of the said premises regularly pay every month to the Municipal Corporation of Greater Mumbai or reimburse to the Builders, as the case may be, property tax or any other local tax, water charges etc., on receipt of bills in respect thereto.

13 (b) In addition to the above, the Flatholder further agrees and binds himself to pay regularly every month, by the 5th of each month to the Builders until the Conveyance of the said Scheduled Land is executed in favour of the Co-operative Housing Society/Societies, as hereinafter stated, and thereafter to such Co-operative Housing Society, the proportionate share that may be decided by the Builders or the respective



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Co-operative Housing Society, as the case may be, for (a) the Insurance Premium, if any, (b) all Municipal and other taxes that may from time to time be levied against the Scheduled Land and/or the said building and/or the said premises, including water taxes and water charges and (c) outgoings for the maintenance and management of the Scheduled Land and the said building and its compound, and the common areas and recreation facilities and the limited common areas and facilities, the lift/s in the said Wing in which the said premises are located, common lights and other outgoings such as collection charges, charges for watchmen, liftmen, sweepers, gardeners and maintenance of accounts, incurred in connection with the said building and the Scheduled Land. The Flatholder shall keep deposited with the Builders at the time of taking possession of the said premises, a sum of Rs.62,100/- (Rupees Sixty Two Thousand One Hundred Only)

as provisional deposit (as per present estimates) towards the aforesaid expenses and outgoings. The Flatholder shall also keep deposited with the Builders at the time of taking possession a sum of Rs.350/- as share money and application entrance fee and shall also pay a lumpsum of Rs.10,000/- towards legal expenses.

Deposit shall be payable by the Flatholder directly to the concerned authority at the time of signing of the Meter Application / Transfer Form as per the norms prevailing at the relevant time. The Flatholder shall also pay to the Builders at the time of taking possession, a sum of Rs.5,000/- (Rupees Five Thousand Only) towards the cost for

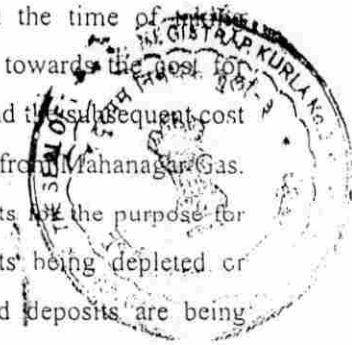
Piped Gas Connection which will be provided by Mahanagar Gas and the subsequent cost of consumption of gas will be borne by the Flatholder as per billing from Mahanagar Gas.

The Builders shall be entitled to utilize the entire aforesaid deposits for the purpose for which they are collected. In the event of the aforesaid deposits being depleted or becoming insufficient to make the payments for which the said deposits are being collected, the Flatholder shall also contribute towards additional deposits, as may be required by the Builders. The said sums shall not carry interest and will remain with the Builders until the Conveyance is executed in favour of the Co-operative Housing Society / Societies, as herein mentioned and on such Conveyance being executed, the aforesaid deposits (less deductions, if any), shall be paid over to such Co-operative Housing Society/ Societies.

13 (c) The Flatholder agrees and binds himself to pay to the Builders, in advance, her provisional monthly contribution of Rs.4,025/- (Rupees Four Thousand Twenty Five Only) per month, as per present estimates, subject to revision from time to time) towards the aforesaid outgoings from the date as provided hereinabove in Clause 12 and payable every month regularly in advance till such time as the said Scheduled Land shown bounded red on the plan "A" hereto annexed is transferred to the Co-operative Housing Society/Societies and thereafter to such Co-operative Housing Society / Societies, and the Flatholder shall not withhold the same for any reason whatsoever.



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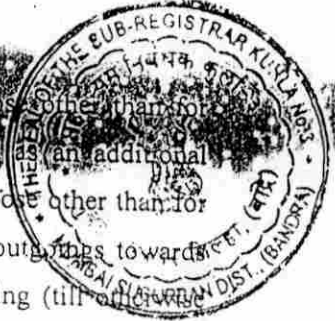
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14.(a) The construction mode of the said building is in Mivan and the Flatholder is aware and undertakes that all the walls of the said premises and/or the said building shall not be disturbed nor punctured nor shifted, as these walls are in R.C.C.

14.(b) The Flatholder shall not use the said premises for any purpose other than for private residential purpose. The Car parking Space (if any, allotted as an additional amenity confined to the said premises) shall not be used for any purpose other than for parking motor vehicle by the Flatholder and the estimated monthly outgoings towards maintenance etc. for the use of such Parking Space, for the time being (till such time as decided by the Builders/Society, as the case may be) payable by the Flatholder will be Rs.50/- plus applicable municipal taxes.



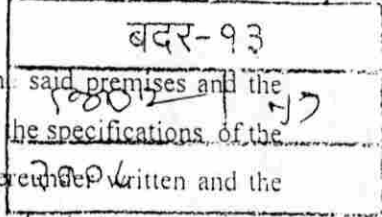
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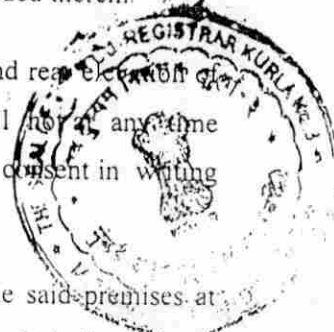
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15. The fixtures, fittings and amenities to be provided in the said premises and the materials to be used in the construction of the said building and the specifications of the said building are those as set out in the Second Schedule hereunder written and the Flatholder has satisfied himself/herself/itself/themselves about the design of the said premises and also about the specifications and amenities to be provided therein.



16. The Flatholder shall maintain the front elevation and the side and rear elevation of the said premises in the same form as the Builders construct and shall not at any time alter the said elevation in any manner whatsoever without the prior consent in writing from the Builders.



17. The Flatholder shall from the date of possession maintain the said premises at his/hers/its/their cost in a good and tenantable repair and condition and shall not do or suffer to be done anything in or to the said premises, and/or common passages, or the compound which may be against the rules or bye-laws of the Municipal Corporation of Greater Mumbai or any other public authority.

18. Provided it does not in any way affect or prejudice the right of the Flatholder in respect of the said premises, the Builders shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the Scheduled Land, more particularly described in the First Schedule hereunder written and shown bounded 'red' on the Plan 'A' hereto annexed and/or in the said building under construction/to be constructed thereon, by the Builders.

19. The Flatholder shall have no claim whatsoever except in respect of the said premises hereby agreed to be acquired and the exclusive use of the car parking space (if any) allotted as specified above. All open spaces, unallotted flats/premises and other spaces etc. in the said building continue to remain the property of the Builders, until the



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LEAF (Wings A, B, C, D, E, F & G)”) is transferred to the Co-operative Housing Society/Societies, as hereinafter mentioned, but even then subject to the rights of the Builders under this Agreement.

20. IT IS CLEARLY UNDERSTOOD and agreed by the Flatholder that the Flatholder will not have any right nor will the Flatholder make any claim of whatsoever nature on or in the Right of Way given by Mr. Jatin M. Sheth and Others to the predecessor-in-title of the Builders and it is declared and confirmed that the said Right of Way is not an exclusive right of way. The Builders have reserved/ retained to themselves and for others who are and/or may be authorized by the Builders the unfettered right to the full, free and complete right of way and means of access over and along the aforesaid Right of Way. Necessary provision in respect of the above Right of Way would be made in the Deed/s of Conveyance in favour of the Co-operative Housing Society/Societies, as and when it is executed. Necessary provision in respect of the above Right of Way would be made in the Deed/s of Conveyance in favour of the Co-operative Housing Society/Societies, as and when it is executed.



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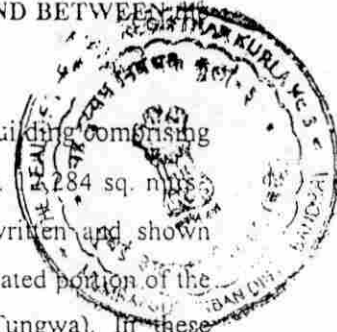
21. IT IS ALSO CLEARLY UNDERSTOOD AND AGREED BY AND BETWEEN the parties hereto that:

(a) As recited above, the Builders are presently constructing the said building comprising of seven Wings on the said Scheduled Land admeasuring approx. 284 sq. m. more particularly described in the First Schedule hereunder written and shown bounded red on the Plan "A" hereto annexed (being the demarcated portion of the Sub-divided Plot 'B' bearing CTS No.119 F/1A of Village Tungwa). In these circumstances, the undermentioned specific provisions have been contemplated by the Builders and agreed to by the Flatholder:-

(i) Either one composite Co-operative Housing Society may be got registered (by the Builders) of all the persons who have purchased/may purchase from the Builders, on Ownership Basis, flats/premises in all the Wings of the said building, namely, "MAPLE LEAF (Wings A, B, C, D, E, F & G)" and the entire Scheduled Land, together with all the Wings of the said building and the other structures that would be constructed by the Builders on the Scheduled Land, shall be conveyed in favour of such composite Housing Society and the said building shall be maintained, repaired and looked after by such composite Co-operative Housing Society.

or

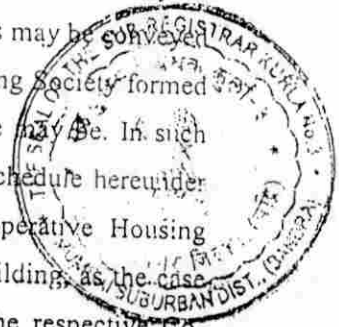
(ii) Separate Co-operative Housing Societies may be got registered (by the Builders) of all the persons who have purchased/may purchase from the Builders,



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on Ownership Basis, flats/premises in the respective separate Wing of the said building or in respect of one or more Wings of the said building (as may be permissible by the law), and such Wing or such group of Wings may be conveyed by the Builders in favour of the respective Co-operative Housing Society formed in respect of such Wing or such group of Wings, as the case may be. In such event, the entire said Scheduled Land described in the First Schedule hereunder written would be conveyed jointly in favour of such Co-operative Housing Societies and each such Wing / group of Wings of the said building, as the case may be, shall be maintained, repaired and looked after by the respective Co-operative Housing Society to be formed of the Flatholders of premises in such Wing or group of Wings of the said building, as the case may be.



It will be at the sole discretion of the Builders, to decide which of the alternative modes indicated above (with or without variations) should be adopted, the intention being that ultimately all the Wings of the said building and their respective ancillary structures, together with the Scheduled Land, more particularly described in the First Schedule hereunder written, should be conveyed in favour of one composite Co-operative Housing Society or separate Co-operative Housing Societies. Adequate provisions would be made in the Deed/s of Conveyance to protect the rights and interest of the respective Co-operative Housing Society and the members thereof pertaining to the respective building and the respective flats and other premises therein.

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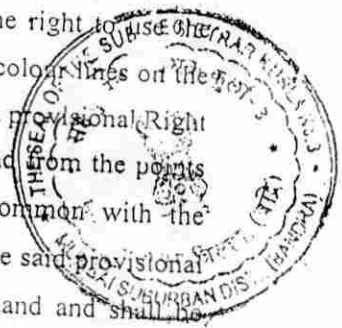


- (b) The Co-operative Housing Society/Societies (as the case may be) shall, in common with the respective Owners, the Builders and others authorized by the Builders, have a non-exclusive Right of Way and means of access over and along the Right of Way in the manner and to the extent referred to in Clause 20 hereinabove written, so as to have a means of access to and from the public roads, but subject to the terms and conditions contained in the Third Schedule hereunder written;
- (c) The Builders reserve to themselves the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads and the common Right of Ways at all times, by day and night, for all purposes, with or without carts, carriages, motor cars, motor cycles, wagons and other vehicles (of all descriptions), laden or unladen, and with or without horses and other animals and also to lay and connect drains, pipes, cables and other amenities necessary for the full and proper use and enjoyment of the said Scheduled Land/said larger property (and the neighbouring lands) and if necessary to connect the drains, pipes, cables etc. under, over or along the land appurtenant to each and every building in the said layout/said larger property.



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(d) The Builders also reserve/ retain to themselves and to the adjoining building / group of buildings proposed on the Northern side of the Scheduled Land (as may be authorized by the Builders as and when they are constructed), the right to use the means of access over the strip of land shown hatched in "brown" colour lines on the Plan hereto annexed (and forming part of the Scheduled Land) as a provisional Right of way at ground level for the purpose of ingress and egress to and from the points marked RW1 and RW2 on the Plan A hereto annexed, in common with the purchasers/ owners/ occupants of premises in the said building. The said provisional Right of Way shall be a covenant running with the Scheduled Land and shall be subject to the Builder's right to change / vary/ alter /modify the same in the manner as may be required by the Builders in keeping with the applicable provisions and the Flatholder expressly consents to the same.



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(e) The Builders have a right to install and will be installing/have installed their logo in/upon one or more places in the said Scheduled Land (and/or upon the said building being constructed thereon and the Builders reserve to themselves full, free and complete right of way and means of access to such place or places at all times for the purpose of repairing, painting, altering or changing the logo at their own cost. The Flatholder/Society or Societies shall not change or remove the logo so installed under any circumstances and for all times to come.



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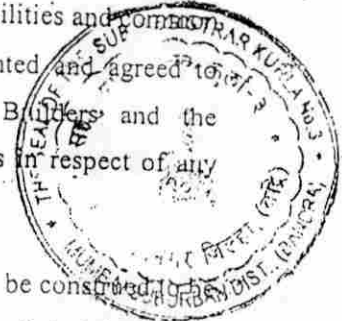
(f) Specific and suitable provisions for the above (a, b, c, d, e) shall be made in the Deed/s of Conveyance to be executed. The Flatholder hereby expressly consents to the same.

22. Since the Flatholder (in common with others) is to have the advantage of the infrastructural facilities/amenities set out in the Third Schedule hereunder written, the Conveyance of the Scheduled Land described in the First Schedule hereunder written together with the said building constructed thereon viz. "MAPLE LEAF (Wings A, B, C, D, F, F & G)", shall also be together with the benefit of the Common Right of Way and the means of access over and along the internal layout/access roads and the common infrastructural facilities and common amenities in the said layout land/larger property and it is intended that an Apex Body in the form of a Federation or an Association shall be formed of the Flatholders and Purchasers of all the different plots/sub-plots in the said layout land/larger property (including the Scheduled Land) or their successors-in-title, who would maintain, manage and repair the infrastructural facilities/ amenities set out in the Third Schedule hereunder written (the expenses thereof to be borne by them respectively in proportion to the respective built-up area, (i.e. total constructed area) of their respective demarcated plots/building plots/sub-plots, whether the same is sub-

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divided or not) and for this purpose the Builders shall be entitled to lay down such terms and conditions including payments to be made by the Purchaser/Flatholder for the effective administration and maintenance of the said infrastructural facilities and common amenities and the Purchaser/Flatholder has hereby expressly consented and agreed to abide by the terms/directions as may be laid down by the Builders and the Purchaser/Flatholder shall not question nor dispute with the Builders in respect of any matters concerning the same.

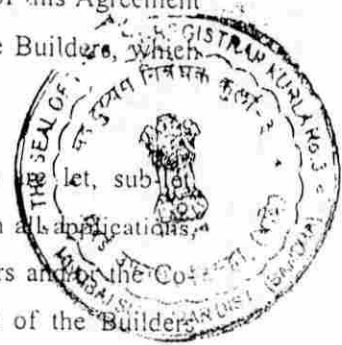


23. Nothing contained in these presents is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or the Scheduled Land, hereditaments and premises or any part thereof or of the said building/s thereon or any part thereof.

24. The Flatholder shall not let, sub-let, sell, transfer, assign or part with his/her/its/their interest under or benefit of this Agreement or part with possession of the premises until all the dues payable by him/her/it/them to the Builders under this Agreement are fully paid up and that too only if the Flatholder has not been guilty of breach of or non-observance of any of the terms and/or conditions of this Agreement and until he/she/it/they obtains the previous consent in writing of the Builders, which shall not be unreasonably withheld.

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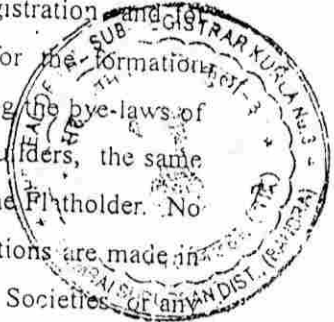
25. The Flatholder and the persons to whom the said premises are transferred, assigned, given possession of, shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Builders and the Co-operative Housing Society may require for safeguarding the interest of the Builders and/or of the Purchasers/Flatholders in the said building and/or the said Scheduled Land.



26. The Flatholder and the persons to whom the said premises are let, sub-let, transferred, assigned or given possession of shall observe and perform all the bye-laws and/or the rules and regulations which the Co-operative Housing Society may adopt and the additions, alterations or amendments thereof, for protection and maintenance of the said Scheduled Land and the said buildings and the premises therein and/or in the compound thereof and for the observance and carrying out of the Building Rules and Regulations and the Bye-laws for the time being of the Municipal Corporation of Greater Mumbai and other public bodies. The Flatholder and the persons to whom the said premises are let, sub-let, transferred, assigned or given possession, shall observe and perform all the stipulations and conditions laid down by such Co-operative Housing Society regarding the occupation and use of the said building and the premises therein and shall pay and contribute regularly and punctually towards the taxes and/or expenses and other outgoings in accordance with the terms of this Agreement.

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27. The Flatholder hereby agrees and undertakes to be a member of the Co-operative Housing Society to be formed in the manner herein appearing and also from time to time to sign and execute all forms and applications for registration and membership and other papers, deeds and documents, etc. necessary for the formation and registration of such Society and for becoming a member, including the bye-laws of the proposed Society and duly fill in and sign in the office of the Builders, the same within 10 (ten) days of the same being intimated by the Builders to the Flatholder. No objection shall be taken by the Flatholder, if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or other competent authority. The Flatholder and the other persons who have acquired or who acquire the other flats/premises in the said building/s shall be bound, from time to time, to sign all forms, applications, papers, deeds and documents etc. and to do all acts, deeds, matters and things, as may be reasonably required, for the aforesaid purpose and to effect a proper Conveyance of the said Scheduled Land with the said building and structures thereon and for safeguarding the interest of the Builders and of the Purchasers of the other premises in the building. The Flatholder, along with the other Flatholders and other Purchasers who may have entered into similar agreements with the Builders relating to the other Flats and other Premises in the said building shall join themselves into a Co-operative Housing Society/Societies, as hereinafter stated. On the Co-operative Housing Society being registered the rights of the Flatholder as the purchaser of the said premises will be recognized and regulated by the provisions of the said Co-operative Housing Society and the Rules and Regulations framed by them but subject to the terms of this Agreement.



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28. The Flatholder hereby covenants that from the date of possession, he/she/it shall keep the said premises, the walls and partition walls, sewers, drains, pipes and appurtenances thereto belonging, in good tenable repair and condition and shall abide by all the bye-laws of the Co-operative Housing Society, rules and regulations of the Government, Municipal Corporation of Greater Mumbai, or the B.S.E.S. Limited/ Reliance Energy Limited and any other authorities and local bodies and shall attend to, answer and will be responsible for all actions for violation of any such conditions or rules or bye-laws.

29. On the completion of all the Wings of the said building, the Builders shall cooperate with the Flatholders in forming and registering either one Co-operative Housing Society in respect of all the Wings or separate Co-operative Housing Societies in respect of each Wing of the said building or one or more Wings of the said building, as may be permissible by the law. The rights of the members of the Co-operative Housing Society/Societies shall be subject to the terms, conditions and provisions hereof, and

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subject to the rights of the Builders under this Agreement and the Conveyance to be executed in pursuance hereof. When the Co-operative Housing Society/Societies is/are registered and when all the amounts due and payable to the Builders in respect of all the flats and other premises in the said building are paid in full, as aforesaid, the Builders shall (subject to their obtaining the permission under the law and rules and regulations) execute and/or obtain (latest after completion of the entire development of the said layout land) the necessary Deed/s of Conveyance of the said Scheduled Land shown bounded red on the plan "A" hereto annexed, whether the same is sub-divided or not in the records of the Municipal Corporation of Greater Mumbai (to the extent as may be permitted by the authorities) without being liable for any compensation whatsoever, together with the said building/s thereon in favour of such Co-operative Housing Society/Societies. The Flatholder shall not raise any objection and/or claim any compensation therefore. Such Conveyance shall be only in respect of the said Scheduled Land admeasuring 12,284 sq.mtrs. shown bounded red on the Plan "A" hereto annexed together with the said buildings and structures then standing thereon, and with the non-exclusive right of way over and along the internal layout/access roads and the common Right of Way as hereinbefore stated and as per the terms, conditions and covenants contained in the Third Schedule hereunder written. It is specifically understood and agreed by and between the parties hereto, as and by way of an essential and integral term and condition of this Agreement and the title to be created in pursuance hereof that adequate provisions shall be made in the Deed/s of Conveyance and/or other documents to be executed in pursuance of this Agreement providing for the terms, conditions and covenants referred to in the Third Schedule hereunder written; the exact details of such terms and conditions and covenants shall be as may be reasonably required by the Advocates and/or Solicitors of the Builders, for the benefit and protection of all parties concerned.

30 In the event of the Society/Societies being formed and registered before the sale and disposal by the Builders of all the flats and other premises in the said building the power and authority of the Society/Societies so formed or of the Flatholder and the Purchasers of the other flats and premises in the said building shall be subject to the over-all authority and control of the Builders in respect of any of the matters concerning the said building, the construction and completion thereof and all amenities pertaining to the same and in particular the Builders shall have absolute authority and control as regards the unsold flats and other premises and the disposal thereof. The Builders shall be liable to pay only the Municipal taxes, at actuals, in respect of each of the unsold flat/s and a token sum of Rs.11/- (Rupees Eleven only) per month towards outgoings in respect of each of the unsold flat/s. In case the Deed/s of Conveyance is executed in favour of the Co-operative Housing Society/Societies before

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the disposal by the Builders of all the flats and other premises in the said building, then and in such case, the Builders shall join in as the Promoter Member in respect of such unsold premises and as and when such premises are sold, to the persons of the choice and at the discretion of the Builders, the Co-operative Housing Society shall admit as members the Purchasers of such premises without charging any premium or any other extra payment.

31. The Advocates and/or Solicitors of the Builders, shall prepare and/or approve, as the case may be, the Deed/s of Conveyance and all other documents to be executed in pursuance of this Agreement as also the bye-laws in connection with the formation and registration of the Co-operative Housing Society/Societies. All costs, charges and expenses, including stamp duty, registration charges and expenses in connection with the preparation and execution of the Deed/s of Conveyance and other documents and formation and registration of the Co-operative Housing Society/Societies shall be borne, shared and paid by all the Flatholders and Purchasers of premises in the said building in proportion to the respective purchase-price of their respective premises and/or be paid by such Co-operative Housing Society/Societies.

The Stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Flatholder. The Flatholder will lodge this Agreement for registration, latest within 4 (four) months from the date of its execution, and the Builders will attend the Sub-Registry and admit execution thereof, after the Flatholder informs them the number under which it is lodged. The Builders are, in any case, not responsible nor liable either for non-payment of stamp duty or registration charges or for any delay in lodging the document for registration or for delay in intimating the Builders after lodging the document to admit execution thereof.

33. The deposits of permanent nature that may be demanded by or paid to the Brihanmumbai Mahanagar Palika, BSES/Reliance Energy Ltd. and other public bodies for the purpose of providing the amenity/facilities like water supply, electricity, etc to the said building shall be reimbursed to the Builders, at actuals, by all the Flatholders and Purchasers of premises in the said building, in proportion to the respective area of their respective flats and premises, the amount of the same to be determined by the Builders. The Flatholder agrees to pay to the Builders within seven days of demand, such proportionate share of the Flatholder of such deposit.

34. If at any time any development and/or betterment charges or other levy are or is charged, levied or sought to be recovered by the Municipal Corporation of Greater Mumbai/Government and/or any other public authority in respect of the Scheduled Land, more particularly described in the First Schedule hereunder written and/or the said

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building, the same shall be borne and paid by all the Flatholders and Purchasers in proportion to the respective area of their respective flats and premises.

35. If at any time any service tax or VAT is charged levied or sought to be recovered by the concerned Authority in respect of the transaction envisaged herein, the same shall be borne and paid / reimbursed by the Purchaser to the Builder.

36. If for any reason prior to the completion of the said building and prior to the receipt by the Builders of the total consideration money receivable by them, a Deed/s of Conveyance is/are executed in favour of the Co-operative Housing Society/Societies and if on the date of such Conveyance the said building is not fully constructed and/or

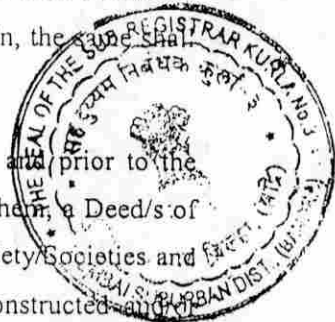
completed and/or if the said building and/or other portions of the said Scheduled Land have not been disposed off by the Builders, on ownership basis, or if the Builders have not obtained in full the consideration money receivable by them from all persons who purchase flats, amenity, car-parking/scooter-parking spaces and other portions in the said Scheduled Land, then and in such event, the Builders shall have the right to

construct and complete the said building and to dispose off the unsold flats, car-parking and scooter-parking spaces and/or other portions of the said Scheduled Land and/or to receive the consideration money even though such Conveyance is obtained in favour of the Co-operative Housing Society/Societies. Adequate provisions for the above may be made in the Deed/s of Conveyance.

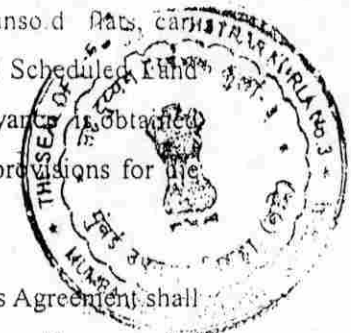
37. All notices to be served on the Flatholder as contemplated by this Agreement shall be deemed to have been duly served if sent to the Flatholder by prepaid post under certificate of posting at her address specified below:

Address : ROW HOUSE NO.6,
GRACE DIEU CHS,
POWAI PARK HIGH STREET,
MUMBAI - 400 076.

38. As hereinabove recited, the Builders have availed of a loan from Indian Overseas Bank, Mumbai, against Equitable Mortgage created in respect of portion of the Scheduled Land (which relates to and includes Wings E, F and G of the said building) and the Builders have confirmed that the said Flat is not subject to charge. The Flatholder hereby gives his/her/its/their express consent to the Builders to raise any further loan against the said Scheduled Land and/or any of the Wings of the said building under construction/constructed thereon and to mortgage the same with any Bank or Banks or any other Party. This consent is on the express understanding that any such loan liability shall be cleared



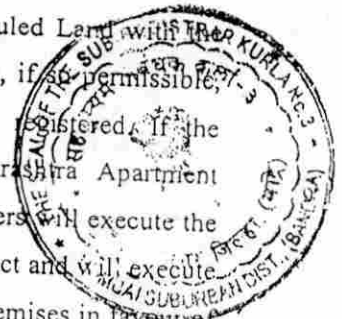
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by the Builders at their own expenses before possession of the said premises is handed over to the Flatholder.

39.(a) The Builders will have the option to impress the said Scheduled Land with the provisions of the Maharashtra Apartment Ownership Act 1970, if so permissible, instead of getting a Co-operative Housing Society/Societies registered. If the Builders so decide to apply the provisions of the Maharashtra Apartment Ownership Act in respect of the said Scheduled Land, the Builders will execute the necessary Declaration as contemplated by Section 2 of the said Act and will execute a separate Deed of Apartment in respect of the respective flat/premises in favour of the respective Flatholder/Purchaser thereof, instead of a Conveyance in favour of a Co-operative Housing Society/Societies, as contemplated above.



(b) The Builders shall also have the option to get incorporated a Limited Company, if so permissible, of which the owners of all the flats, premises and other spaces in the said building "MAPLE LEAF (Wings A, B, C, D, E, F & G)" with or without the covered and/or open car parkings and scooter parking spaces in the compound thereof shall be the shareholders. If the Builders so decide to have a Limited

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Company incorporated, then and in that case, all references in this Agreement to Co-operative Housing Society will be deemed to refer to the said Limited Company and the references to the formation and registration of a Co-operative Housing Society will be deemed to refer to the incorporation of the Limited Company and further the references to the bye-laws of the Co-operative Housing Society will be deemed to refer to the Memorandum and/or Articles of Association of the Limited Company and references to the Registrar of Co-operative Societies will be deemed to refer to the Registrar of Companies.

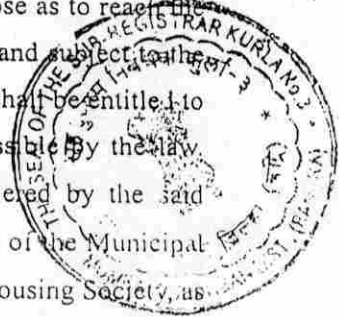


40. The Flatholder shall permit the Builders and their servants and agents, with or without workmen and others at all reasonable times to enter into and upon the said premises or any part thereof to view and examine the state and condition thereof and the Flatholder shall make good, within three months of the Builders giving a notice, all defects, decays and wants of repair of which such notice in writing shall be given by the Builders to the Flatholder, and also for the purpose of repairing any part of the said building and for the purpose of making, repairing, maintaining, re-building, cleaning, lighting and keeping in order and condition all services, drains, pipes, cables, water-courses, gutters, wires, partition walls or structure or other conveniences belonging to or serving or used for the said building, and also for the purpose of laying, maintaining, repairing and testing drainage and water-pipes and electric wires and cables and for similar other purposes and for all other purposes contemplated by this Agreement.

NOTARY
MUMBAI

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41. It is clearly understood and agreed by and between the parties hereto that the terrace space above the building, if constructed upon, by the Builders, shall belong exclusively to the Builders or to the Purchasers of the premises so constructed thereon, subject to the necessary means of access to be permitted for such purpose as to reach the water tanks and lift rooms of the respective wings of the said building and subject to the provisions of Clause 45(a) (iv) hereof. The Purchaser/s of such terrace shall be entitled to make use of the same for all purpose, whatsoever, as may be permissible by the law. However, the said open terrace space shall not be enclosed or covered by the said Purchaser/s, for any reason whatsoever, without the written permission of the Municipal Corporation of Greater Mumbai and the Builders or the Co-operative Housing Society, as the case may be.



42. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flats in the said building/s, if any, shall belong exclusively to the respective purchasers of the terrace flats, if so specifically allotted by the Builders and such terrace spaces are intended for the exclusive use of such respective Purchasers of the terrace flats. The said terrace spaces shall remain open to sky until and unless permission is obtained in writing by the Purchaser thereof from the Municipal Corporation of Greater Mumbai and the Builders or the Co-operative Housing Society, as the case may be.

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43. So long as the area of the said premises (agreed to be acquired by the Flatholder from the Builders) is not altered and the amenities set out in the Second Schedule hereunder written, are not altered, the Builders shall be at liberty and are hereby permitted) to make variations in the said Scheduled Land and/or elevation of the said building including relocating the open spaces, buildings, structures, garden areas and other amenities/facilities, and/or varying the location of the access/internal/feeder roads to the said building/s and to obtain from the authorities concerned, revised permissions/sanctions for redevelopment of the said Scheduled Land, as the exigencies of the situation and the circumstances of the case may require. The Flatholder hereby expressly consents to all such variations.



44. If at any time prior to the execution of the Deed of Conveyance, or even thereafter, the F.S.I. at present applicable/available to the said Scheduled Land is increased, such increase shall ensure for the benefit of the Builders alone without any rebate to the Flatholder.

45. The Builders shall have a first lien and charge on the said premises agreed to be acquired by the Flatholder in respect of any amount payable by the Flatholder to the Builders under the terms and conditions of this Agreement.



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46. The nature, extent and description of the "common areas and facilities" and of the "limited common areas and facilities" shall be as under:

(a) Common areas and facilities:

- (i) Entrance lobby and foyer of the said building will be for the benefit of the Purchasers of premises in the said building;
- (ii) Compound of the said building (i.e. the open area out of the said Scheduled Land shown bounded red on the Plan "A" hereto annexed) (excluding the open car-parking/ scooter-parking spaces in the compound allotted to be allotted to the respective Flatholders/Purchasers of premises in the said building and subject to the provisional Right of Way referred to in Clause 21(d) hereinabove written ;
- (iii) The staircase of the respective wing of the said building, including main landing, for the purpose of ingress and egress of the Flatholders and Purchasers of premises in such wing and visitors to such wing, but not for the purpose of storing or for recreation or for residence or for sleeping;
- (iv) Demarcated terrace of such adequate area, as may be permissible and determined by the Builders, above the top floor of the wing in which the said premises is situate for being used for common purposes like putting up Antenna and for being used as an open terrace by the members opening in the building/wing but not for putting up any construction or as a play area or for pounding of "masala" or any such objectionable user;
- (v) Servant toilet in the stilts on the ground floor of the said building as determined by the Builders.

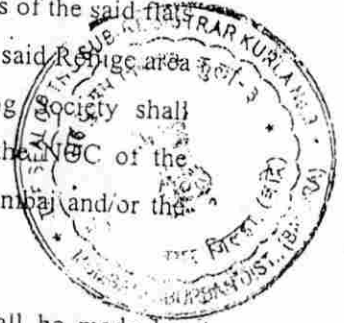
The Flatholder will have a proportionate undivided interest in the above.

(b) Limited common areas and facilities:

- (i) Landing in front of the stairs on the floor on which the said premises is located, as a means of access to the said premises but not for the purposes of storing or as a recreation area or for residence or for sleeping;
- (ii) This landing is limited for the use of the residents of the premises located on that particular floor and for visitors thereto, but is subject to the means of access for reaching the other floors, available to all residents and visitors;
- (iii) The Refuge Areas proposed on the specified floors of each Wing of the said building (as per the requirements and/or regulations made by the

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M.C.G.M., Chief Fire Officer, to that effect, from time to time) shall be for the restricted and permissible common use of the Occupants of the residential flats/premises in the said building. The owner/s of the said flats in the said building will have a proportionate share in the said Restrictive area and the Purchasers/Flatholder/the Co-operative Housing Society shall comply with the requirements/conditions contained in the bye-laws of the Chief Fire Officer Municipal Corporation of Greater Mumbai and/or the regulations/directions made thereto from time to time.



All payments, required to be made under this Agreement, shall be made by Account Payee Cheques in favour of the Builders and no payment made otherwise. At aforesaid, shall be valid or binding against the Builders. Further, no receipt for any payment shall be valid or binding unless it is issued by the Builders on their printed letter head/receipt form.

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As provided for above, the Builders contemplate utilizing Additional F.S.I./T.D.R. for putting up additional construction in/to/upon the said building (or in any or all the Wings of the said building), if so permissible. In these circumstances, it is specifically and clearly understood and agreed, as essential and integral terms and conditions of this Agreement that if the construction and completion of any such additional construction is delayed, by reason of delay in obtaining such Additional F.S.I./T.D.R. and/or delay in sanction of further amended building plans and/or delay in obtaining from the Municipal Corporation of Greater Mumbai, the Occupation Certificate in respect of such additional construction or otherwise, the Builders shall be entitled to a reasonable extension of time for completion of the said additional construction if such further construction is being carried on/completed by the Builders in accordance with the building plans sanctioned by the Municipal Corporation of Greater Mumbai, and it is agreed that :-



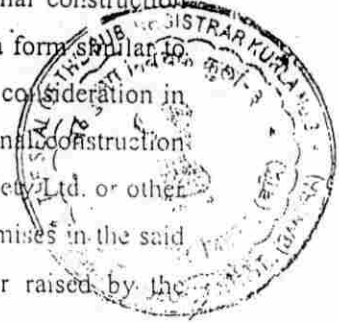
- Upon the Builders obtaining from the Municipal Corporation of Greater Mumbai, the Occupation Certificate in respect of the floor on which the said premises are located, the Flatholder shall pay the balance of the consideration/purchase price and obtain from the Builders possession of the said premises and shall thereafter be entitled to use and occupy the same in accordance with the provisions of this Agreement;
- The Builders shall be entitled to continue to construct such additional construction and the rest of the building in accordance with the building plans that may then have been sanctioned by the Municipal Corporation of Greater Mumbai.
- No obstruction or hindrance shall be caused by the Flatholder to such further construction by the Builders;



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and

d) The Builders shall be entitled to sell the premises in such additional construction in/upon the said building/s on ownership basis by an Agreement in a form similar to or as near as possible to this Agreement and to receive for itself the consideration in respect thereof and that the Purchasers of premises in such additional construction shall be entitled to be the members of the Co operative Housing Society/Ltd. or other body or association that will be formed by the Purchasers of the premises in the said building. No obstruction/objection of any sort shall be made or raised by the Flatholder in this connection.



e) Suitable covenants reserving the aforesaid right of the Builders shall be incorporated in the Deed/s of Conveyance of the said Scheduled Land and the said building/s thereon in favour of the Co-operative Housing Society/Societies or other body or association that will be formed, as aforesaid.

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49. REFUGE AREA:

As per the directions of the Fire Department, Municipal Corporation of Greater Mumbai, the Flatholder has been informed that Refuge Area is proposed on the specified floors of each Wing of the said building, as per the requirements and/or regulations made by the M.C.G.M., Chief Fire Officer, to that effect, from time to time. The Purchasers/Society/occupants of premises in the said building are bound to observe and comply with the requirements and/or regulations made by the M.C.G.M., Chief Fire Officer, to that effect, from time to time. The Purchaser/ Flatholder hereby agrees to comply with the above requirements and the regulations made by the M.C.G.M., Chief Fire Officer, to that effect, from time to time.



50. Any delay tolerated or indulgence shown by the Builders in enforcing the terms of this Agreement or any forbearance or extension of time to the Flatholder by the Builders shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this Agreement by the Flatholder nor shall the same in any manner prejudice the rights of the Builders.

51. The Car/Scooter Parking Spaces in the basement and in the stilt level of the said building and partly on the first floor (in the stilt portion covered by Wings C to G) in Wings C to G of the said building and in the Open Compound of the said building may be exclusively allotted by the Builders (as per their discretion) to the Purchaser/s of the premises in the said building for his/her/its/their exclusive use. The said right of exclusive use shall be heritable and transferable alongwith the respective Flat/premises to which it belongs.



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52. As required by the Income-tax (Sixteenth Amendment) Rules, 1998:

(A) The Builders state as under:

We are assessed to Income-tax by the Dy. Commissioner (Mumbai) - Special Range 6, and the Permanent Account Number allotted to us is AAACP

(B) The Flat Purchasers state as under:

I MS. SASHIKALA VADAPALLI, the Flatholder within named am assessed to Income-Tax at Mumbai, and the Permanent Account Number allotted to me is AAEPV1728J.



THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of demarcated land admeasuring 12,284 sq. meters or thereabouts, being demarcated Building Sub-Plot No.15, being part of Sub-divided Plot B bearing CTS No.119F/1A of Village Tungwa, Taluka Kurla (W) in Greater Mumbai within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows:

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On or towards the

North - Partly by 12 M. wide internal road and partly by Building Sub-Plot No.39;

South - By 12 M. wide internal layout road;

West - By 18.30 M. wide D.P. Road;

East - Partly by Building Sub-Plot No.19 and partly by Building Sub-Plot No.20.

THE SECOND SCHEDULE ABOVE REFERRED TO:

SPECIFICATIONS, FIXTURES, FITTINGS AND AMENITIES

1. Well-designed entrance hall on the ground floor (lobby).
2. Two Elevators in each Wing of the said building.
3. Concealed copper wiring and ELCB at meter and MCB at main distribution board in the flats.
4. Concealed hot and cold water arrangement through storage type heater in toilet.
5. Quality sanitary ware and plumbing fixtures.
6. Granamite flooring in hall, bedroom, kitchen and passage within the flat.
7. Good granite flooring in the toilet.
8. Oil bound distemper paint to walls and ceiling.
9. Ceramic tiles dado upto Door height in toilet and upto 18" above kitchen platform.
10. Aluminium windows.
11. Teakwood door frames and panelled/flush shutter painted with oil paint.
12. Cable T.V. point in the living room and bedroom.



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13. Telephone point in the living room and bedroom.
14. Fan in hall, bedroom and kitchen.
15. Intercom facility between the Flatholder and security.
16. M.S. Grills to all windows.
17. One Covered Car Parking Space in the said building allotted as an additional amenity confined to the said premises.



THE THIRD SCHEDULE ABOVE REFERRED TO:

(Terms, Conditions and Covenants to be observed by the Flatholders/ Housing Society)

1. PROVISIONAL RIGHT OF WAY TO AND FROM THE POINTS MARKED AS RW1 AND RW2

As hereir above stated in Clause 21 (d) above, the provisional Right of Way will be maintained and repaired by the said particular group of buildings (who are permitted to use the same by the Builders) alongwith the said building and the costs & expenses for maintaining, carrying out repairs/replacements to the said provisional Right of Way etc. shall be borne and paid by such group of buildings and the said building, (in proportion to the respective built up area (i.e. total constructed area) of their concerned demarcated building plots/Sub-plots).

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2. MEANS OF ACCESS/INTERNAL LAYOUT ROADS/PEDESTRIAN PATHWAY/ RIGHT OF WAYS:

All the access roads/internal roads/pedestrian pathway, etc. in the said larger property will be common to and serve the various buildings in the said larger property (which includes the said building viz. "MAPLE LEAF (Flugs A, B, C, D, E, F & G)") as a common means of access to and from the said larger property.



The Right of Way hereinbefore recited and referred to in Clause 20 will be common to and serve the various buildings in the said larger property (including the said building being constructed/constructed by the Builders on the Scheduled Land), as the common means of access to and from the public roads, on the terms and conditions hereinbefore contained and more particularly set out in the Agreement/s hereinbefore recited.

These internal/access roads shall be maintained and repaired by the Apex Body and the proportionate cost of such maintenance and repairs shall be borne and paid by all the Co-operative Societies in the said larger property/layout land and consequently the Flatholders/Purchasers shall contribute his/her proportionate share towards such maintenance and repairs.

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7. The Flatholder is aware that the parking spaces, suction tank and pump room of the School building (on Sub-divided Plot E of the said layout land) is located in the contiguous area of Sub-divided Plot 'B' of the said layout land. The Flatholder consents to the same and neither the Flatholder nor the Society will raise any objections and/or hindrance to the same or the user thereof. Adequate provisions for the above will be made in the final documentation to be prepared by the Advocates and/or Solicitors of the Builders.
8. The areas in the said larger property reserved for public purposes such as play ground, etc. and amenity space shall be handed over to the Municipal Corporation of Greater Mumbai, as may be required under the provisions of the Development Control Regulations for Greater Bombay, 1991 and other relevant laws. The Builders alone shall be entitled to any or all the benefits that may accrue on account of the handing over of the said areas.



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INFRASTRUCTURAL FACILITIES:

The common infrastructural facilities/amenities located in the larger property (alongwith the means of access thereto, if any) will be common for all the buildings constructed/to be constructed in the larger property. The said facilities/amenities will be provided by the Builders at the time of the completion of the entire development Project of the larger property.

10. PROVISION FOR MAINTENANCE & REPAIRS:

It is expressly clarified by the Builders and agreed to by the Flatholder as under:

- (i) That the aforesaid infrastructural facilities and other amenities shall be provided by the said Company (through any of its divisions) and will be maintained by the Apex Body (as stated in Clause 22 of this Agreement) and the Flatholder hereby consents and agrees to execute such Agreement/writings with such person/s or body/bodies, as may be directed by the Builders, in this connection. The Flatholder/the Society will be obliged, as and when required, to contribute proportionately towards the cost of repair to and maintenance of the common roads, common garden, lighting, common pipes and other common facilities/ amenities referred to above, in such manner as may be directed by the Builders.
- (ii) That any other service/ facility/infrastructure, which is to serve or to be used by a particular group of buildings in the said larger property, may be provided by the Builders, at the site/s in the said larger property, as may be required by the Builders. Such service/ facility/ infrastructure (after it is provided by the Builders), will be maintained and repaired by the said



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particular group of buildings and the costs & expenses for maintaining carrying out repairs/replacements to the aforesaid service/facility/infrastructure, etc. shall be borne by such group of buildings, (in proportion to the respective built up area (i.e. total constructed area) of their concerned demarcated area building plots/Sub-plots) and the necessary pathway for access to the aforesaid service/facility/infrastructure for the purpose of maintenance and repairs thereof shall be made available by the concerned building/s wherein such service/facility/ infrastructure is provided by the Builders.



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



SIGNED AND DELIVERED by the)
 withinnamed Builders HILL CREST)
 DEVELOPERS (PROP: K. RAHEJA)
 CORP. PRIVATE LIMITED))

in the presence of Suraj Chaudhary)
Chaudhary)

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HILL CREST DEVELOPERS
 PROP. K. RAHEJA CORP. PVT. LTD.

AUTHORISED SIGNATORY

SIGNED AND DELIVERED by the)
 withinnamed Flatholder)
 M.S. SASHIKALA VADAPALLI)

in the presence of)
S.S. Chaudhary)
Chaudhary)



KAPADIA
ADVOCATE & SOLICITOR
PHONE: 26482512

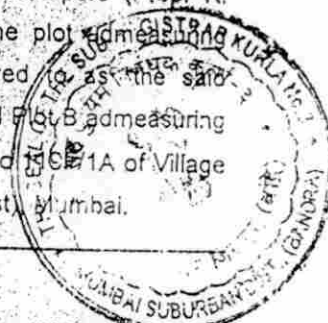
Memorandum 'C'

501, GARDEN CREST
WEST AVENUE
SANTACRUZ (WEST)
BOMBAY 400 054.

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TO WHOMSOEVER IT MAY CONCERN

Re: Building No.15 named "MAPLE LEAF" having multiple Wings, being constructed by and belonging to M/s. Hill Crest Developers (Prop: K. Raheja Corp Pvt. Ltd.) on demarcated portion of the plot (hereinafter referred to as "the said demarcated plot") being a portion of large Sub-divided Plot B measuring 1,33,667.45 sq. mtrs. approximately bearing C.T.S. No. 119 F1/A of Village Tungwa, Taluka Kuria, B.S.D., situated at Andheri (East), Mumbai.



1. By and under an Agreement dated 14th October 1981 and other Writings pursuant thereto, entered into between Indian Cork Mills Ltd. (hereinafter referred to as "the Owners") and the predecessors in title of Marble Arch Properties and Hotels Private Limited, a Company incorporated under the Companies Act, 1956 (then represented by its Promoter-Director Mrs. Jyoti C. Raheja), the Owners granted exclusive development rights in respect of their larger holding to the predecessors in title of the said Marble Arch Properties and Hotels Private Limited, (hereinafter referred to as "Marble Arch").
2. The Owners have handed over possession of the said larger holding (including the said demarcated plot) to Marble Arch in June, 1982.
3. The said demarcated plot is a portion of the larger sub-divided Plot "B" bearing CTS Nos. 119 F1/A of Tungwa Village, Taluka Kuria, B.S.D. and is part of the larger holding belonging to the Owners. The Owners obtained title, inter alia, to the above mentioned sub-divided Plot "B" under a Registered Deed of Transfer, dated 1st February, 1970 (registered with the Bombay Sub-Registry under No. 943/70 of Book No. I).
4. By various acts and deeds done by the predecessors in title of Marble Arch and by virtue of operation of law, the said development rights now vest with Paramount Hotels Limited (now known as K. Raheja Corp Pvt. Ltd.), a Company incorporated under the Companies Act, 1956 who are now in possession of the said larger holding (which includes the "said demarcated plot").

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बदर-१३	
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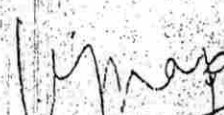
5. The Owners have confirmed receipt of the entire consideration money receivable by them under the said Agreement dated 14th October, 1981 and have further confirmed their obligation to execute a Deed or Deeds of Conveyance of the said larger holding (which includes the said demarcated plot)
6. By and under an Irrevocable Power of Attorney dated 27th May, 1997 executed by the Owners in favour of Paramount Hotels Limited (now known as K. Raheja Corp Pvt. Ltd.), the Owners have authorized Paramount Hotels Limited (now known as K. Raheja Corp Pvt. Ltd.) to execute such Deed/Deeds of Conveyance/Lease/Transfer and other deeds and documents relating to the said larger holding
7. I have investigated the title of Indian Cork Mills Ltd. (the Owners) to the said demarcated plot and have perused documents and hereby certify that in my opinion:-

(i) The development rights, inter alia, in respect of the said demarcated plot and the right to obtain a Deed/Deeds of Conveyance thereof now belong to and are vested in Paramount Hotels Ltd. (now known as K. Raheja Corp Pvt. Ltd.).

and

(ii) The title of Indian Cork Mills Ltd., inter alia, to the said demarcated plot admeasuring 12,284 sq. mtrs. pertaining to Building No.15 (being the portion of the abovementioned sub-divided Plot "B") is clear and marketable and free from encumbrances. On the said demarcated plot the captioned building named "Maple Leaf" is being constructed by Hill Crest Developers, a division of K. Raheja Corp Pvt. Ltd. (formerly known as Paramount Hotels Limited) and the said building belongs to Hill Crest Developers.

Dated this 26th day of February, 2007.


(N.J. Kapadia)
Advocate & Solicitor



मालमत्ता पत्रक

संख्या - १०७३

तालुकानि, भुयाना - त.भ.अ.घाटकोपर



पदाधिकारी - सहायक उपनिबंधक
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- ३. १०७३/०३
- ४. १०७३/०४
- ५. १०७३/०५
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- १७. १०७३/१७
- १८. १०७३/१८
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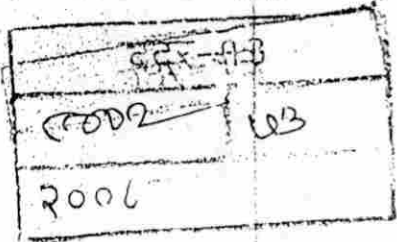
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बदर-१३
५००२ / ५०
२००६

116-3080-2) VALID UPTO 2 MAY 2006
MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
NO CE / 284 / BPES/AL 3 MAY 2005
COMMENCEMENT CERTIFICATE

बदर-१३
५०३१ / १०२
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Chambre
Chambrades
to owner

With reference to your application No. 11620 dated 19/12/2004 for Development permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 15 on plot No. C.T.S. No. 11981A Bwn/Village / Scheme No. Tungwa situated at Road /Street



the Commencement Certificate /Building permit is granted on the following conditions :-

The land vacated on consequence of the endorsement of the set back line/ road widening line form part of the public street.

That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.

The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you.

This commencement Certificate is renewable every year but such extended period shall not exceed three years provided further that such lapse shall not be any subsequent application for permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.

This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :

- The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- Any of the 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.
- 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 & Town Planning Act, 1966.



Cen-116

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The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri P. N. Sawane ^{ASST} Executive

Engineer to exercise his powers and functions of the planning Authority under Section 45 of the said Act.

The C.C. is valid upto 2 MAY 2006

Full C.C. as per approved plans dated 14/12/2005 बदर-१३

70 JAN 2006

CE/2841/BPESIAL

Full C.C. as per

Approved amended Plans dt 14/12/2005

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

NEW
Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)
Executive Engineer [Building Proposal]
Eastern Subs
FOR

बदर-१३
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Pratima
Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)

CE/2841/BPESIAL 6 DEC 2006

Full C.C. as per approved amended plans dt 20-11-2005

Pratima
Executive Engineer Building Proposal
(Eastern Suburbs.)



CE/2841/BPESIAL

22. MAR 2007

Full C.C. as per approved amended plans dt. 05/03/07

Pratima
Executive Engineer Building Proposal
(Eastern Suburbs.)



CE/2841/BPESIAL

30 MAR 2007

Full C.C. as per approved amended plans dt. 28/03/07

Pratima
Executive Engineer Building Proposal
(Eastern Suburbs.)

CERTIFIED AS TRUE COPY

Virag Laud
VIRAG LAUD,
G.D. ARCH: A.I.I.A

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

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

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CL/2841/BPES/AL [14 MAR 2005]

No. E.B./CE/ BS/A of 200 - 200

Municipal Office,

Mumbai

Shri. Chandru Lachmandas C.A. to Indian Cork Mills.

In reference to your Notice, letter No. 246 dated 19.12.2004 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and your buildings at Prop. residential building No.15 on plot bearing CTS No.119 F/1A of village Tungwa, Kurla (W) furnished for your letter, dated 200 I have to inform you that I cannot approve of the building proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

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

1. That the commencement certificate under Sec.45/69(1)(a) of the M.R.T.P. Act will be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot near of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding or 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, bollards, 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.
5. 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.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S.Code Nos.1893 and 4326 and for existing building showing adequacy thereof to take up additional load will not be submitted by him.



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(1) That proper gutters and down pipes are not intended to be put to prevent water dripping from the roof on the public street.

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

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Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirement but not otherwise you will be at liberty to proceed with the said building or work at any time before the day of 13 MAR 2006, but not so as to contravene any of the provision of the said Act, and as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

Executive Engineer, Building Proposals,
 Zone, ES



SPECIAL INSTRUCTIONS

THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon, and vested in the Commissioner by Section 1346 of the said Act.

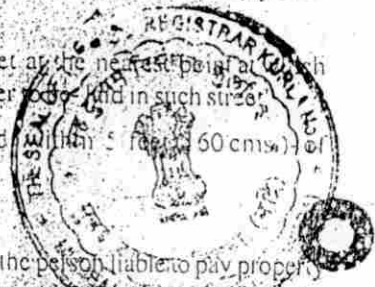
(3) Under Bye-law, No. 8 of the Commissioner has fixed the following levels :-

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

"(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which a 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 on which the building is to be erected.

"(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 tax is required to give notice of erection of a new building or occupation of building which has been vacant to the Municipal Commissioner within fifteen days of the completion or of the occupation whichever first occurs. This compliance with the provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises is liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupancy certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 111 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 Suburbs District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Your attention is drawn to the notes Accompanying this Intimation of Disapproval.

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Brihanmumbai Mahanagarपालिका

CE/ 2841/BPES/AI 14 MAR 2005

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That the regular/sanctioned/ proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/E.E.(D.P.)/D.I.L.R.before applying for C.C.
 That the registered undertaking and additional copy of plan shall not be 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 nuisance will not be submitted before C.C./starting the work.

That the requirements of N.O.C. of Reliance Energy / Chief Fire Officer will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.

That the basement will not comply with the Basement Rules and regulations regarding height, ventilation users, etc and registered undertaking for not misusing the basement will not be submitted before C.C.

That 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 true copy of sanctioned layout sub-division /amalgamation approved under No CE/209/BPES/LOL alongwith the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.

That the extra water and sewerage charges will not be paid to Asst.Engineer, Water Works. 'L' Ward before C.C.

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

That adequate care will not be taken to safeguard the trees existing on the 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 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 open spaces and building dimensions as soon as the work upto plinth is completed

That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc.will not be submitted.

That the requirement of bye law 4© will not be complied with before starting 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 submitted.

That the copy of Intimation of Disapproval conditions & other layout or sub 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

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

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.

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

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

Exec. Eng. Building Propos.
 (Eastern Suburbs.)

INVESTIGATION

THE SUB-DIVISIONAL OFFICER, EASTERN SUBURBS, MUMBAI

THE SUB-DIVISIONAL OFFICER, EASTERN SUBURBS, MUMBAI

GR. MUMBAI

Brihanmumbai Mahanagarपालिका
Brihanmumbai Mahanagarपालिका

CE/ 2841/BPES/AL [1] 4 MAR 2005

बदर-१३	
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That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.

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

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

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

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

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

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

That the proposal for amended layout / sub-station shall not be submitted and get approved before starting the work and terms and conditions thereof will not be complied with.

That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.

That the remarks from Asst.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.

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.

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

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

That the N.O.C. from Pest Control Officer' L Ward MCGM shall not be obtained.

That the board mentioning the name of Architect/Owner shall not be displayed on site.

That NOC from Ministry of Environment and Forest as per Circular no. Ch.E/629/DPC/Gen dated 24.9.2004 shall not be submitted.

CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

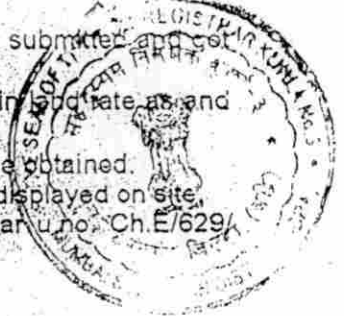
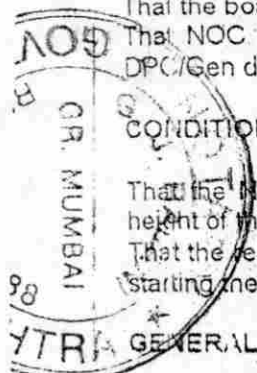
That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

That the requirement of N.O.C. from C.A.U.L.C.& R. Act will not be complied with before starting the work above plinth level.

GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

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

M. S. Joshi
Executive Engineer Building Proposals
(Eastern Suburbs.)



Brihanmumbai Mahanagarपालिका

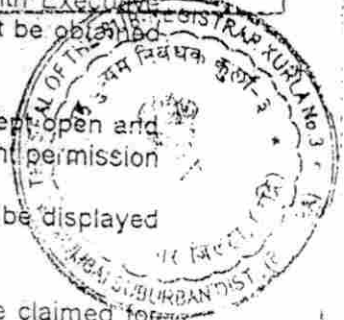
CE/ 2841 /BPES/AL 14 MAR 2005

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2006

- That some of the drains will not be laid internally with C.I. pipes.
- That the conditions mentioned in the clearance under No. BOM-10834/32/15/111/30.1.1989 obtained from the competent authority under U.L.C. & R. Act 1978 will not be complied with and fresh ULC order showing revised area under road setback will not be submitted.
- That the surface drainage arrangement will not be made in consultation with 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 f. wide paved pathway upto staircase will not be provided.
- That the surrounding open spaces, parking spaces and terrace will not be kept open and built 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 earlier.
- That the name plate/board showing plot No. name of the building etc. will not be displayed in 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.
- That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for and within a period of 6 years from the date of its payment.
- 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.
- 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, termite, joints, joints in drainage pipes etc. and that the workmanship is found very satisfactory will not be submitted.
- That three sets of plans mounted on canvas will not be submitted.
- That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
- That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed.
- That post mail boxes at ground floor for residence/occupation at upper floors shall not be provided.
- 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.
- That the garages will not be constructed and kept open type as approved and they will be closed without obtaining prior permission to that effect.
- That the final NOC from S.G. shall not be submitted.
- That the requisitions of clause No. 45 & 46 of D.C.R. 91 shall not be complied with.
- That the infrastructural works such as, construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
- That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
- That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations / 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.

CR. MUMBAI



Executive Engineer Building Proposals
(Eastern Suburbs.)

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Brihanmumbai Mahanagarpalika

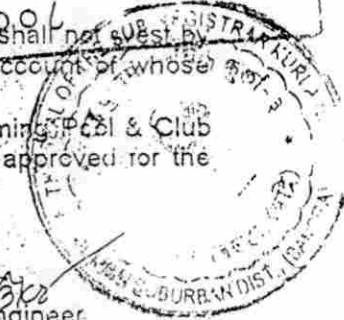
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14 MAR 2005

बदर-९३
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CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

Certificate Under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply. The ownership of the recreation space/swimming pool /Club House shall not vest by provision in a deed of conveyance in all the property owners on account of whose holding the R.G./Swimming Pool Club House is assigned. The structure constructed in recreation space for the user of Swimming Pool & Club house shall not be used only for recreational activity for which it is approved for the bonafide society members.



NW 14/3/05
Executive Engineer
(Building Proposals)(Eastern Suburbs)



No. B/CKE 7811/1111-1A/1

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are complied with.

NOTES

- (1) The work should not be started unless objections
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.

- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.

Temporary sanitary accommodation on full flushing system with necessary drainage arrangements should be provided on site for workers before starting the work.

Water connection for constructional purposes will not be given until the application is made to the Ward Officer with the required deposit for the construction of a drainage entrance, over the road side drain.

The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 15 days prior to the date of which the proposed construction work is taken in hand that the water lying in the compound will be utilised for their construction works and they will not use Municipal Water for construction purposes. Failing this, it will be presumed that Municipal water has been consumed on the construction works and bills preferred against them accordingly.

- (4) The boarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand, preps debris, etc., should not be deposited over footpaths or public street by the owner/architect/their contractors, etc., without obtaining prior permission from the Ward Officer of the area.

- (5) The work should not be started unless the manner in obviating all the objections is approved by this department.

- (6) The work should be started unless the structural design is approved.

- (7) The work above plinth should not be started before the same is shown to this office Site Engineer concerned and acknowledgement obtained from him regarding correctness of the plan and dimension.

- (8) 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 and footpath.

- (9) All the terms and conditions of the approved layout/sub-division under No. should be adhered to and complied with.

- (10) The Building/Drainage Completion Certificate will be accepted non water connection (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.

- (11) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.

- (12) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including upholding lighting and drainage before submission of the Building Completion Certificate.

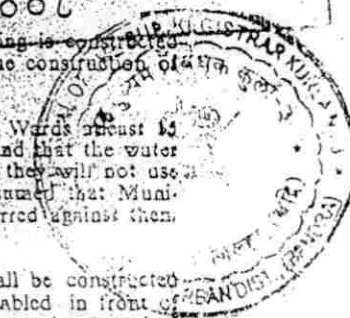
- (13) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.

- (14) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 125 cubic metres per 10 Sq. metres below payment.

- (15) 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 adjoining holding before starting the work to prove the owner's holding.

- (16) No work should be started unless the existing structures proposed to be demolished are demolished.

- (17) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h) (ii) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (a) or by starting the work without removing the structures proposed to be removed the same shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Act.



बदर-९३
 १०९
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11) If it is proposed to demolish the existing structure by negotiations with the tenants, the work as per approved plans should not be taken up in hand unless the Engineer is satisfied with the following :-

- (i) Specific plans in respect of existing or rehousing the existing tenants on your starting their number and the area in occupation of each.
- (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rates.
- (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Department Control Rules regarding open spaces, light and ventilation of existing structure.
- (iv) In case of extension to existing building, blocking of existing windows of rooms deriving light from other sides should be done first before starting the work.
- (v) Work of building over head work should be start or during monsoon which will cause arise in leakage and consequent nuisance to the tenants staying on the floor below.
- (vi) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 meter.
- (vii) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (viii) It to be ascertained that the foundations must be excavated down to hard soil.
- (ix) The condition of the partitions and other appurtenances in the building should be ascertained and repaired before the commencement of the building.
- (x) All work to be carried out in strict accordance with the Municipal regulations.
- (xi) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Bombay, as required in Section 381-A of the Municipal Corporation Act.
- (xii) All gully traps and open channel drains shall be provided with right fitting mosquito covers made of wrought iron plates or binges. The manholes of all drains 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 nut screwed on tightly serving the purpose of a lock and the warning pipes of the ribbit pretressed with screw or dome shape pieces like a garden snail rose with copper pipes with perforations each not exceeding 1.5 mm in diameter. The drains shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder. The upper ends of the ladder should be earmarked and extended 60 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.
- (xiii) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plate glass for coping over compound wall.
- (xiv) The Lintels should be provided as required by Bye-law No. 5(b).
- (xv) Lintels or Arches should be provided over Door and Window openings.
- (xvi) The drains should be laid as require under Section 234-1(a).
- (xvii) The inspection chamber should be plastered inside and outside.
- (xviii) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

बदर-९३
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Executive Engineer, Building Proposals
 Zone -
 Wards -



MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/2841 /BPES/AL

93
28 MAR 2007
142
2002



Shri Bikari Lund, Architect,
Construction House, 'A', 24th Road,
Kurla(W), Mumbai : 400 052.

Sub: Amended plans for proposed building no.15 on plot bearing
C.T.S.No 119 F.1A of Village Tungwa at Kurla(W)

Ref: Your letter dt. 13.3.07.

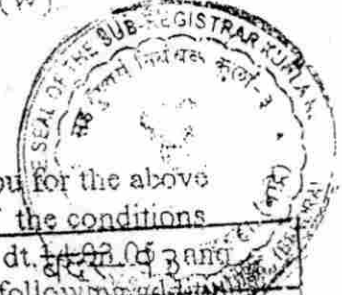
I have to inform you that the amended plans submitted by you for the above
mentioned work are hereby approved, subject to the compliance of the conditions
mentioned in this office Intimation of Disapproval under even No. dt. 14.03.07 and
amended plan approval letters dt. 14.12.05, 20.11.06 & 5.3.07 and following conditions:-

- 1) That the R.C.C. design & calculations as per the amended plans considering the
seismic forces as per analysis shall be submitted through the registered structural
engineer before starting the work
- 2) That the C.C. shall be got endorsed as per approved amended plans.
- 3) That the requisite payments shall be made.
- 4) That the revised drainage approval shall be submitted.

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

Yours faithfully,

[Signature]
Dy. Chief Engineer
(Bldg. Proposals)(Eastern Suburbs)



CERTIFIED AS TRUE COPY

[Signature]
VIRAG LAUD,
G.D. ARCH: A.I.L.A.
CA/75/2049.

BRIHANMUMBAI MAHANAGARPALIKA

No. CE/2841/BPESIAL - 9 JAN 2008

बदर-९३	
१०३१	५३
२००६	

Shri Chandru Lachmans
S.A. to Indian Cork Mills L'd.,
Construction House 'A',
4th Road, Khar (W),
Mumbai-400 052.

Sub:- Part Occupation permission to Wing 'A' & 'B' Wing of residential Building No.15 comprising of (Part) Basement + Still + 15th upper floors (Pt) on plot bearing CTS No.119F/1A of village Tungwa, Kurla (W).

Sr.

The Part development work of Wing 'A' & 'B' of Building No.15 plot bearing CTS No.119F/1A comprising of (Part) Basement + Still floors (Pt) of village Tungwa, Kurla (W) is completed under the supervision of Shri Bihari Lund, Licensed Architect having Licence No. CA/80/5549 and Shri Mahamuni, Licensed Structural Engineer having Licence No. STR/M/91, may be occupied on the following conditions.



1. That the certificate under Sec 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within 3 months whichever is earlier.
2. That the balance LOD conditions shall be complied with before asking for full Occupation permission.
3. That the registered Co-op. Hsg. Soc. shall be formed and copy of society registration shall be submitted to this office before applying for B.C.C.
4. That the federation of flat owners of layout for maintenance of infrastructure shall be formed before B.C.C.

बदर-९३	
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A set of certified completion plans is returned herewith in token of Municipal approval.

Note :- This permission is issued without prejudice to actions under sections 105, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

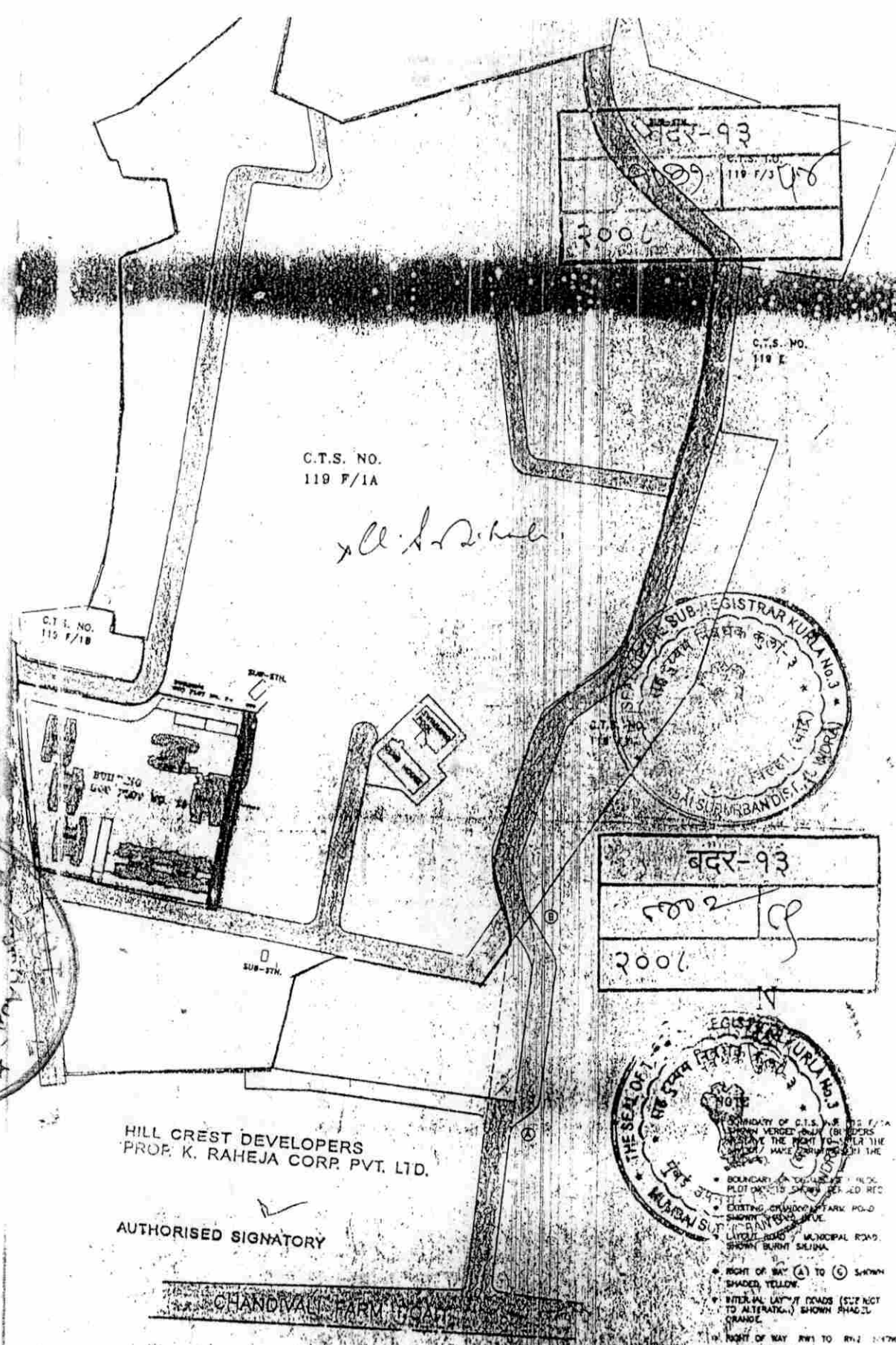
Executive Engineer
(Building Proposals)(E.S.)



E.E.(B.P.)E.S.

- 9 JAN 2008

Copy forwarded for information to Architect
Shri Bihari Lund.

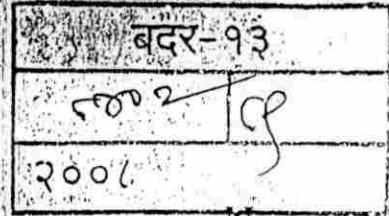


C.T.S. NO.
119 F/1A

Handwritten signature

C.T.S. NO.
119 F/1B

C.T.S. NO.
119 E



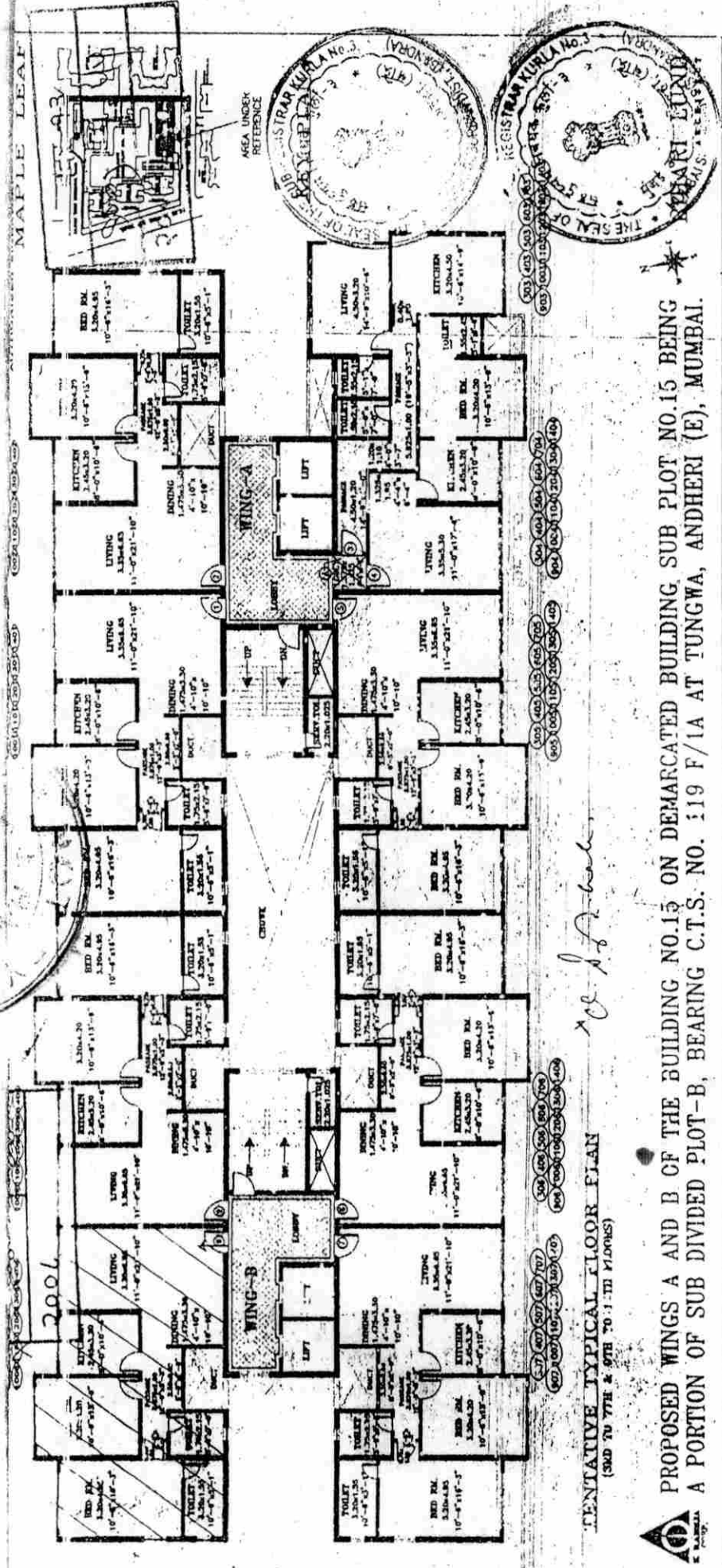
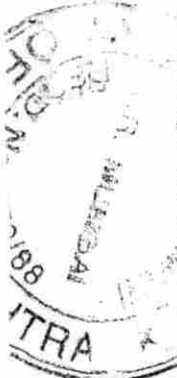
HILL CREST DEVELOPERS
PROF. K. RAHEJA CORP. PVT. LTD.

AUTHORISED SIGNATORY

CHANDIVALI FARM BOARD

PLAN OF THE PROPERTY BEARING C.T.S. NO. 119 F/1A,
AT TUNGWA, ANDHERI (EAST), MUMBAI.





TENTATIVE TYPICAL FLOOR PLAN
(SMD TO 7TH & 8TH TO 11TH FLOORS)

ce. J. A. Baker

PROPOSED WINGS A AND B OF THE BUILDING NO.15 ON DEMARCATED BUILDING SUB PLOT NO.15 BEING A PORTION OF SUB DIVIDED PLOT-B, BEARING C.T.S. NO. 119 F/1A AT TUNGWA, ANDHERI (E), MUMBAI.



बंदर-१३
८०२२ e)

ICICI BANK LTD FRANKING DEPOSIT SLIP

3007

Deposit By: **बंदर-१३**

Pay to: **७१**

Account: **५१२६**

Stamp Duty Mumbai: **३१६८**

Franking Value: **१००**

Service Charges: **१०**

Total: **११०**

Name of Stamp duty paying party: **SHRI ASHOK G. RAHEJA**

DD / Cheque No. **CASH**

Drawn on Bank **ICICI BANK LTD**

Received With Thanks **५१२६**

Rs. **१००** Towards **Payment Of Stamp Duty**

Tran ID: **(For Bank Use only)**

Franchising No. **5110**



Photo of Ashok G. Raheja



Photo of Anand Palande



Photo of Rajesh Sadhwani



GENERAL POWER OF ATTORNEY

I, A.L. TO WHOM THESE PRESENTS SHALL COME, I SHRI. ASHOK G. RAHEJA, residing at Construction House "A", 24th Road, Khar (West), Mumbai - 400 052. ALL SEND GREETINGS.

NOW KNOWN YE THESE PRESENTS that I, SHRI. ASHOK G. RAHEJA do hereby nominate, constitute and appoint (1) SHRI. ANAND B. PALANDE residing at Paniputra, Maruti Nagar, Shivvallabh Road, Dahisar (East), Mumbai - 400 068 and (2) SHRI. RAJESH SADHWANI residing at 731, Vishamber Niwas, 11th Road, Khar (West), Mumbai - 400 052 to be my true and lawful attorneys and to act for me jointly and each of them severally to do the following acts and deeds:

- To appear before any Registrar, sub-Registrar of Assurances or other Authorities and to execute all documents and to act in their offices in Mumbai City and Mumbai suburbs or any other place and to do all such acts and deeds as may be necessary or expedient to be done in connection with the above.

बंदर-१५/
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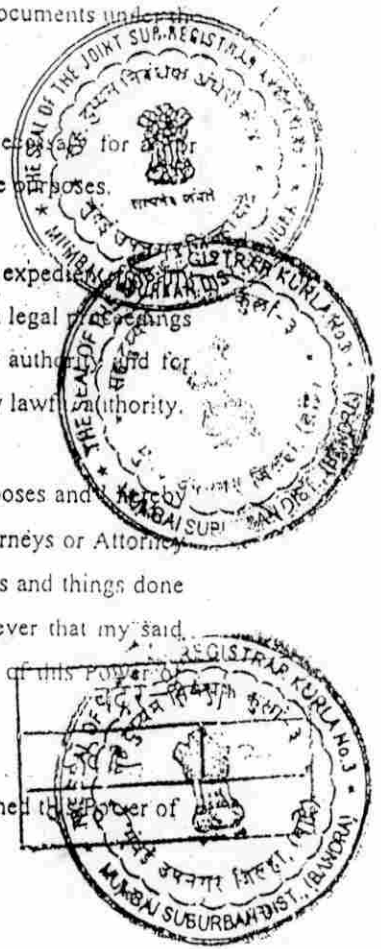


INDIA
Stamp Duty
MAHARASHTRA
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JUL 14 2005

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I lodge and/or present document/documents for registration and/or the execution of all the documents that is Ownership Agreements, Deed of Conveyance, Lease Deed including the Deed of Rectification, Deed of Confirmation and all other documents executed by me in my personal capacity, jointly or severally or as a partner/s of a firm or as Karta of Hindu Joint Family or as a Director/Executive of Private or Public Limited Company and Trustee/s or Administrator/s and Executor/s of the estate of any person/s and sign or execute the receipt therefore in my name or on my behalf as aforesaid and deliver the said document/documents to each person/s as may be intended under the terms and conditions of the said document/s and to do all things necessary for the purpose of registration of the said document or documents under the Indian Registration Act.

- To sign all letters, papers and to appoint Advocate/s, Pleader/s necessary for any of the above purposes and to incur expenses for all or any of the purposes.
- To prosecute, defend any proceedings that may be necessary or expedient for the purpose and to appoint any pleader/s on my behalf and defend such legal proceedings in or before any court or officer or appellate or revision court or authority for such purpose to accept any service of the notice or process issued by law authority.
- And generally to do all lawful acts necessary for the aforesaid purposes and I agree that all acts, deeds and things lawfully done by my said Attorneys or Attorneys in respect of the aforesaid purposes shall be construed as acts, deeds and things done by me and I hereby undertake to ratify and confirm all and whatever that my said Attorney shall lawfully do and cause to be done for me by virtue of this Power of Attorney.



IN WITNESS WHEREOF, I the said SHRI. ASHOK G. RAHEJA have signed this Power of Attorney this day of 11th August, 2005.

SIGNED AND DELIVERED BY the)
 Within named.....)
 SHRI ASHOK G. RAHEJA)
 In the presence of)

BEFORE ME

R. Sadhwani

Anand Palande
 ANAND PALANDE

11/09/2005 5:02:00 pm

दुव्यम निबंधका सह पु.नि.का-अंधेरी 4

दस्त गोषवारा भाग-1

बदर 15 दस्त क्र 862/2005

दस्त क्रमांक : 862/2005

बदर 93

दस्ताचा प्रकार : मुखत्यारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अगत्याचा दस्ता

नाम: प्रशोक जे. रहेजा
पत्ता: धर/फ्लॅट नं: कन्ट्र हाऊस, अे 24 वा रस्ता,
खार प मु
जिल्हा/रस्ता: -
इमारतीचे नाव: -
इमारत नं: -
पेट/पत्ताहस्त: -
शहर/गाव: -
जिल्हा: -
पिन: -
पैम नम्बर: -

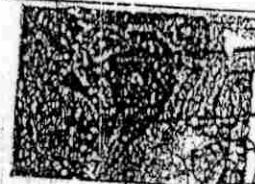
लिहून घेणार
वय 60
सही



2006

नाम: अनंद पासाडे
पत्ता: धर/फ्लॅट नं: 405-बी, परमपुत्रा मारुती नगर,
दहिवर मु मु
जिल्हा/रस्ता: -
इमारतीचे नाव: -
इमारत नं: -
पेट/पत्ताहस्त: -
शहर/गाव: -
जिल्हा: -
पिन: -
पैम नम्बर: -

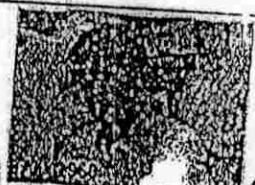
लिहून घेणार
वय 51
सही



2006

नाम: राजेश स्वधायनी
पत्ता: धर/फ्लॅट नं: 731, विश्वम्बर निवास, 11 वा रस्ता
खार प मु
जिल्हा/रस्ता: -
इमारतीचे नाव: -
इमारत नं: -
पेट/पत्ताहस्त: -
शहर/गाव: -
जिल्हा: -
पिन: -
पैम नम्बर: -

लिहून घेणार
वय 38
सही



बदर--94/
182 03 8
2004



प देणार तथाकथित [मुखत्यारनामा] दस्ताऐवज करून दिल्याचे कयूल करात.



दस्त गोधवारा भाग - 2

बदर 15

दस्त क्रमांक (862/2005)

दस्त क्र. [बदर 15-862-2005] चा गोधवारा
बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 11/08/2005 04:57 PM
वेधादनाचा दिनांक : 11/08/2005
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 48) मुखत्यारनामा
वेळका क्र. 1 ची वेळ : (सादरीकरण) 11/08/2005 04:57 PM
वेळका क्र. 2 ची वेळ : (फ्री) 11/08/2005 05:01 PM
वेळका क्र. 3 ची वेळ : (कचुली) 11/08/2005 05:01 PM
वेळका क्र. 4 ची वेळ : (ओळख) 11/08/2005 05:01 PM

दस्त नोंद केल्याचा दिनांक : 11/08/2005 05:01 PM

ओळख :
प्रतील इतम असे निगदीत करतात की, ते इस्तुरेपज करुन देणा-यांना व्यक्तीराः ओळखतात,
: त्यांची ओळख पटयितात.

संजय धवार - - घर/प्लॅट नं. कळद हाऊस, अे 24 या रस्ता, खार प मु

स्त्री/रस्ता :
नारतीचे नाव :
नारत नं. :
अधसाहत :
दर/गणय :
मुका :
नं. :

अरविंद शिंदे - - घर/प्लॅट नं. यरीलप्रभापी

स्त्री/रस्ता :
नारतीचे नाव :
नारत नं. :
अधसाहत :
दर/गणय :
मुका :
नं. :

दस्ताचा दिनांक 11/08/05
मुंबई उपनगर जिल्हा



पायती क्र. 861 दिनांक: 11/08/2005

पायतीचे घर्णन

नाथ: अण्णव-दी र्णव

100 : नोंदणी ची
80 : नकल (अ. 11(1)) प्रस्तावनाची नकल
(अ. 11(2)).
रज्यात अ. 12) म प्रस्तावनाची नकल (अ. 12)
एकत्रित ची
2006

180: एकूण

5. दिवाणमणी सही करुन दिवशी घेणे

मुंबई उपनगर जिल्हा 93

903)

2006

बदर--१५/

८६२ ०५

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प्रमाणित करणेत येते की, बा
दस्तामध्ये एका...

सह. दुय्यम निबंधक अंधेरी क्र. ४
मुंबई उपनगर जिल्हा.

बदर १५/०८/०५
पुस्तक क्रमांक १, क्रमांक
नोंदला.
दिनांक: ११/०८/०५



सह. दुय्यम निबंधक अंधेरी क्र. ४
मुंबई उपनगर जिल्हा.

बदर-१३

बदर-१३

NOTARIAL CERTIFICATE

Office No. १३५६

Date of Issue ०१/११/९५

Name of the License Holder
 Ratman

Son/wife/daughter of
 Ratman

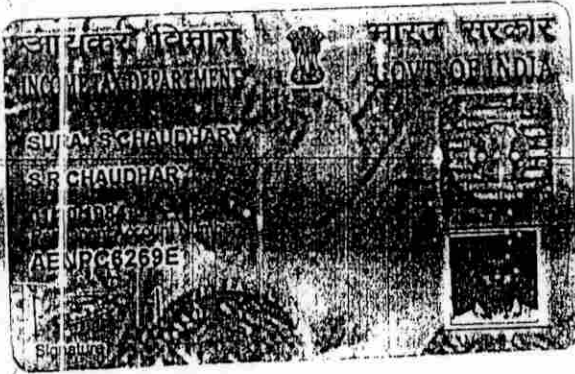
Name to be written across the photograph

बदर-१३

१०३१

२००७

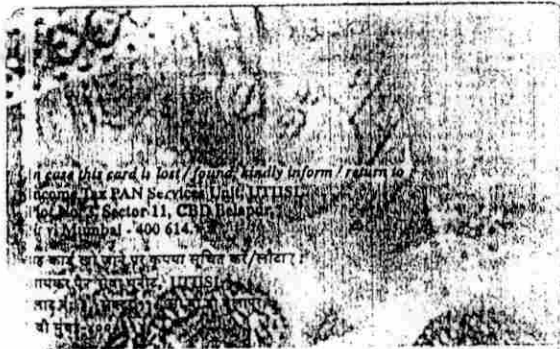




बदर-१३	
१०९)	१०९)
२००६	



बदर-१३	
१००२	१०९
२००६	





दुय्यम निबंधकः
सह दु.नि.का-कुर्ला 3

दस्त गोषवारा भाग-1

बदर 13
दस्त क्र 1031/2008
45 82

क्रमांक : 1031/2008
प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता	पक्षकाराचा पत्तार	छायाचित्र	अंगठ्याचा ठसा
पक्षकाराचे नाव : वाडपल्ली - पक्षकाराचे पत्ता : रो हाऊस नं 6, ग्रॅस ड्यू को ऑफ पक्षकाराचे पत्ता : पार्क हाय स्ट्रीट, पवई मुं 76	लिहून घेणार वय 62 सही		

U. S. K. K. K.

खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

पक्षकाराचे नाव
पक्षकाराचे पत्ता : तर्फे प्रा.प्रा. के. रहेजा कॉम्प. प्रा. लि. तर्फे प्राधिकृत व्यक्ती अशाक जी रहेजा तर्फे कु मु म्हणून
पक्षकाराचे पत्ता : पालाडे AAACP0522B



बदर-93
sm | *eu*
2006



दस्त गोषवारा भाग - 2

बदर 13

दस्त क्रमांक (1031/2008)

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दस्तावेज क्रमांक [बदर 13-1031-2008] चा गोषवारा
दस्तावेज क्रमांक: 6390131 मॉडल 6537500 गरलेले मुद्रांक शुल्क : 311000

पावती क्र.: 1038 दिनांक: 11/02/2008
गोषवारीचे वर्णन
गोषवारी: शशिकला वाडपल्ली

दस्तावेज केल्याचा दिनांक : 11/02/2008 03:41 PM
अपवाद-पावती दिनांक : 24/01/2008
दस्तावेज गोषवारा-याची सही :

30000 : नोंदणी फी
1320 : नक्कल (अ. 1(1)), पृष्ठांकनाम
नक्कल (अ. 11(2)).
रुजवात (अ. 12) व छायाचित्रण (अ. 13) >
एकत्रित फी.

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31320: एकूण

अपवाद क्रमांक (25) करारनामा
क्र. 1 ची वेळ : (सादरीकरण) 11/02/2008 03:41 PM
क्र. 2 ची वेळ : (फी) 11/02/2008 03:46 PM

Dadhav
दु. निबंधकाची सही. सह दु.नि.का-कुर्ला 3

दस्तावेज :
आपला उद्देश असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
दस्तावेज पटवितात,
दस्तावेज-सानी- : घर/फ्लॅट नं: शांप नं 5, निळकंठ आर्केड, आर सी मार्ग, चव्हर मुं 71

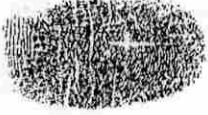
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बदर-१३
<i>Handwritten signature</i>
२००८

दस्तावेज नोंदणी चौधरी- : घर/फ्लॅट नं: दरीलप्रमाणे
दस्तावेज नोंदणी- :
दस्तावेज नोंदणी- :
दस्तावेज नोंदणी- :
दस्तावेज नोंदणी- :
दस्तावेज नोंदणी- :
दस्तावेज नोंदणी- :
दस्तावेज नोंदणी- :

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Dadhav
दु. निबंधकाची सही
सह दु.नि.का-कुर्ला 3



12/2008

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

बदर 13

दस्त क्र 1031/2008

12:22 pm

सह दु.नि.का-कुर्ला 3

क्रमांक : 1031/2008

का प्रकार : करारनामा

पक्षकाचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

हिले फ्लॅट डेव्ह. तर्फे प्रोपा. के रहेजा कॉर्प. प्रा.
तर्फे प्राधिकृत व्यक्ती अशोक जी रहेजा तर्फे यु गु
रुगुन अनंत पांताडे AAACP0522B
ता: धर/फ्लॅट न: कन्स्ट्रक्शन हाऊस ए 24 या रस्ता
वरील

लिहून देणार

वय 53

सही *[Signature]*



बदर-93

[Signature]

2008





दस्त गोषवारा भाग - 2

बदर 13

दस्त क्रमांक (1031/2008)

१५

बदर 13 (1031-2008) चा गोषवारा
मुला 63/0131 गोषवारा 6537500 भरलेले मुद्रांक शुल्क : 311000

पावतो क्र.: 1038 दिनांक: 11/02/2008
पावतोचे वर्गन
भाग: शशिकला वाडपल्ली - -

दस्त केल्याचा दिनांक : 11/02/2008 03:41 PM
नावा दिनांक : 24/01/2008

30000 : नोंदणी फी
1320 : निवडणूक (अ. 11(1)), पृष्ठांकनाची
नियमावली (अ. 1(2))
रुजवात (अ. 12) व काय्याधिकरण (अ. 13)
एकत्रित फी

31320 : एकूण

दस्त करणारी याची सही

या प्रकार : (25) करारनामा

- अ क्र. 1 ची वेळ : (सादरीकरण) 11/02/2008 03:41 PM
- अ क्र. 2 ची वेळ : (फी) 11/02/2008 03:46 PM (कार्यवाही पूर्ण)
- अ क्र. 3 ची वेळ : (घेवुली) 15/02/2008 12:21 PM
- अ क्र. 4 ची वेळ : (ओळख) 15/02/2008 12:21 PM

नोंद केल्याचा दिनांक : 15/02/2008 12:21 PM

द. निबंधकाची सही, सह दु.नि.वा.कुर्ला 3

बदर-१३	
१००२	१००
२००६	

स्थ :
जेल इतम असे निघेदीत करतात की, ते दस्तऐवज व इन देणा-यांना व्यक्तीशात-ओळखतात,
गोपी ओळख पटविलात.

गोपक रत्नाची - - घर/फ्लॅट नं: शॉप नं 5, निळकंठ आर्केड, आर सी मार्ग, चेन्नई मु 71

सौ/रस्ता :

वर्तीचे नाव :

वस्त नं. :

शयसाहत :

हर/गाव :

जुका :

नं. :

संजय पवार - - घर/फ्लॅट नं: वरीलप्रमाणे

सौ/रस्ता :

वर्तीचे नाव :

वस्त नं. :

शयसाहत :

हर/गाव :

जुका :

नं. :

Devi

[Signature]

प्रमाणित करण्यात येते की या दस्तामधे

एकूण ११५००/- (११ हजार ५००/-) फी आहेत.

बदर-१३/ १०३१

पुस्तक क्रमांक १ क्रमांकाबद्दल

नोंदला १५/०२/०८

दिनांक ०६/०२/०८

सह. मुख्य निबंधक कुर्ला-३

मुंबई उपनगर जिल्हा.



ATTESTED TRUE COPY

G. J. RAJANI
NO. 3A, PLAT NO. 102,
1st Floor, Shiv Bhagtiyani Market,
Near Hiranandani Complex,
Powai, Mumbai - 400 072.

Devi

द. निबंधकाची सही

सह दु.नि.वा.कुर्ला 3



DATED THIS 24th DAY OF January 2008.

HILL CREST DEVELOPERS
(PROP: K. RAJESHA CORP PVT. LTD.)
Registered Office:
Construction House 'A',
24th Road, Khar,
MUMBAI-400 052.

AND

MS. SASHIKALA VADAPALLI

Address : ROW HOUSE NO.6,
GRACE DIEU CHS,
POWAI PARK HIGH STREET,
MUMBAI - 400 076.

Phone : Residence : 25703973
Office : 25768936
Cell : 9820284386

AGREEMENT

(Agreement in respect of Flat No.1108 in Wing "B" of the building known as "MAPLE LEAF (Wings A, B, C, D, E, F & G)" on demarcated portion out of Sub-Plot 'B' bearing C.T.S. No.119F/1A, Off Chandivali Farm Road at Tungva, Powai, Mumbai.)