

Prashant Rehpade
9832120 596595



(1)

Mantri
Park



78/77

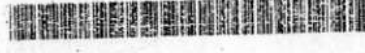
Agreement For Sale Mantri Park

Dindoshi on plot bearing C.S.No.827 - D, S.No. 239(pt) of Village Malad (E),
Film City Road, Dindoshi, Goregaon (E), Mumbai - 400 065

Name : MR. PRASHANT REHPADE &
MR. SHALIGRAM NARAYAN REHPADE

Building : LILY

Flat / Shop No : 1405



Saturday, July 31, 2010
3:48:28 PM

25459213. 8
पावती

Original
नोंदणी 39 व.
Regn. 39 M

पावती क्र. : 7551

गावाचे नाव मालाड

दिनांक 31/07/2010

दस्तावेजाचा अनुक्रमांक

वदर 12 - 07539 2010

दस्तावेजाचा प्रकार



सादर करणाऱ्याचे नाव: प्रशांत

श्रीनिधाम सहकार

नोंदणी फी

30000.00

नवकल (अ. 11(1)), घुष्टांकनाची नवकल (अ. 11(2)),

1600.00

रुज्यात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (80)

एकूण रु.

31600.00

आपणास हा दस्त अंदाजे 4:03PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.का-बोरीवली 6

बाजार मूल्य: 3254000 रु. भोबदला: 6733740रु.

भरलेले मुद्रांक शुल्क: 319300 रु.

सह दुय्यम निबंधक बोरीवली क्र. ६,

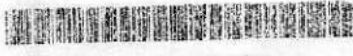
देयकाचा प्रकार : डीडी/घनाकर्षद्वारे;

मुंबई उपनगर जिल्हा.

बँकेचे नाव व पत्ता: आय सी आय सी आय बँक, विलेपारळ मुंबई

डीडी/घनाकर्ष क्रमांक: डी डी नं 004702; रक्कम: 30000 रु.; दिनांक: 31/07/2010

REGISTERED ORIGINAL DOCUMENT
DATED ON: 31/07/2010



दस्तावेजांक व वर्ष: 7539/2010

Saturday, July 31, 2010

3-99-48 2-11

मुख्य निबंधक: सह दु.नि.का-बोरीवली 6

पेज नं. 63 न.

Page 63 of 63

सूची क्र. दोन INDEX NO. II

माहितीचा प्रकार: आलाख

(1) लेखाचा प्रकार, नोंदव्याचे स्वरूप करारनाम
 व वाजारात (प्राडेपटवाच्या
 बाबतीत पटवाकार आकारणी देतो
 की पटवेदार ते नमूद करावे) मोबदला रु. 8,739,740.00
 बा.मा. रु. 3,254,000.00

28454329

(2) भू-मापन, फोटोहिस्सा व चरक्रमांक
 (असल्यास)

(1) सिटिएस क्र.: 827/ डी दर्जा सदनिका क्र 1405, "लिली", 14वा माळा, रंगी पार्क, फ्लॉर
 सिटी रोड, माळाड पु.पु. 87, विलंज माळाड (पु).

(3) क्षेत्रफळ

(1) एकूण क्षेत्रफळ 70.26 चौ.मि. बिस्ट अप

567

(4) आकारणी किंवा जुडी देण्यात
 असेल तेव्हा:

(1)

(5) दस्तावेज करून देण्या-या
 पक्षकाराचे व संपूर्ण पत्ता नाव किंवा
 दिवाणी न्यायालयाचा हुकुमनामा
 किंवा आदेश असल्यास, प्रतिवादीचे
 नाव व संपूर्ण पत्ता

(1) मे. सुनि.का-बोरीवली लि. तर्फे रणजीत रामे तर्फे मुख्यदार जियेद्र दुर्ग - न. घर/फ्लॉर नं.
 जी. ए. गल्ली/रस्ता: - ईमारतीचे नाव: कोर्ट नंबर; इमारत नं: - पठ/वसाहत: -
 शहर/गाव: न्यु नरान लाइन पु; तालुका: -; पिन: 20; पिन नंबर: AADCM6966F

(6) दस्तावेज करून देण्या-या
 पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
 दिवाणी न्यायालयाचा हुकुमनामा
 किंवा आदेश असल्यास, वादीचे नाव
 व संपूर्ण पत्ता

(1) प्रसाद शालिग्राम गळ्याडे घर/फ्लॉर नं: ए 39; गल्ली/रस्ता: सागर रोड
 ईमारतीचे नाव: साइबर्ग अपार्टमेंट, इमारत नं: 3; पठ/वसाहत: -; शहर/गाव: अहमदी पु.पु.
 तालुका: -; पिन: -; पिन नंबर: AIMP4397OL

(2) शालिग्राम गळ्याडे घर/फ्लॉर नं: - गल्ली/रस्ता: -; इमारतीचे नाव: -
 ईमारत नं: - वसाहत: -; पठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नंबर: फॉर
 60

(7) दिनांक करून दिल्यास 31/07/2010

(8) नोंदणीचा 31/07/2010

(9) अनुक्रमांक. खंड व पृष्ठ 7539 /2010

(10) वाजारात/प्रमाणे मुद्रांक शुल्क रु 819300.00

(11) वाजारात/प्रमाणे नोंदणी रु 30000.00

(12) क्षेत्र

खरी पत्र

सह मुख्य निबंधक, बोरीवली-क-३
 मंडई उपनगर जिल्हा.

श्री. प्रशांत राव - रेवडी

यांना त्यांचे ता. 31/07/10 च्या अर्जाक

अर्जांनुसार नक्कल दिली.

दि. 31/07/10

सह मुख्य निबंधक, बोरीवली-क





संयोजक पत्रक

दिनांक 7/31/2010

2010

संयोजकानां चर्चा
 निम्नलिखित विभाग
 - 62-आगाम (पूर्व) (बांकीवर्ती)
 - 62/292-आगाम: उत्तरस अंशतः बॉर्डर सीमा व गाव हद, पूर्वस गाव हद, दक्षिणस गाव हद व पठाना बाडीवर्ती उत्तरकडील रस्ता व पश्चिमस दूनवर्ती मार्ग.
 सि.टी.एस. नंबर -- 827
 बंधुदे(उपनगर)
 बांधीव

वावावर मूल्य दर वकल्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन	18,900
निवासी सदलिका	42,100
कमालय	53,800
दुकान	65,600
अंधीवाणीक	42,100

निवासी क्षेत्र	70.26	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
निवासी वापर	निवासी सदलिका		उपचारन संविधा	आहे
निवासीचे घन	0 TO 2	(Rule 5)	मजला	14

वसा-यागनुसार निवासीचे मूल्य = वसा-यागनुसार निवासीचे मूल्य प्रति चौ. मीटर मूल्यदर * वसा-यागनुसार निवासीचे मूल्य प्रति चौ. मीटर मूल्यदर * 100.00 /100 = 42,100.00

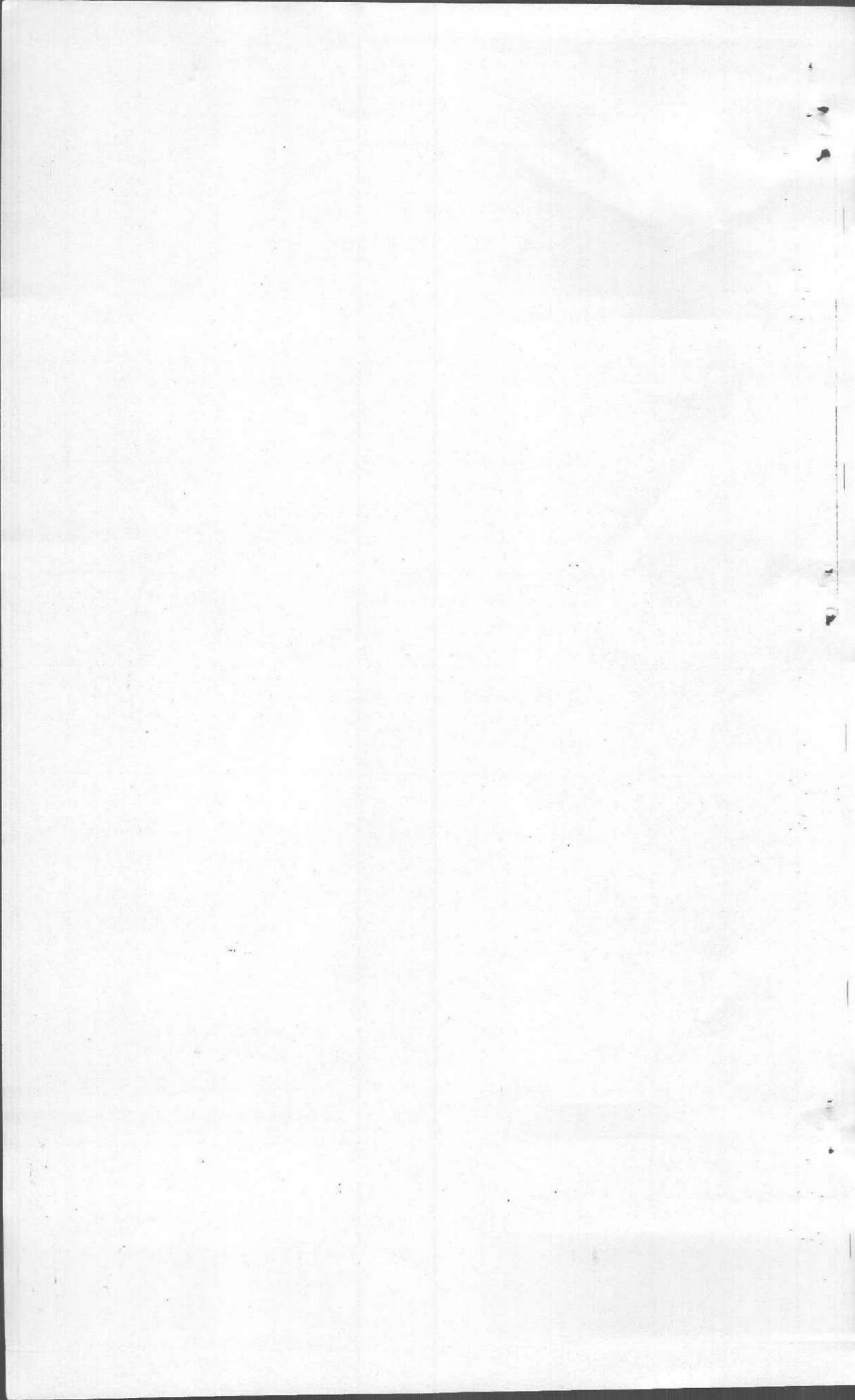
A) मूल्य निवासीचे मूल्य = वसा-यागनुसार निवासीचे मूल्य प्रति चौ. मीटर मूल्यदर * निवासीचे मूल्य प्रति चौ. मीटर मूल्यदर * 110.00 /100 = 42,100.00

= 3,253,740.60

एकत्रित अंतिम मूल्य = मूल्य निवासीचे मूल्य + तळपराचे मूल्य + पाटभाल्याचे मूल्य + खुल्या जमीनवरील वाहन तळपराचे मूल्य + वटिस्ता वाहन तळपराचे मूल्य + वाहनतळपराचे मूल्य + वरील वाटपरीचे मूल्य + इमारती अंतिम मूल्य वगैरेचे मूल्य = 3,253,740.60 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 = 3,253,741.00

बंदर-१२/
 ७५३८
 २०१०





Customer's Copy
THE KAPOL CO-OP. BANK LTD.
FRANKING DEPOSIT SLIP

Branch : **930** Date : **31/07/10**

Pay to : Acct. Stamp Duty

Franking Value	Rs. 3,19,300
Service Charges	Rs. 00
TOTAL - 319300/-	Rs. 3,19,300

Name & Address of the Stamp duty paying party
Mr. Prashant Shaligram Rahpade
Mr. Shaligram Narayan Rahpade
Sahevarsha Apt. Flat 239 Sahar Road

Tel./ Mobile No. **Andhri 22 9222559327**

Desc. of the Document **Agreement for sale**

DD/Cheque No. **284701**

Drawn on Bank **ZCIC Bank**

(For Bank's Use Only)

Tran ID **254 Rs.**

Franking Sr. No. **PL-546 Rs.**

Cashier **82767** Officer

Customer's Copy
THE KAPOL CO-OP. BANK LTD.
FRANKING DEPOSIT SLIP

Branch : **947 Andhri** Date : **31/7**

Pay to : Acct. Stamp Duty

Franking Value	Rs. 10
Service Charges	Rs.
TOTAL	Rs. 10

Name & Address of the Stamp duty paying party
Prashant Rahpade

Tel./ Mobile No. _____

Desc. of the Document _____

DD/Cheque No. _____

Drawn on Bank _____

(For Bank's Use Only)

Tran ID **A254 Rs.**

Franking Sr. No. **PL-546 Rs.**

Cashier **82767** Officer

DOCUMENTS DELIVERED



बदर-१२/
७५३९ २
२०१०

ARTICLES OF AGREEMENT

THIS ARTICLES OF AGREEMENT is made and entered into at Mumbai on this 31 day of July 2010

BY AND BETWEEN

SUNIL MANTRI REALTY LIMITED, predecessor in title Mantri Real Estate Pvt. Ltd., a Company incorporated and registered under the Companies Act 1956, having its registered office at GA-I, Court Chambers, 35, New Marine Lines, Mumbai 400020 hereinafter for brevity sake called as 'the Promoter', (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said company and its successors and permitted assigns) **The Party of the One Part;**

B
Prashant
Rahpade

B
Prashant
Rahpade

2
Pop-1
2845924
For The Kapol Co-Op. Bank Ltd.
D. SISTRON, C. S. BHARADWAJ
D. SISTRON: 991102195836-83905
C. S. BHARADWAJ: 991102195836-83905
The Kapol Co-Op. Bank Ltd.,
Andhri Branch, 1st Floor, Syndicate
Chamber, 11 Sahar Road, Andhri (E),
Mumbai - 400 042

श्रीका 82767
153520
JUL 31 2010
RECEIVED
R. 03193001-PB5505
JUL 31 2010
13:55
INDIA
STAMP PUTTA
MUMBAI
MAHARASHTRA

Commonwealth of Massachusetts

In testimony whereof, the Executive Council have caused this



done at the City of Boston, this 10th day of August, 1901.

By the Executive Council: _____

By the Governor: _____

Attest: _____

RECORDED	INDEXED
1901	1901

All the above accounts are true and correct as shown by the

Handwritten signature or initials

AND

Prashant
2. Mr. Prashant Shaligram Rehpade & Mr. Shaligram Narayan Rehpade having their address for the purpose of these presents at Snehvarsha Apt., Flat-A/39, Sahar Road, Andheri-E, Mumbai, hereinafter referred to as "The Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in case of individual/s, his/her/their heirs, executors, administrators and permitted assigns, and in case of partnership firm the partner or partners for the time being of the said firm, the survivor or survivors and the heirs, executors, administrators and permitted assigns of the last survivor and in case of company its successors and permitted assigns) The Party of the Other Part

WHEREAS:

- (A) Through the Tender Notice and tender bid documents of SHIVSHAHI PUNARVASAN PRAKALP LIMITED - A Company fully owned by Govt. of Maharashtra, having its Registered Office at Griha Nirman Bhavan, 5th floor, Kala Nagar, Bandra-East, Mumbai-400 051 is in the business of undertaking the construction work of Slum Rehabilitation (S. R.) schemes at various parts of Mumbai (hereinafter referred to as the "SPPL"). SPPL has implemented the S. R. Schemes at Dindoshi pursuant to clause 3.11 read with clause No. 3.19 & 3.5 of Appendix V of Development Control Rule 33(10), (herein after referred to as the said "SRA Scheme"), the said SRA scheme was approved by Slum Rehabilitation Authority (SRA) and the rehabilitation tenements / Component meant for slum dwellers are already constructed / completed and the Promoter has purchased the sale component from SPPL vide and under Agreement dated 30th October 2007;



वदर-१२१/	
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Prashant
Prashant



(B) The land, bearing C.S.No.827 – D of Village Malad (East) Film City Road, Dindoshi Road, Goregaon (East), Mumbai – 400 065 (hereinafter referred to as “the said Larger Property”), originally belonged to the State Government of Maharashtra. The State Government has by its Notification transferred the said land to the SPPL, for the implementation of SRA Scheme. The said Larger Property is not falling under Forest land under prevailing laws and is free from any encumbrances;

(C) The sale component of S. R.A scheme on the said Property comprises of, (a) 189 flats with car parking spaces in 5 (S+7) RCC sale bldgs, (b) 280 flats in S1 (S+18 tower), 196 flats + 16 commercial T/s in S2 (S+17 tower) and 208 flats in S3 (S+18 tower) together with 84 Nos Stilt Parking & 97 Nos Podium Parking for sale and portion of land underneath and appurtenant thereto forming part of the said Larger Property bearing C.S. No.827-D of Village Malad as more particularly described in the **First Schedule** hereunder written (hereinafter referred to as “the said property”);

(D) The buildings /towers already existing on the said property have been designed by an Architect/ Consultant – Mr. Hafeez Contractor and the work has been supervised by a Project Management Consultant – M/s Shirish Patel & Associates and M/s Villayati Ram Mittal had been appointed as a contractor and are approved and sanctioned under I.O.A. and the commencement certificate of the said building is issued by the Municipal Corporation of Greater Mumbai. The above referred I.O.A. and Commencement Certificate issued by the Municipal Corporation of Greater Mumbai are annexed hereto as **Annexures – “A” & “B” respectively;**

(E) A copy of the Certificate of Title of the said property is hereto annexed and marked as **Annexure- “C”**. The copy of the index II in respect of the said property and the copies of the Plan of the



बदर-१२/	
७५३९	✓
२९१०	



14
premises in the said building are hereto and marked as Annexures –“D” and “E” respectively;

(F) The State Govt. has transferred the Dindoshi land to SPPL for the implementation of the said SRA Scheme and the land under / appurtenant to sale buildings shall be leased by the SPPL to the (respective) the Forum/s of the Premises / Shop / premises Purchasers e.g. the Co-operative Society or the Condominium or a Company to be formed / constituted / Registered by the purchasers as per the provisions of the Maharashtra Ownership of Flats Act, 1963 (hereinafter referred to as the said “Forum of Premises Purchasers”) on their formation;

(G) Further, the SPPL has decided to sell 889 premises with car parking and shops on turnkey basis to registered Companies, Institutions. Accordingly the Company invited bids offers for free sale area of entire lot of 889 premises with car parking and shops thereto situated on the said property on turnkey basis (“said project”)



(H) After issuing Notices inviting bids of such sale, the SPPL had issued bid documents to the intending buyers / purchasers. The addendums were also circulated to all the parties / bidders who had purchased the bid documents;

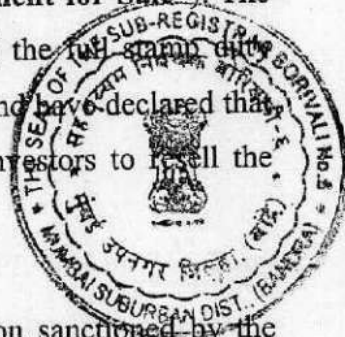
बदर-१२/	
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(I) Thereafter, on completion of all related procedures and formalities a detailed evaluation of the ‘Technical bid’ of all bidders and ‘Financial bid’ of the eligible bidders, all bids were opened on 1st July, 2006 AND the M/s Mantri Group (the predecessor of the Promoter herein) out of eligible bidders were found to be the highest bidders for the sale of entire lot of 889 premises with car parking and shops on turnkey basis situate on the said property;

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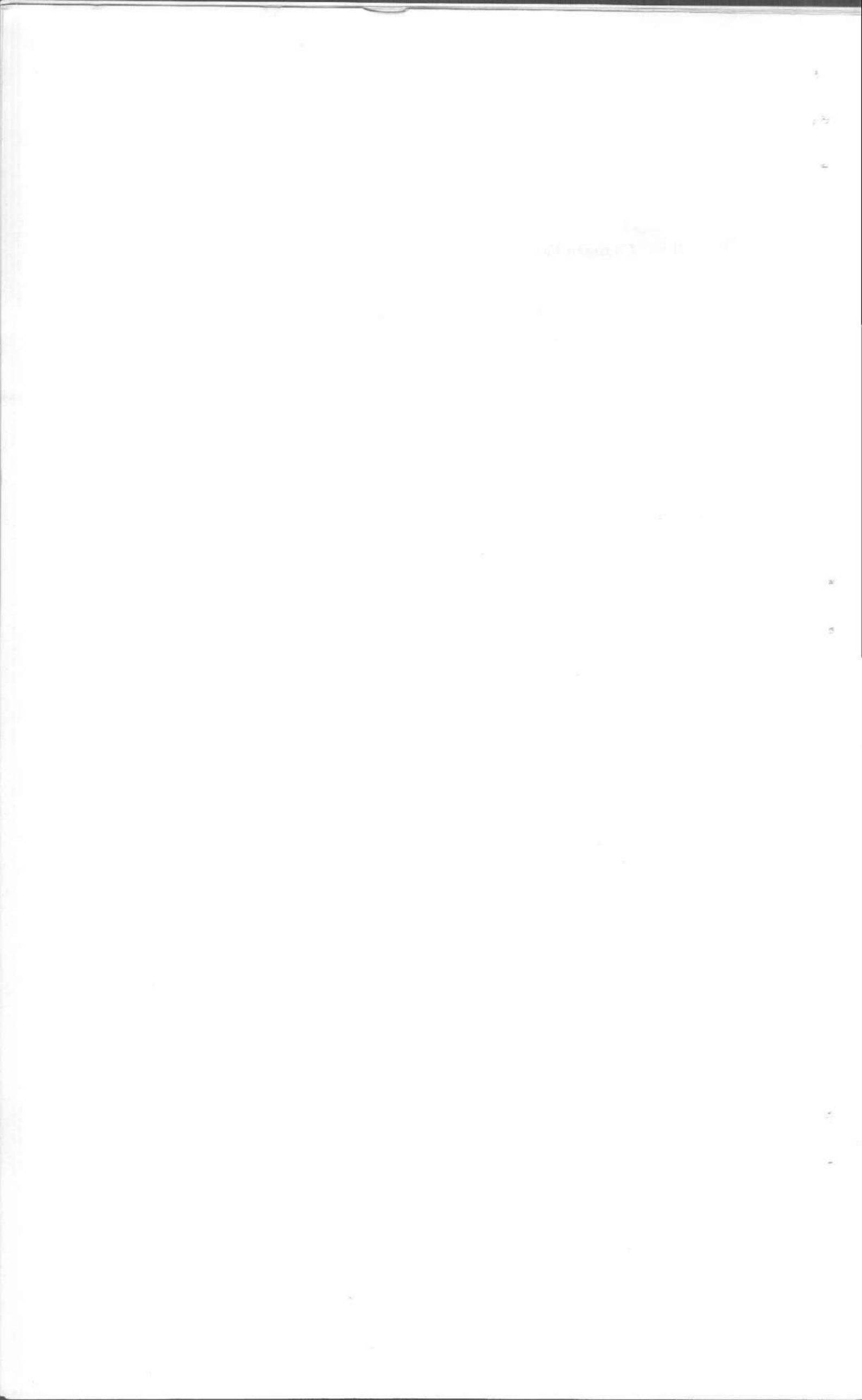
75

- (J) After due completion and compliance of all the related formalities as stated above, the decision of the Competent Authority was duly communicated on behalf of the SPPL to the Mantri Group i.e. the predecessor of the Promoter herein vide Acceptance letter dated 04-01-2007 bearing No. SPPL / GM (Mktg.) / Dindoshi / Sale of premises / Tender / Acceptance / 28 / 2007;
- (K) Accordingly as provided under the Tender Documents, an Agreement for Sale dated 30th October 2007 was executed by and between SPPL and the predecessor of the Promoter herein which was registered vide No. BDR-10-17871/2007 before Superintendent of Stamps at Mumbai on 30th October 2007 (hereinafter referred to as "the said Agreement for Sale"). The predecessor of the Promoter had duly paid the stamp duty applicable on the said Agreement for Sale and have declared that they have acquired the said premises as investors to resell the same to various parties;
- (L) Thereafter by the Scheme of Amalgamation sanctioned by the Hon'ble High Court of Mumbai under the Company Petition No. 397 of 2007 filed under Section 391 to 394 of the Companies Act, 1956, the said Predecessor-in-Title of the Promoter, namely, 'Mantri Real Estate Private Limited' along with two other group companies of the Promoter was amalgamated and merged with the Promoter then known as 'Mantri Chandak Construction Limited' and thereafter the then name of the Promoter was subsequently changed from 'Mantri Chandak Construction Limited' to 'Mantri Realty Ltd' pursuant to a Fresh Certificate of Incorporation issued by Registrar of Companies, Maharashtra, Mumbai, the name was ultimately changed to present name of the Promoter pursuant to a Fresh Certificate of Incorporation again issued by Registrar of Companies, Maharashtra, Mumbai and consequently all the rights and/or obligations of the said Predecessor-in-Title subsisting or having effect on or before the



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Handwritten signature or initials.



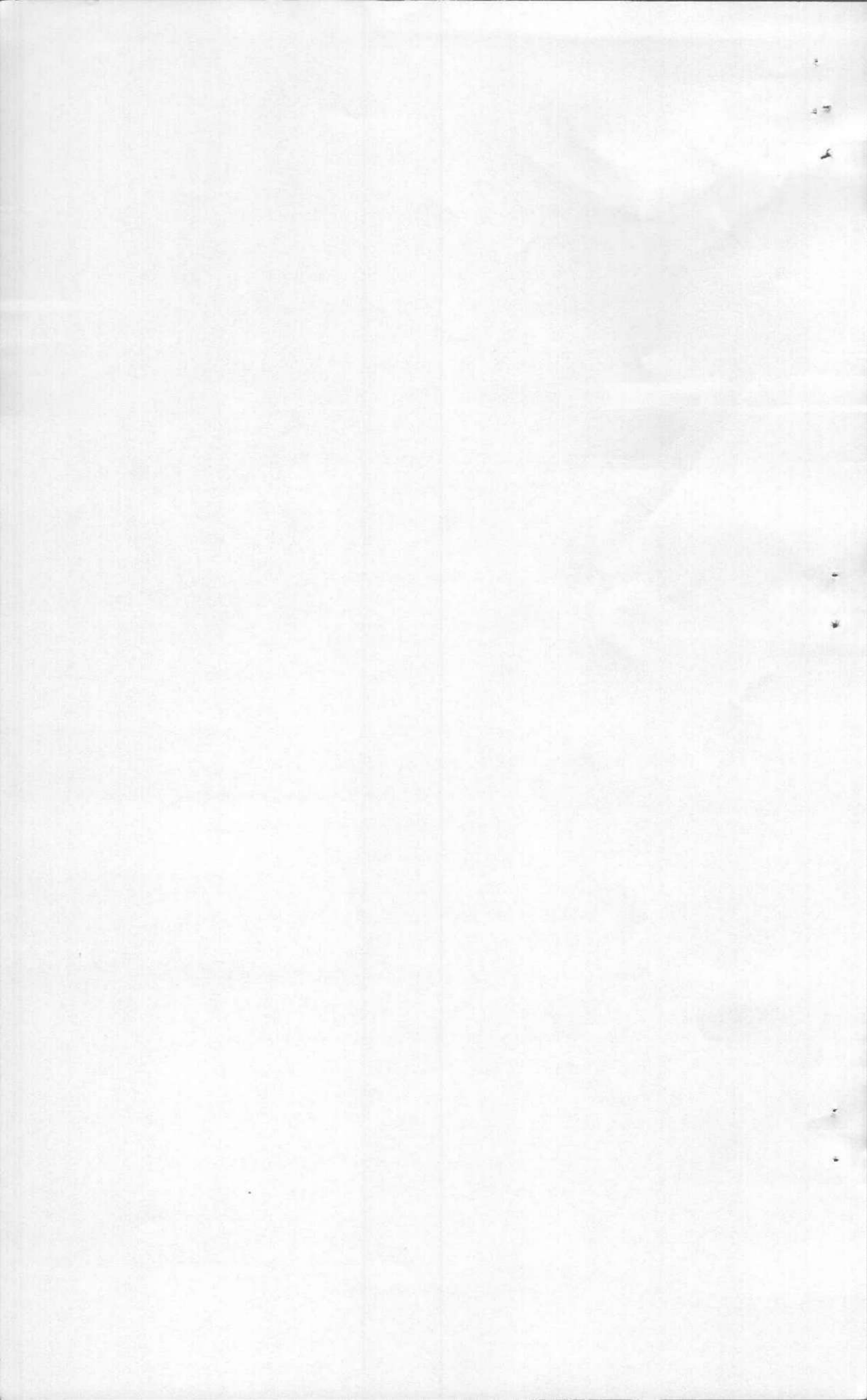
16
Effective date stated in the said Scheme was transferred unto and in favour of the Promoter herein;

- (M) The Purchasers are aware of the facts that the Promoter has availed a term loan form the LIC Housing Finance Limited, a Company incorporated under the Companies Act, 1956, having its Office at Bombay Life Building, 2nd Floor, 45/47, Veer Nariman Road, Mumbai 400 001 (hereinafter referred to as 'the LICHFL') and in order to secure LICHFL against the said loan, the Promoter herein has mortgaged the unsold flats/~~units/shops~~ in the said project in favour of the LICHFL on mutually acceptable terms and conditions between them;
- (N) The Promoter herein is desirous of selling to the Purchaser and the Purchaser herein is agreed to acquire/purchase from the Promoter the premises and/or shop described at Clause - 3 and in the **Second Schedule** appearing hereinafter written on ownership basis;
- (O) At the request of the Promoter, the LICHFL has on 31st July, 2010 granted its no objection certificate to the Promoter to sale the said Premises to the Purchasers herein, a copy which is annexed hereto and marked as **Annexure- "I"**.
- (P) The Purchasers have carefully gone through all the provisions of the said Agreement for Sale, other documents including the documents executed with respect to loan availed by the Promoter from the LICHFL and are also fully aware that they have also execute the Tripartite cum Confirmation Agreement as provided under Clause No. 5 and 18 sub clause (f) and (g) of the said Agreement for Sale;
- (Q) The parties herein are now desirous to record the agreed terms and conditions in the manner next hereinafter appearing:-



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३९८०	

R
A



**NOW IT IS HEREBY AGREED DECLARED AND RECORDED
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. The recitals contained hereinabove form an integral part of this agreement as if the same were set out and incorporated in the operative part.
2. The said complex is and shall always be known as "MANTRI PARK" on the said property and the plans of the said building are sanctioned as recited above. The Purchaser confirm that he / she / they have carefully inspected all the relevant documents / approvals including the said (a) sanctioned plans, (b) I.O.D. (c) Commencement Certificate and also (d) said Agreement for Sale.
3. **Payments by the Purchaser/s to the Promoter:**
 - I. Subject to the terms and conditions herein contained, the Promoter has agreed to sell and the Purchaser has / have agreed to purchase shop / premises as described hereunder which is hereinafter referred to as "the said Premises".



(A)	PROJECT NAME	:	"MANTRI PARK"
(B)	LOCATION	:	Dindoshi on plot bearing C.S.No. 827 - D, S. No. 239 (pt) of Village Malad (E), Film City Road, Dindoshi, Goregaon (E), Mumbai - 400 065,
(C)	NAME OF THE BUILDING	:	<u>Lily</u>
(D)	PREMISES NUMBER	:	<u>1405</u>
(E)	FLOOR	:	<u>14th</u>
(F)	AREA	:	<u>630</u> Square feet Carpet
(G)	BASIC AMENITIES PROVIDED	:	As Per Annexure - "F" hereto
(H)	GROSS AMOUNT	:	Rs. <u>3395000/-</u> (Rupees <u>Thirty Three Lakhs Ninety Five Thousand</u> Only).

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(A) The Purchaser has already paid the Promoter, a sum of Rs. 100000/- at the time of booking of the said premises.

(B) The Purchaser hereby agrees and undertakes to pay the Promoter, a sum of Rs. 409250/- on or before execution of this present.

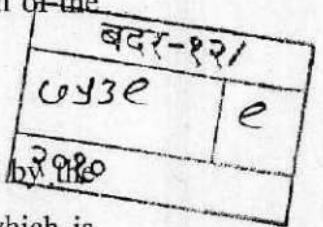
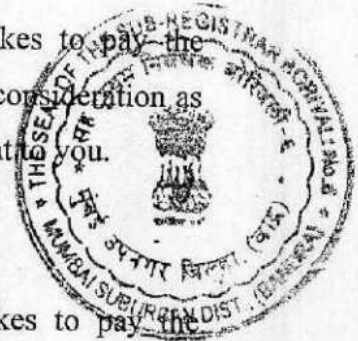
(C) The Purchaser hereby agrees and undertakes to pay the Promoter, a sum of Rs. 2716000/- immediately on execution of this present.

(D) The Purchaser hereby agrees and undertakes to pay the Promoter, a sum of Rs. 0/- i.e. 0% of the total consideration as and when the letter of demand for the same is sent to you.

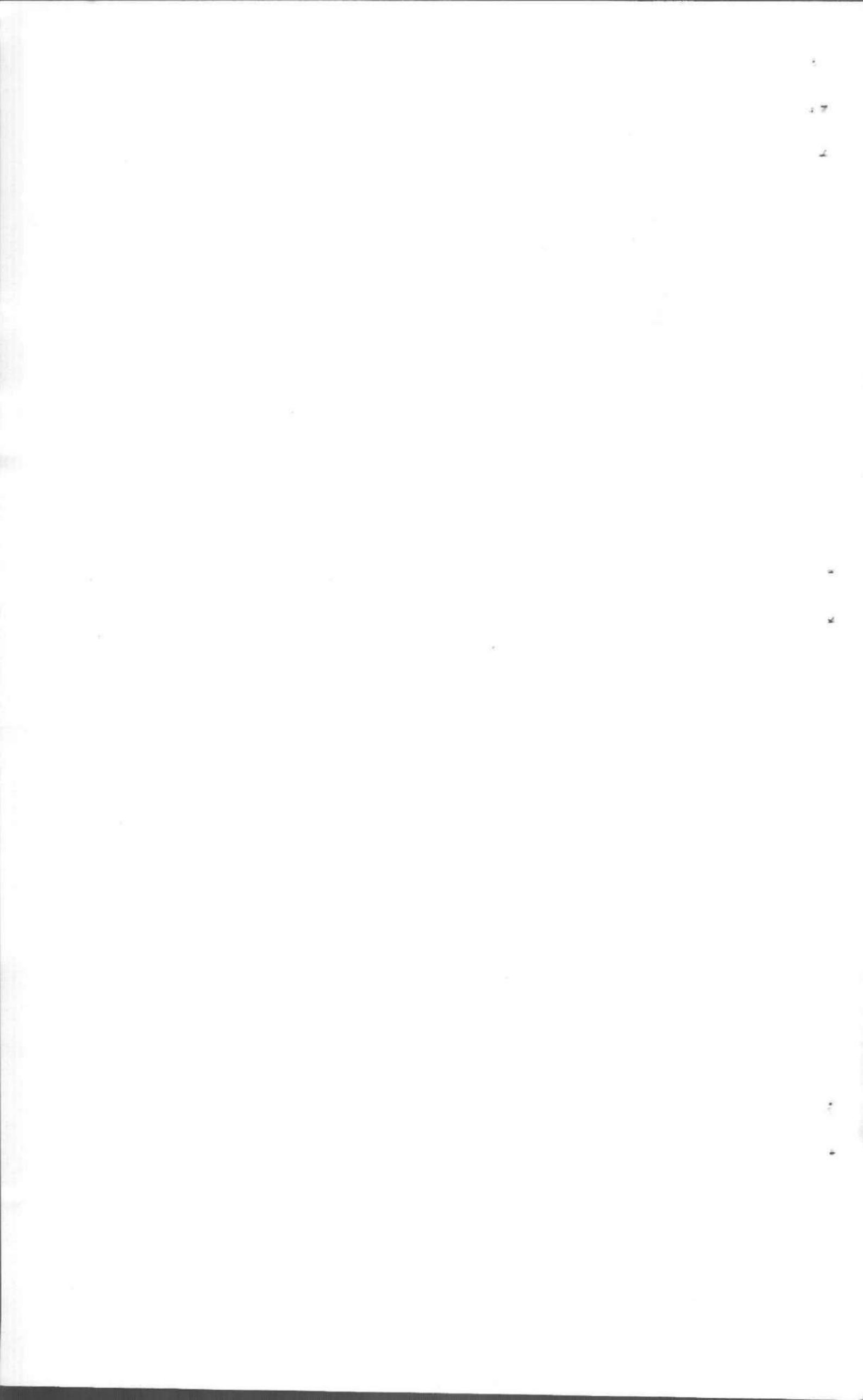
(E) The Purchaser hereby agrees and undertakes to pay the Promoter, a sum of Rs. 0/- i.e. 0% of the total consideration as and when the letter of demand for the same is sent to you.

(F) The Purchaser hereby agrees and undertakes to pay a sum of Rs. 169750/- being the balance before taking possession of the premises.

In compliance to one of the conditions of the loan availed by the Promoter, it is required to make all the above payments, which is inclusive of payment for basic amenities provided by the Promoter to the Purchaser as per "Annexure -F", with respect to the sale of the said Premises to the Escrow account of the Promoter viz. Escrow Account No.00602240000068, HDFC Bank LTD, Fort Branch, Mumbai.



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II. Common Facilities & Amenities:

In consideration of the Promoter providing some common facilities and amenities; on and above basic amenities which are annexed hereto as **Annexure-"G"**; to the Purchaser as stipulated in this Agreement, the Purchaser/s has/have agreed to pay a sum of **Rs.3338740/- (Rupees Thirty Three Lakhs Thirty Eight Thousand Seven Hundred Forty Only)** towards the same in the following manner:-

(A) The Purchaser hereby agrees and undertakes to pay to the Promoter, a sum of **Rs.3171803/-** immediately on execution of this present.

(B) The Purchaser hereby agrees and undertakes to pay to the Promoter, a sum of **Rs.0/-** i.e. **0%** of above payment as and when the letter of demand for the same is sent to you.

(C) The Purchaser hereby agrees and undertakes to pay to the Promoter, a sum of **Rs.0/-** i.e. **0%** of above payment as and when the letter of demand for the same is sent to you.

(D) The Purchaser hereby agrees and undertakes to pay a sum of **Rs.166937/-** being balance before taking possession of the premises.

All the above payments shall be made by the Purchaser to the Promoter towards this common amenities and facilities annexed hereto as **Annexure - "G" hereto** in the name of **Sunil Mantri Realty Ltd Escrow Account no. 00602240000068.**



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Sunil Mantri
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Total Consideration of this Agreement:(I) Payable under clause 3 (I) Rs. 3395000/-.(II) Payable under clause 3 (II) Rs. 3338740/-.

Therefore agreed total consideration between the parties of this Agreement is Rs. 6733740/- (Rupees Sixty Seven Lakhs Thirty Three Thousand Seven Hundred Forty Only).

IV. OTHER CHARGES FOR THE SAID PREMISES

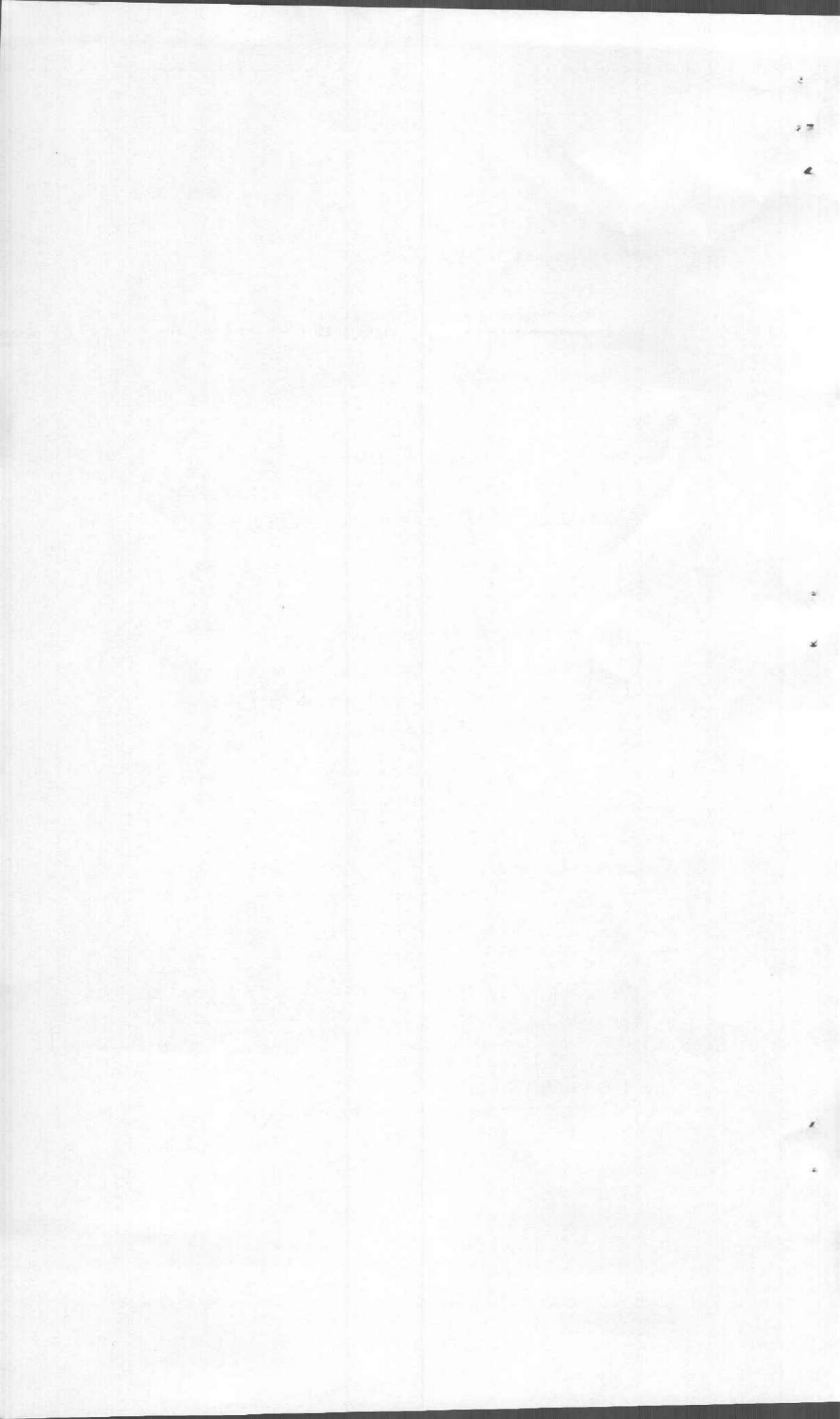
The Purchaser shall make the payment of other charges detailed under, in favour of Sunil Mantri Realty Ltd. to the Promoter on or before execution of these presents:



Sr. No.	Head / Purpose of the payment	Amount payable (Amt. in Rupees)
1	Share Money	<u>500/-</u>
2	Society / Forum Registration	<u>2500/-</u>
3	Legal Charges	<u>3000/-</u>
4	Corpus Fund	<u>19400/-</u>
5	Maintenance Charges (Adv. For 12 months)	<u>46560/-</u>
6	Property Tax (Adv. For 12 months)	<u>34920/-</u>
	TOTAL AMOUNT	<u>106880/-</u>

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V. OTHER CHARGES IN RESPECT OF THE SAID PREMISES:

The Purchaser, shall make the payment of Extra charges as detailed under, by Cash or by cheque to be drawn in favour of **Sunil Mantri Realty Ltd.** to the Promoter on or before execution of these presents:

Sr.No.	Head / Purpose of the payment	Amount payable (Amt. in Rupees)
1	Electric Meter and Water Charges	<u>20000/-</u>
2	Development Charges (@ Rs. 14 per sqft)	<u>13580/-</u>
3	Grill Charges	<u>17500/-</u>
4	Club charges / Fees	<u>50000/-</u>
	TOTAL AMOUNT RS.	<u>101080/-</u>

4. Outgoings payable:

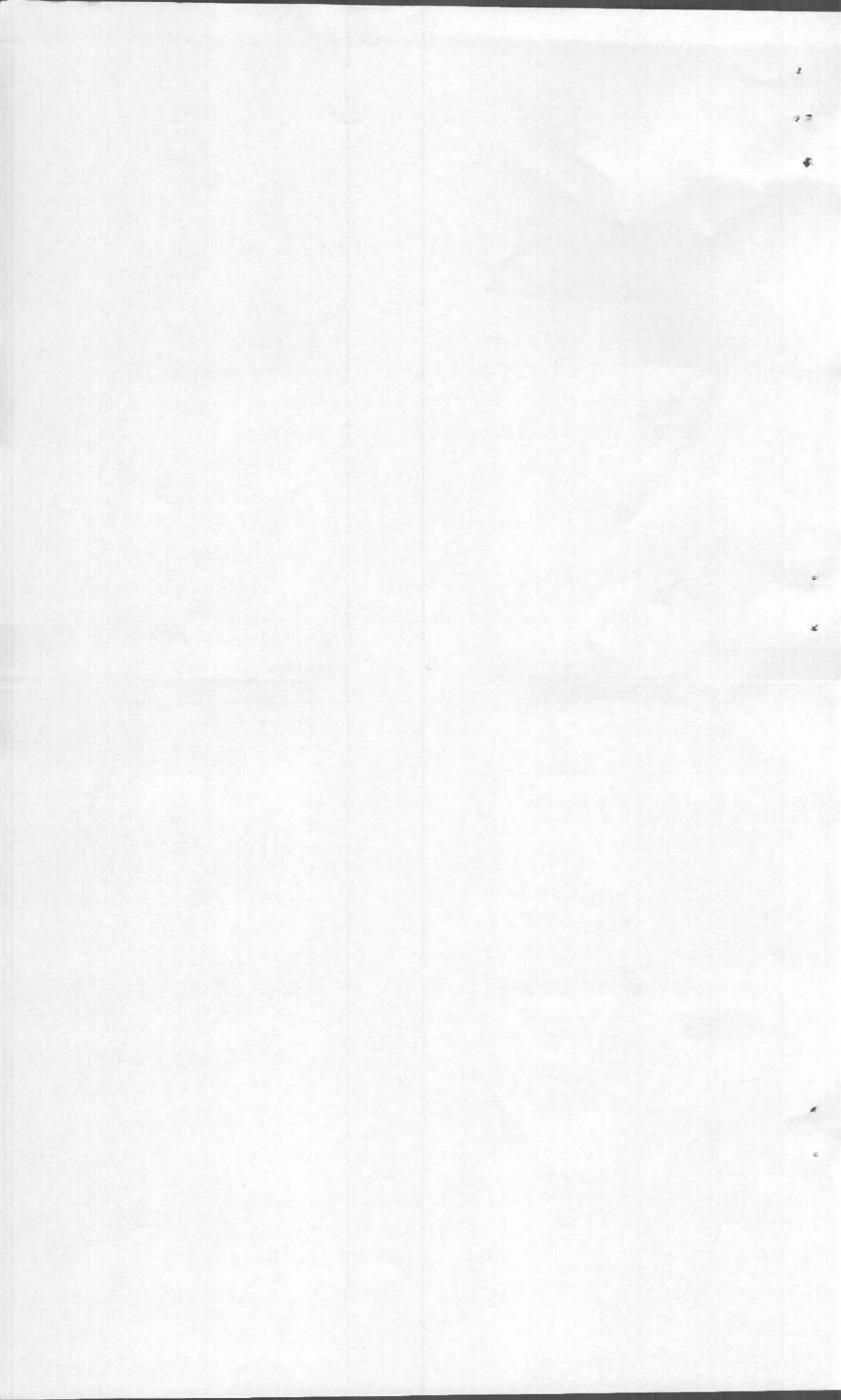
Commencing a week after notice is given by the Promoter to the Purchaser that the said premises are ready for use and occupation as provided hereinbefore, the Purchaser shall be liable and hereby agrees and undertakes to bear and pay all taxes and charges for electricity and other service charges and the outgoings payable in respect of the said premises. It is expressly agreed that the Purchaser shall invariably before execution hereof pay and deposit with the Promoter the amounts mentioned in clause 3, sub-clauses III and IV above, which shall not carry any interest



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5. The Purchaser/s shall pay the amounts as aforesaid without fail and without any delay or default. Time for payment of the aforesaid is the essence of the contract. The Promoter will

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forward to the Purchaser/s by ordinary post intimation of the date of offering the possession of the said premises and the Purchaser hereby agrees and undertakes to pay the balance due amount to the Promoter dispatching such intimation under certificate of Posting / Courier at the address of the Purchaser/s as given in these presents.

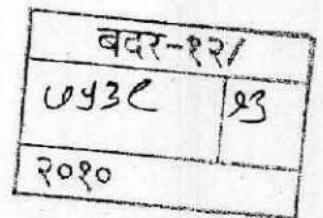
6. **Limited Common Area:**

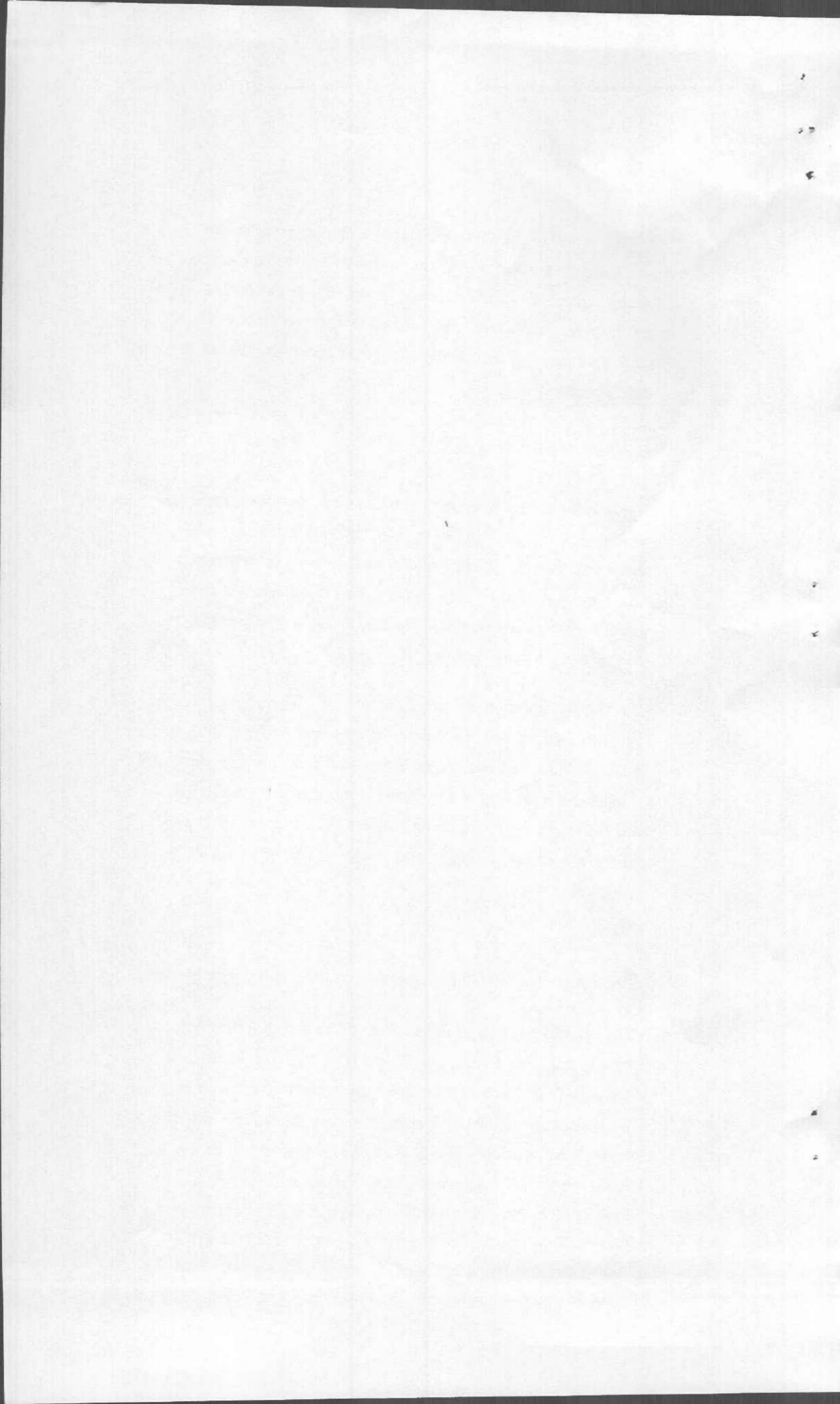
The Purchaser/s shall be entitled to the limited common area, along with the said premises and the extent, nature and description of such limited common areas, which the Purchaser will become entitled to enjoy in the Limited Common area and facilities appurtenant to the said premises agreed to be allotted is hereunder written as Annexure "H" hereto.

7. The Basic Amenities as per Annexure "F" hereto and the common facilities and amenities provided as per Annexure "G" hereto by the Promoter are obligatory and mandatory on the Purchaser/s to acquire and/or obtain totally and the Purchaser shall not have any right, power, authority or discretion of any nature whatsoever to modify, alter, refuse or decline to acquire the same.

8. **Termination on Default in payment:**

- (a) Time for the payment of the purchase price of each installment thereof and other dues by the Purchaser in terms hereof is the essence of this contract. If the Purchaser commits any default in payment of any of the installments mentioned hereinabove AND if the default continues inspite of a notice in writing sent by the Promoter to the Purchaser requiring Purchaser to pay to the Promoter the outstanding installments together with 24% interest thereon, the Promoter shall have absolute liberty to terminate this Agreement and forfeit the earnest money/deposit/amount paid hereunder by the Purchaser to the Promoter. On the Promoter

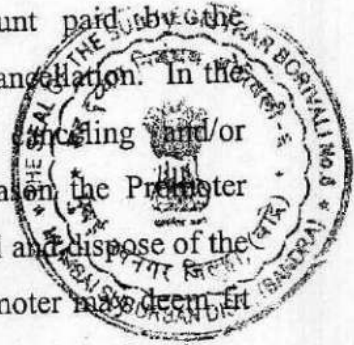




terminating this Agreement the Promoter shall have absolute liberty and authority to sell and dispose of the said premises to any other person as the Promoter may deem fit at such price as the Promoter may determine and the Purchaser shall have no right to object or question, dispute such sale or to claim any amount as compensation of any nature whatsoever from the Promoter.

(b) Cancellation

If the Purchaser cancels the booking of the said premises or cancels the present agreement at any stage and for whatever reason then the Promoter shall have absolute liberty to forfeit the earnest money and whatever deposit/amount paid by the Purchaser to the Promoter up to the date of cancellation. In the event of any party to this Agreement cancelling and/or terminating this Agreement for whatever reason the Promoter shall have absolute liberty and authority to sell and dispose of the said premises to any other person as the Promoter may deem fit at such price as the Promoter may determine and the Purchaser shall have no right to object or question, dispute such sale or to claim any amount as compensation or otherwise of any nature whatsoever from the Promoter.

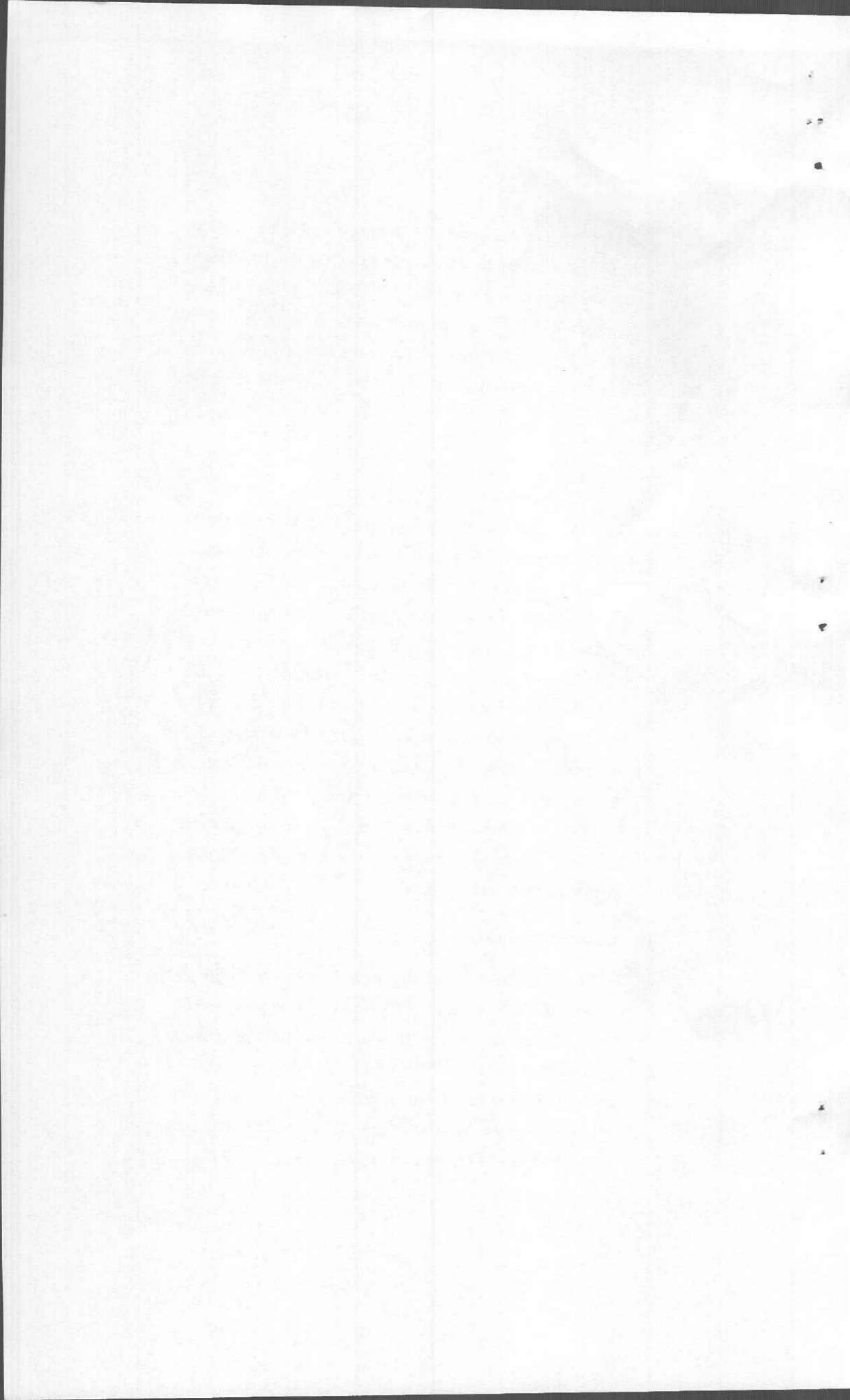


(c) Breach of Conditions:

Without prejudice to other rights of the Promoter under this Agreement and / or otherwise under any law for the time being in force, the Purchaser shall be liable to and hereby undertakes to pay interest at the rate of 18% per annum to the Promoter on all amounts that may be due and payable by the Purchaser to the Promoter under the Agreement, provided such amount remains unpaid for a period of seven days or more after becoming due.

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9. **Restriction apart from the said premises:**

It is expressly agreed that the right of the Purchaser under this Agreement is restricted to the said premises agreed to be acquired by the Purchaser only and all the other premises and / or portion or portions of the said property and its appurtenant portions of land and open spaces, recreation grounds, path ways etc. shall forever be the sole and absolute property of the Promoter and SPPL and the Promoter and SPPL shall always be entitled to develop, use, possess, occupy, enjoy and/or otherwise deal with and dispose of the same in the manner deemed fit by them without any reference, interference, recourse, consent or concurrence etc. of/from the Purchaser and/or the ~~SPPL~~ Premises Purchasers.



10. **Disclosure as to title:**

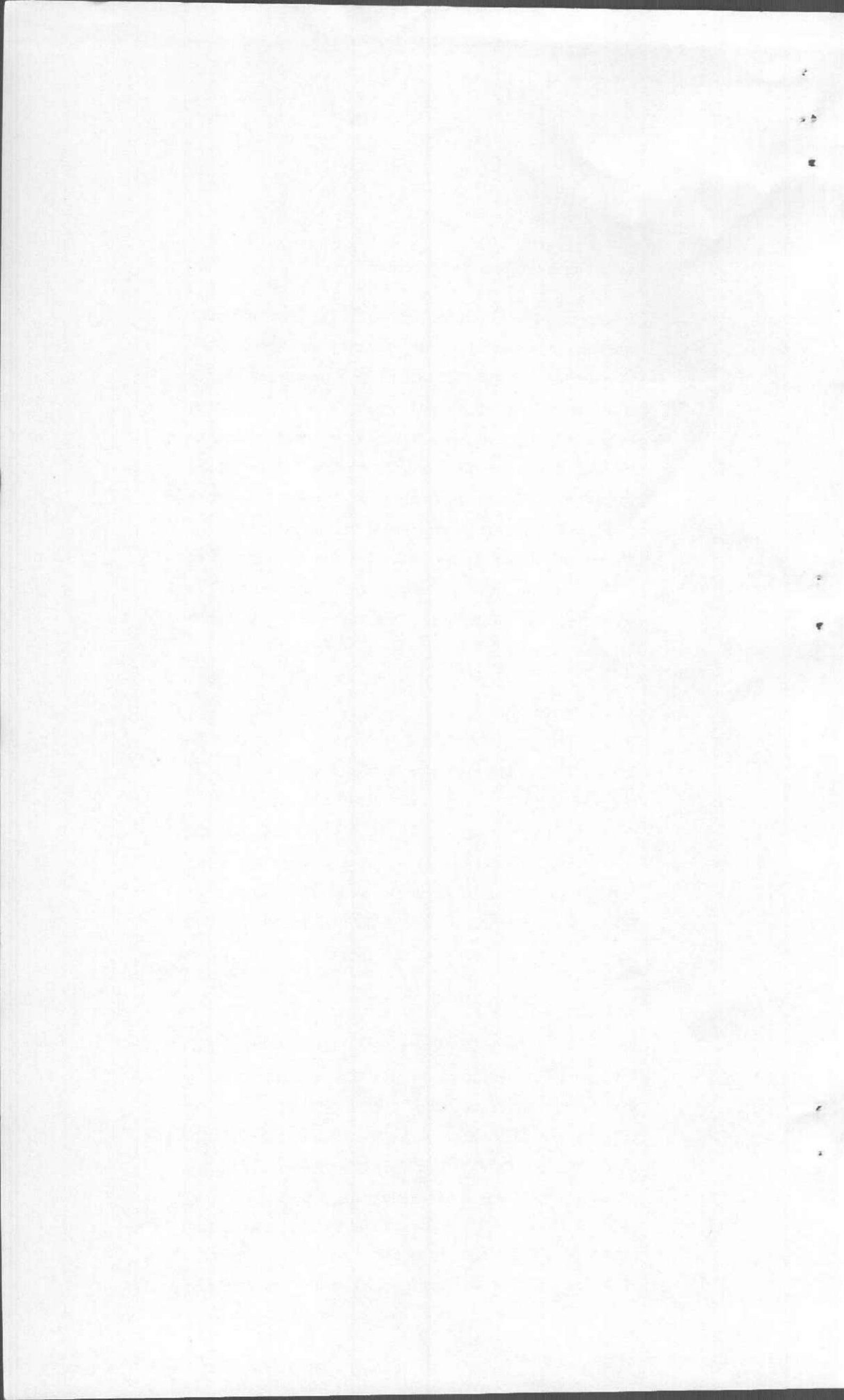
The Purchaser has, before agreeing to acquire the said premises, duly satisfied himself / her after making all necessary inquiries with the concerned authorities and has/ have investigated the title of the said property and is fully aware of the right, title and interest of the Promoter and SPPL. The Promoter has placed and kept a copy each of all the documents plans, specifications, IOD, CC, the said Agreement of Sale, at the said property and have permitted all the purchasers to inspect the same.

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11. **Possession:**

Possession of the said premises shall be delivered by the Promoter to the Purchaser after the said premises are finally ready for use and occupation PROVIDED all the amounts due and payable by the Purchaser under this Agreement are duly paid to the Promoter. The Purchaser shall take possession of the said premises within seven days of the Promoter giving written notice to the Purchaser intimating that the said premises are ready for use and occupation. The Purchaser shall before taking possession of the said premises, inspect the same carefully and thoroughly

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and then take possession. In the event of the Purchaser taking possession of the said premises he should be deemed to have inspected the same carefully and thoroughly and found the same without any defect as regards the construction and / or amenities and facilities unless otherwise recorded and intimated in writing by the Purchaser to the Promoter.

12. **Delay / Failure to give possession on due date:**

(a) Possession of the said premises shall be delivered by the Promoter to the Purchaser on or before the end of twelve months from the date of execution hereof, provided all the payments and charges payable by the Purchaser as due hereunder are fully paid by the Purchaser.

(b) The Promoter shall not incur any liability of any nature whatsoever if they are unable to deliver possession of the said premises by the aforesaid date, if the completion of the project is delayed or by reason of war, civil commotion or any act of God 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 financial condition of the Promoter or economy downswing real estate or any other industry or any force majeure or vis major or for any other reason beyond the control of the Promoter and in any of the aforesaid events the Promoter shall automatically be entitled to a corresponding extension of time for delivery of possession of the said premises.

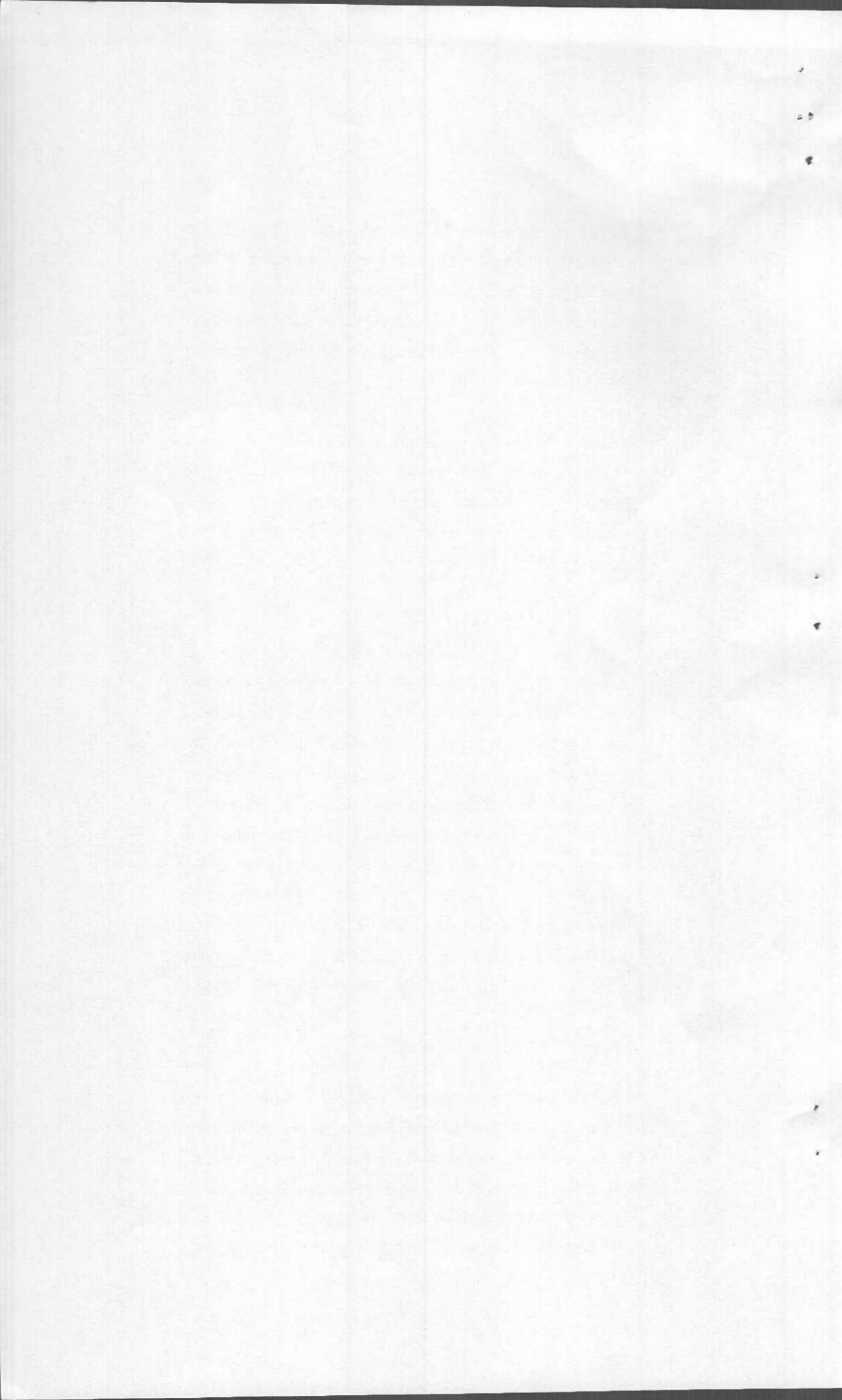


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13. **Use and Occupation of the premises.**

Upon possession of the said premises being delivered to the Purchaser he / she shall be entitled to the use and occupation of the said premises. The Purchaser however shall not be entitled to and shall not change the user of these premises. Upon the Purchaser taking possession of the said premises he / she shall have no claim of any nature whatsoever against the Promoter in

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respect of any item or work in the said premises which may be alleged not to have been carried out or completed.

14. The Purchaser agrees and undertakes and binds himself / herself to pay regularly every month, by the 5th of each month to the Promoter until the Registration of the Forum of Premises Purchasers and thereafter to such Forum of Premises Purchasers the proportionate share that may be decided by the Promoter or such Forum of Premises Purchasers as the case may be, for various expenses / levies including (a) Insurance Premium (b) all Municipal and other taxes that may from time to time be levied against the said land and / or building including water taxes and water charges (c) outgoings for the maintenance and management of the estate and the amenities, common lights and other outgoings and Maintenance charges such as collection charges, charges for watchman, sweeper and maintenance of accounts, incurred in connection with the said property.

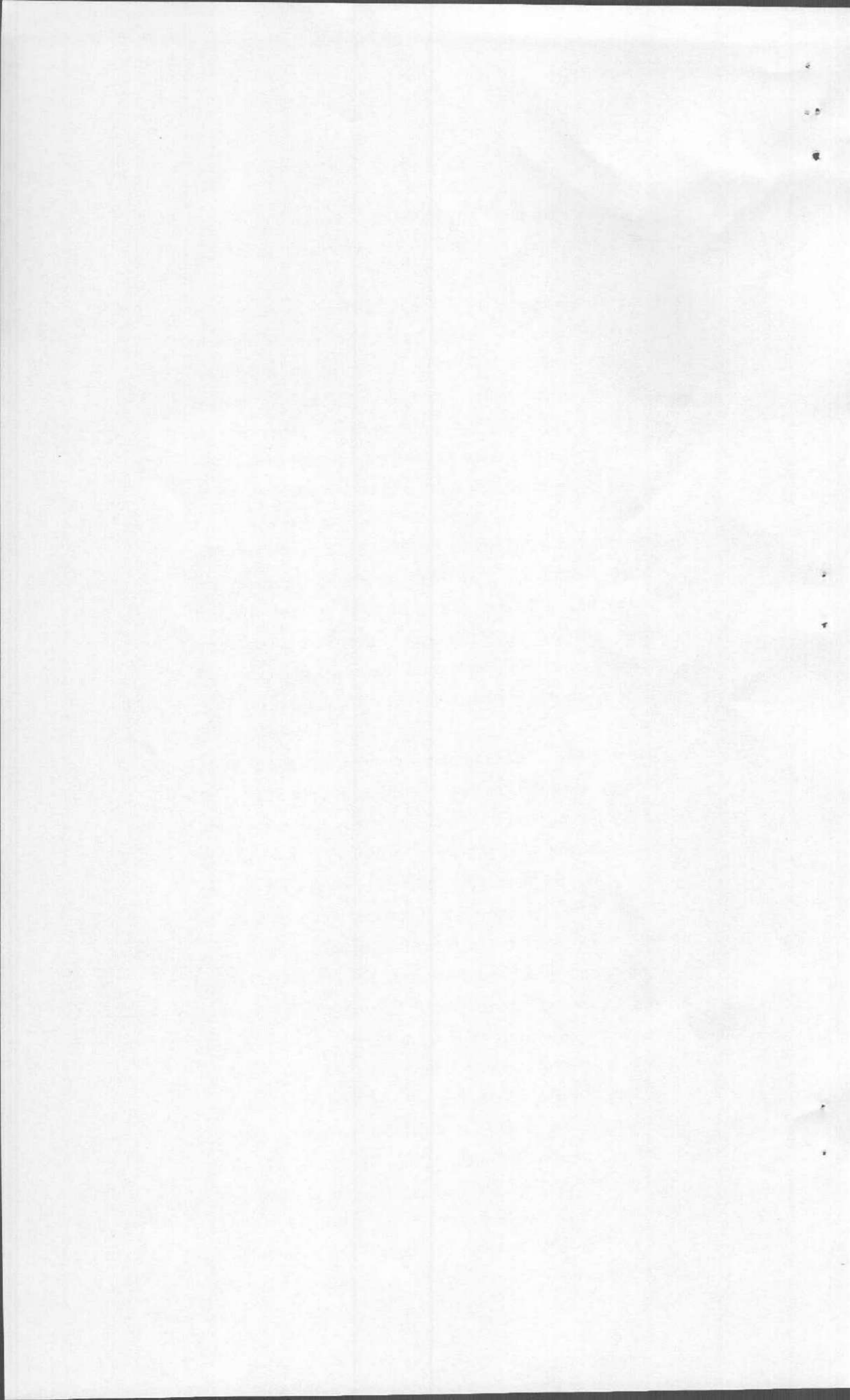


15. Over and above the consideration and other charges payable by the Purchaser/s, the Purchaser/s hereby agree/s that in the event of any amount becoming payable by way of levy or premium, taxes, cess, fees, charges, sales tax, value added tax, service tax or any other tax by whatever name etc., presently and/ or after the date of this agreement to the Concerned local authority or to the State Government or in the event of any other payment for a similar nature becoming payable in respect of the said premises,

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the same shall be borne and paid by the purchaser/s in proportion of the area of the said Premises to the total area of the said property more particularly mentioned in the First schedule hereunder written to the Promoter and/ or the government authority Central or State in that behalf without raising any dispute or objection in that behalf. Further the transaction covered by this agreement is not understood to be a sale liable under the Sales Tax laws or the Value Added Tax (VAT) or Service Tax. If however this transaction is held to be liable to sale tax and/or VAT and/or Service Tax or any other tax under

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any statute Central or State, either in part or whole then the same shall be payable by the Purchaser on demand being made by the promoter and/or the government authority in that behalf without raising any dispute or objection in that behalf.

16. (A) It is agreed that in respect of moneys paid as mentioned in clauses 14 and sub-clause and IV of clause 3 the Promoter shall not be liable to render any accounts;

(B) It is agreed by and between the parties hereto that there will be separate document for allotment of car parking space and therefore this Agreement is not for the allotment of any car parking space.

17. **Purpose or Use:**

The Purchaser shall not use the said premises for any other purposes other than as a private residence and the shop shall be used for any commercial purpose permissible by law. The Purchaser shall under no circumstances enclose the stilt area or change the façade.



18. **Maintenance of the Elevations:**

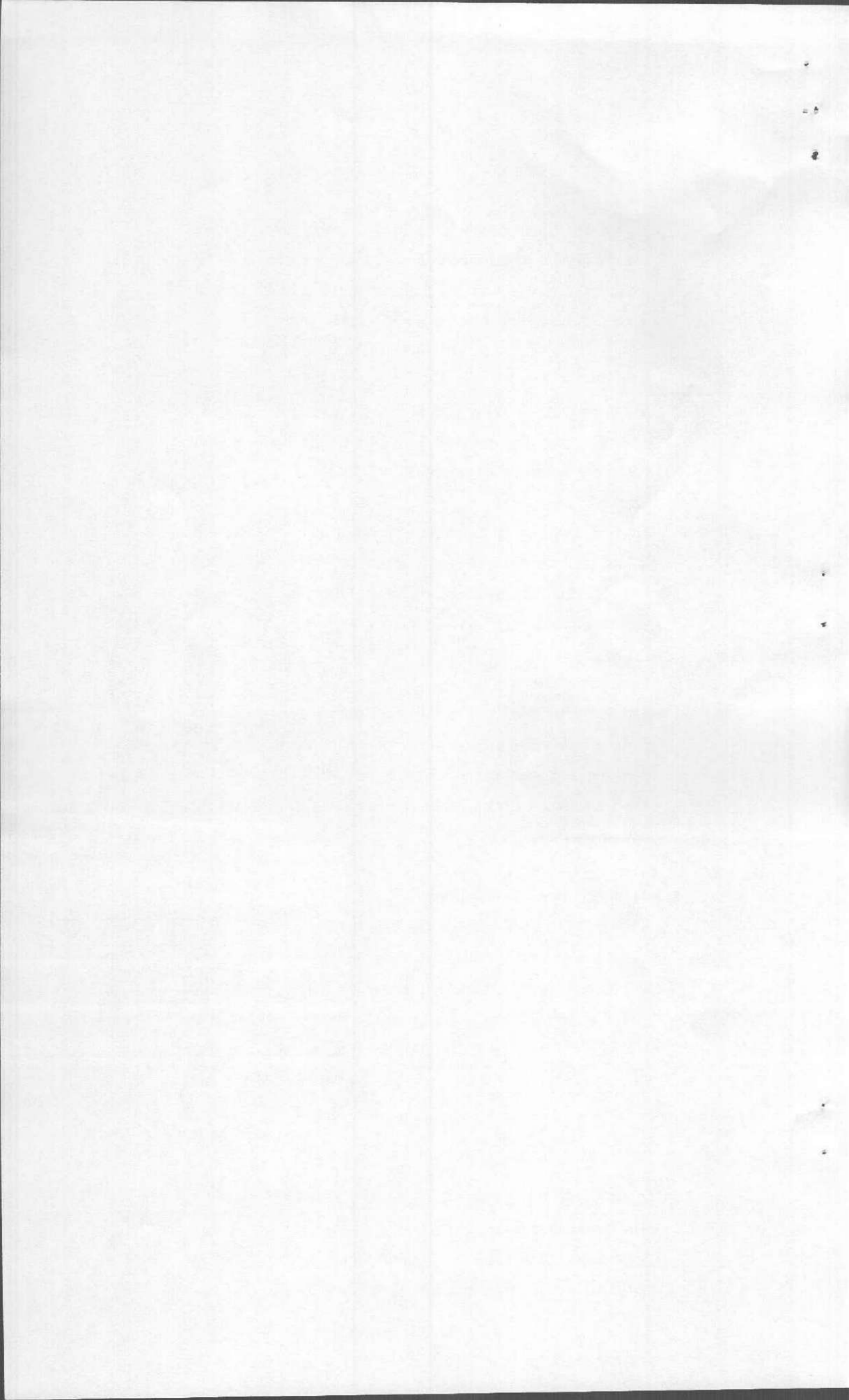
The Purchaser shall maintain the front elevation, side elevation and rear elevation of the said premises, in the same form as the Promoter construct and shall not at any time affect / alter the elevations in any manner whatsoever without the prior consent in writing from the Promoter. Further the Purchaser shall not alter the size and position of and any of the windows of the said premises.

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19. **Compliance with Government Authorities:**

The Purchaser shall from the date of possession maintain the said premises at his / her cost in a good condition and shall not do or suffer to be done anything in or to the said premises and / or

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common passages, or the compound which may be against the rules or bye-laws of the Mumbai Municipal Corporation, Forum of the Premises Purchasers, and shall also comply with the orders passed by the Government of Maharashtra and other authorities under the provisions of the Law for the time being in force.

20. **Sale of other premises /shops / car parks etc.**

Provided, it does not in any way affect or prejudice the right of the Purchaser in respect of the said premises, the Promoter shall have absolute and unfettered liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the said land and/or in the building/s to be constructed thereon and also the premises/shops/garage /parking space and other units entirely at their own absolute discretion and upon such terms and conditions that the Promoter shall deem fit and proper and the Purchaser will not be in any manner entitled to object or to interfere in any manner to the said sale by the Promoter.



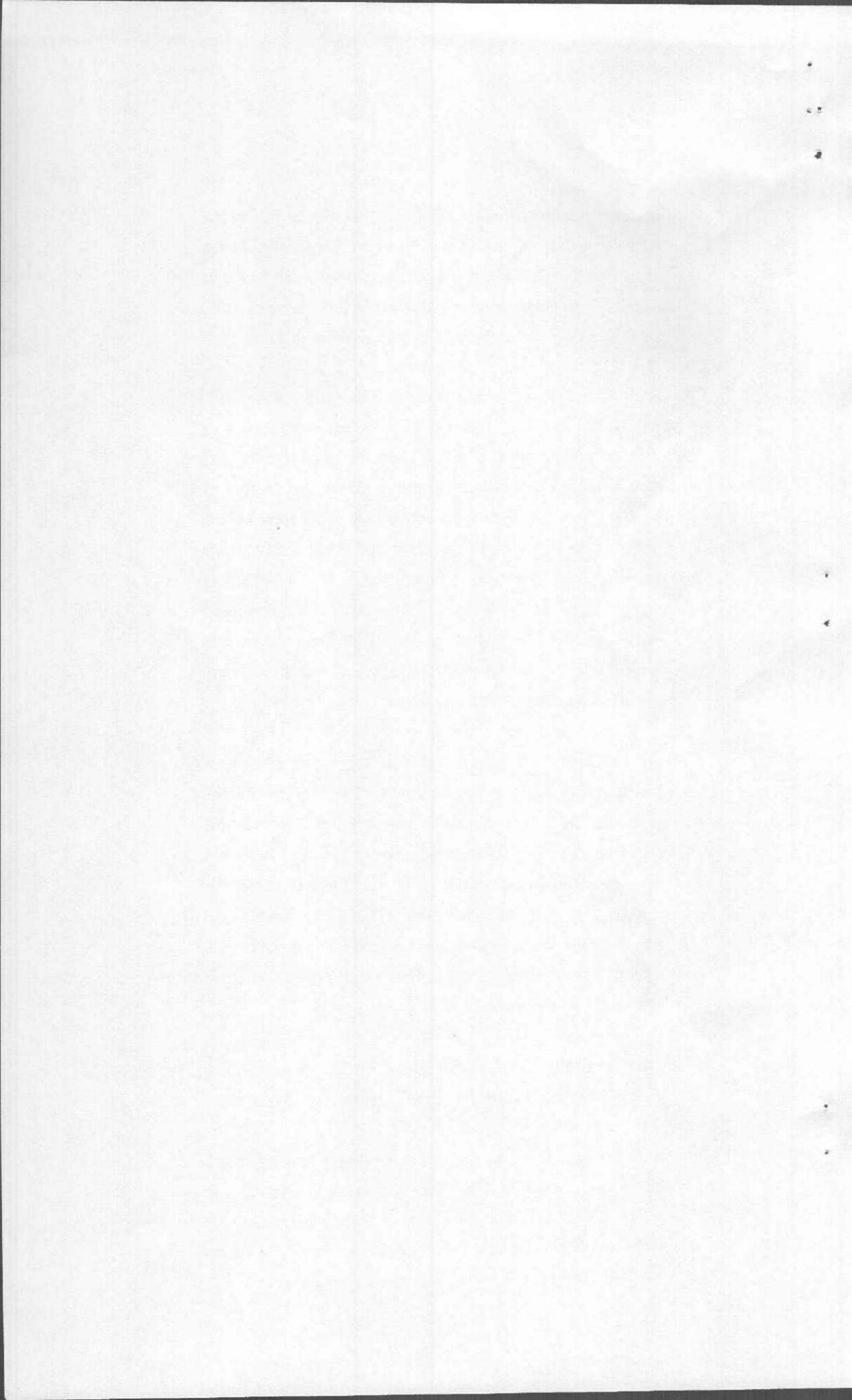
21. The Purchaser shall have no claim of any nature whatsoever except in respect of the particular premises hereby agreed to be purchased. All other open spaces, un-allotted premises / shops, car parking spaces, stilt areas and other spaces etc. will remain the sole and absolute property of the Promoter until the part/whole property viz. land and building are leased to the Forum of the Premises Purchasers as provided hereunder and shall always be subject to the right of the Promoter under this Agreement or otherwise.

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22. The Purchaser hereby grants his/her irrevocable power and consent to the Promoter and declares, agrees and undertakes:

- (a) to the Promoter for selling any part or portion of the said building including the open terrace, right of hoardings, stilts or any portion thereof or any open area of appurtenant land for exclusive use as a garden, display of advertisements, hoarding, parking, as same may be convenient to the Promoter;

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- (b) not to raise any objection, reservation, dispute or interfere with the enjoyment of the Promoter's right reserved hereunder;
- (c) to execute, at once, if any, further or other writing, documents etc. if required or for necessary for the purpose and intent of this agreement by the Promoter;
- (d) to do all other acts, deeds, things and matter which the Promoter in his absolute discretion deem fit and call upon for the Purchaser to do such act for putting into complete effect the provision of this agreement;
- (e) that the Promoter shall be entitled to change the user of any of the building(s) in the said property as per its sole discretion.

The aforesaid consent, undertakings and agreement shall remain valid continuous, irrevocable, subsisting and in full force even after the possession of the said premises is handed over to the Purchaser and / or the said property leased to the Forum of Premises Purchasers and to whosoever acquire the premises from such persons signing agreement.



23. The nature, extent and description of the "Limited common area and facilities" shall be as under:

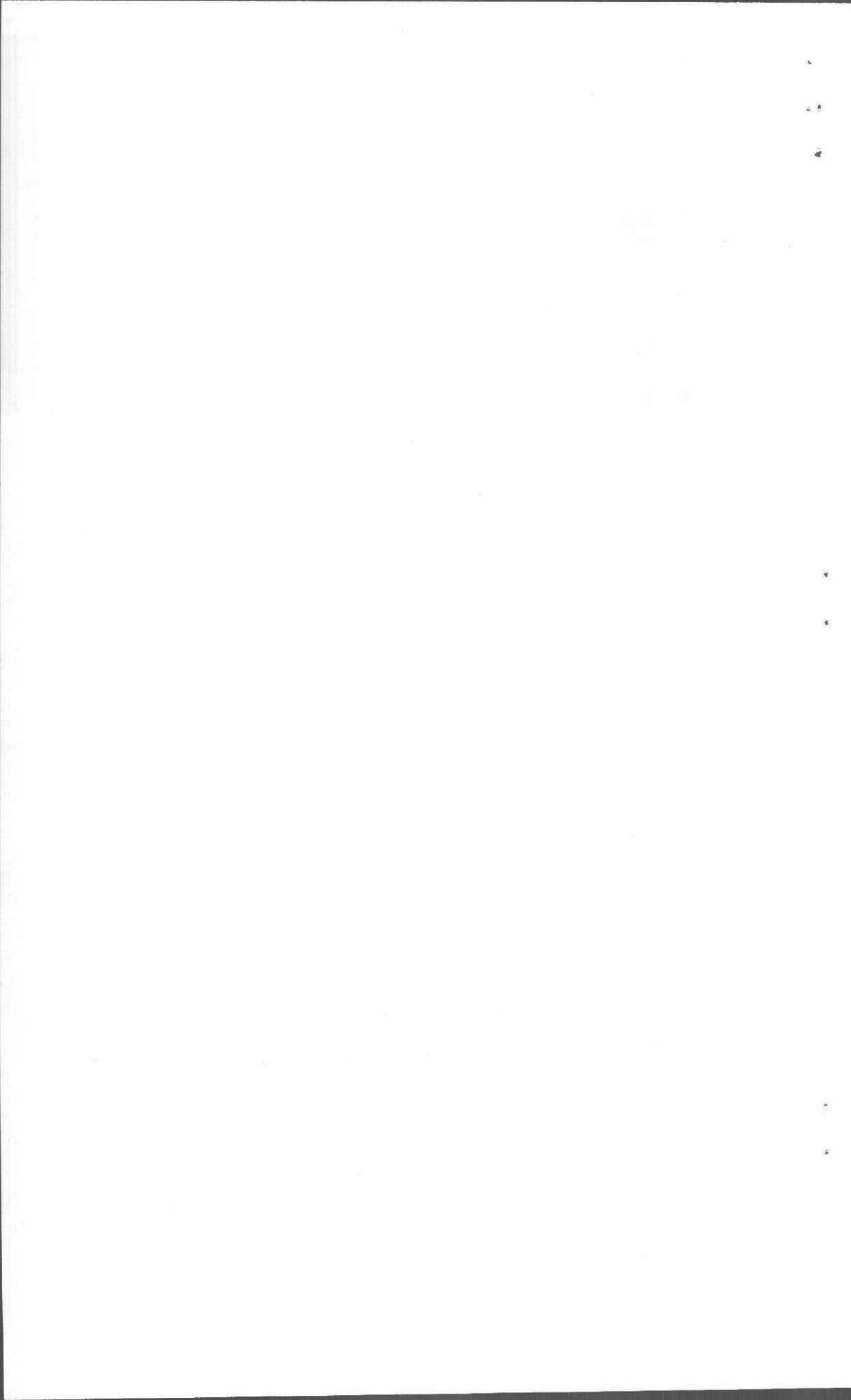
LIMITED COMMON AREA AND FACILITIES to the Purchaser of buildings:

(i) Common Entrance lobby and foyer of the particular building in which the above mentioned premises is located and the lift / lifts of such building shall be for the purchasers of the respective building.

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(ii) The staircase of the particular building including main landing of the particular building in which the said premises is located shall be available to the purchasers of the respective building for the purpose of ingress and egress but not for the purpose of storing or for recreation or for residence or for sleeping etc. under any circumstances.

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These limited Common Areas and Facilities are applicable to all the purchasers of flats/premises located in the particular building in question.

- (c) The underground water tanks with the pumps and pumps-house and the overhead water tank are constructed separately for each building to be always known as "MANTRI PARK" will serve only that particular building.

24. Rights of hoarding:

Nothing contained herein shall deprive the Promoter of their rights to absolutely and exclusively let out hoarding for advertisement from the compound and/or terrace of the buildings. It is expressly agreed that the Promoter shall be fully and exclusively entitled to either use for themselves or to sell to any person/s Hoarding rights (including rights to put up Hoarding in the compound and on the terrace);



25. The parties hereto specifically declare and confirm that

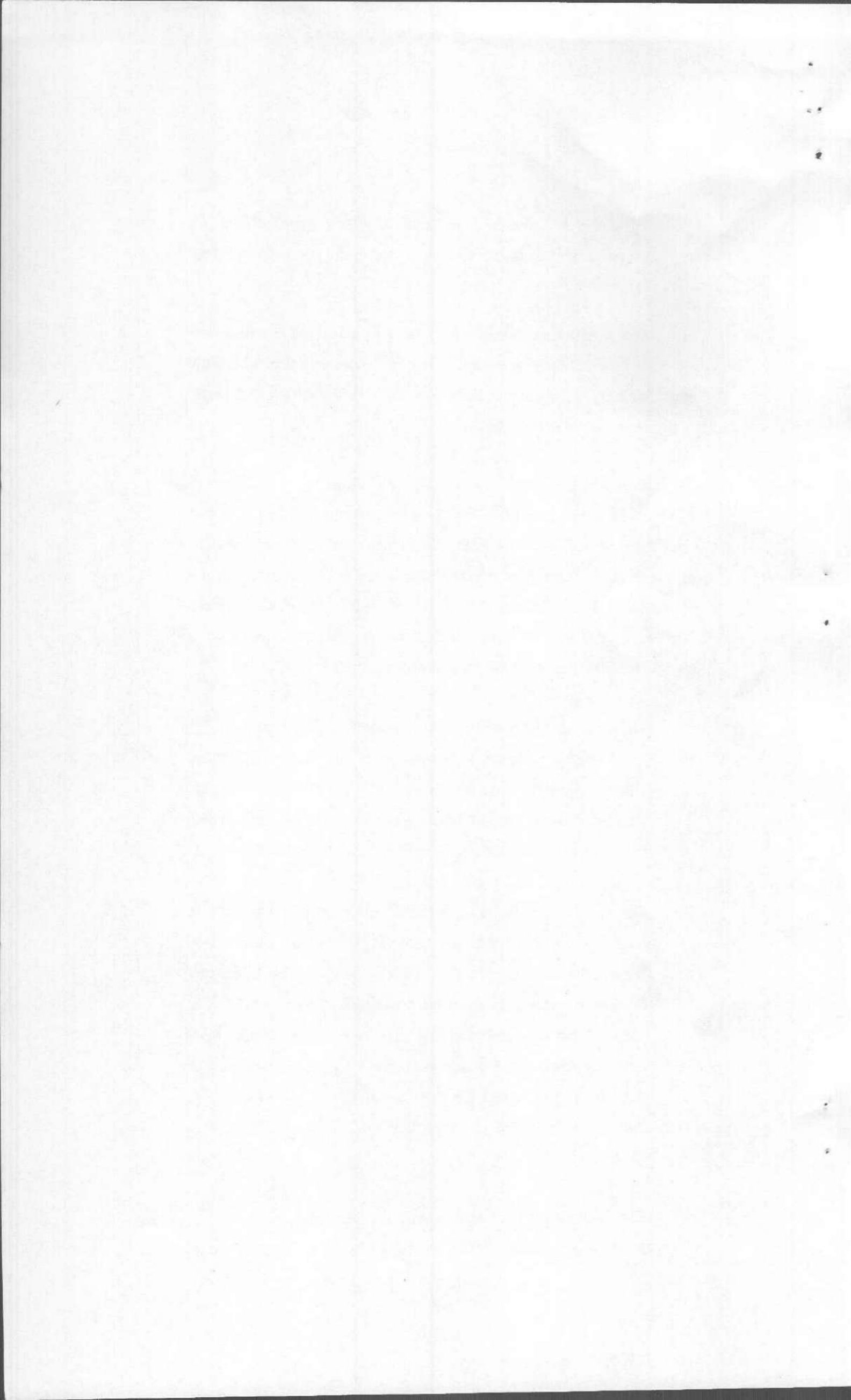
- (a) The Premises Holder has personally and carefully inspected the property and had ascertained for himself / herself that the finishing work of the said building is still in progress and the said premises is almost ready and / or fit for use and occupation;

- (b) Occupation Certificate / Building Completion Certificate in respect of the said building has not yet been applied for or issued by the Municipal Corporation of Greater Bombay as required by law and consequently under the provisions of Section 3(2) (i) of the Maharashtra Ownership Flats Act, 1963 the Promoter are not entitled to allow the Premises - Holder to enter into possession of the said premises and the Premises-Holder is prohibited from taking possession of the said premises till such Certificate is given by the B.M.C.;

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26. The Purchaser by himself/themselves with intention to bind all persons into whose hands the said premises may hereinafter

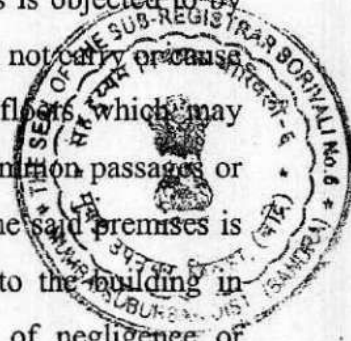
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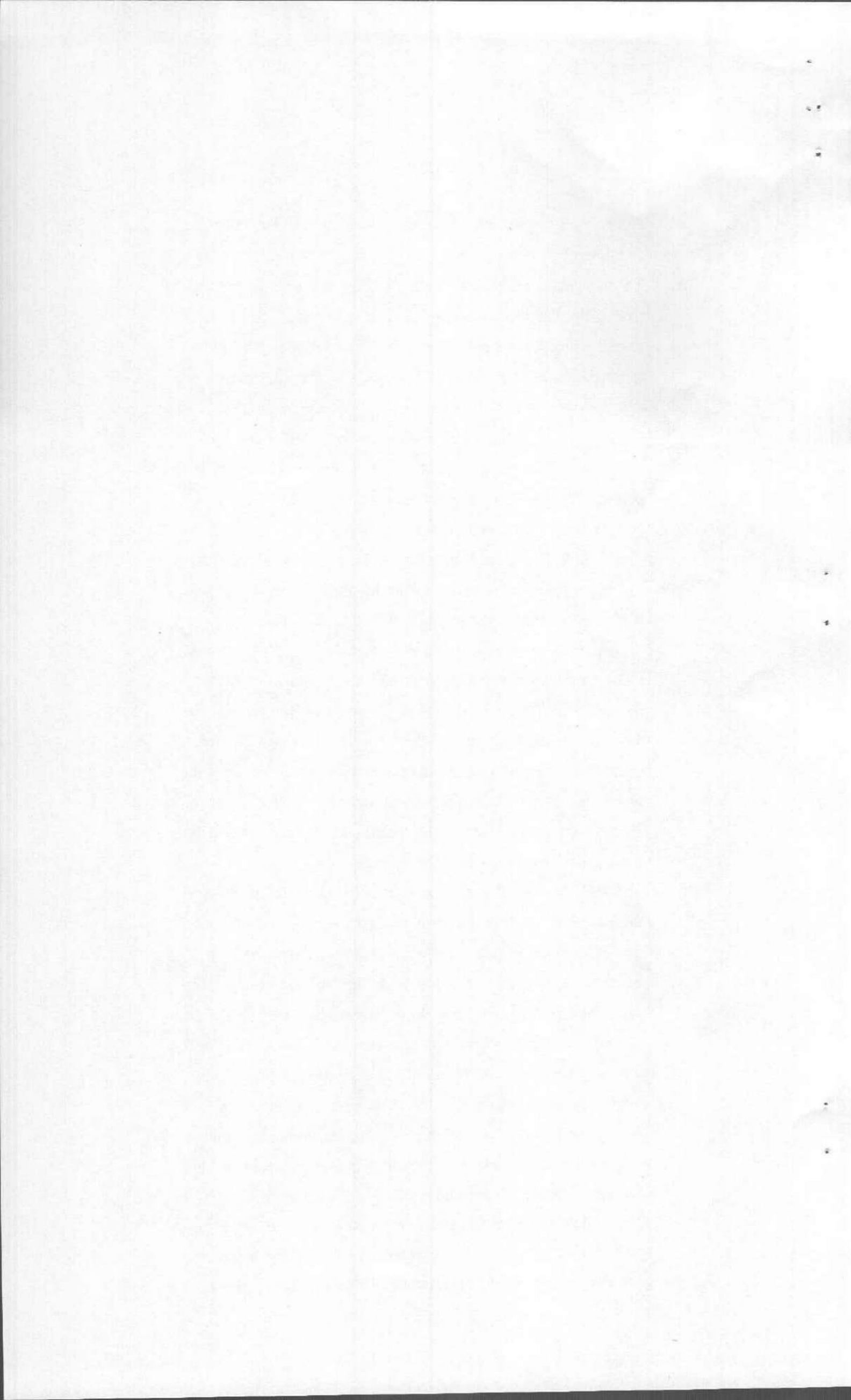
come, hereby agree, undertake and covenant with the Promoter as follows:

- a) To maintain the premises at the Purchaser's own cost in good tenable condition from the date of possession of the said premises is taken and not do or suffered to be done anything in or to the building in which the said premises is situated, staircase or any passages which may be against the rules, regulations or byelaws of concerned of local or any other authority or change/alter or make addition in or to the building in which the premises is situated or the premises itself or any part thereof.
- b) Not to store in the premises any goods which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the stair cases, common passages or any other structure of the building in which the said premises is situated and in case any damage is caused to the building in which the premises is situated on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
- c) To carry out at her/his own costs all internal repairs to the said premises and maintain the premises in the same conditions, state and order in which it was delivered to the Purchaser and not do or suffer to be done anything in or to the building in which the said premises is situated or in the premises which may be against the rules and regulations and bye-laws of the concerned authority or other public authority or the forum of the premises purchasers and in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said



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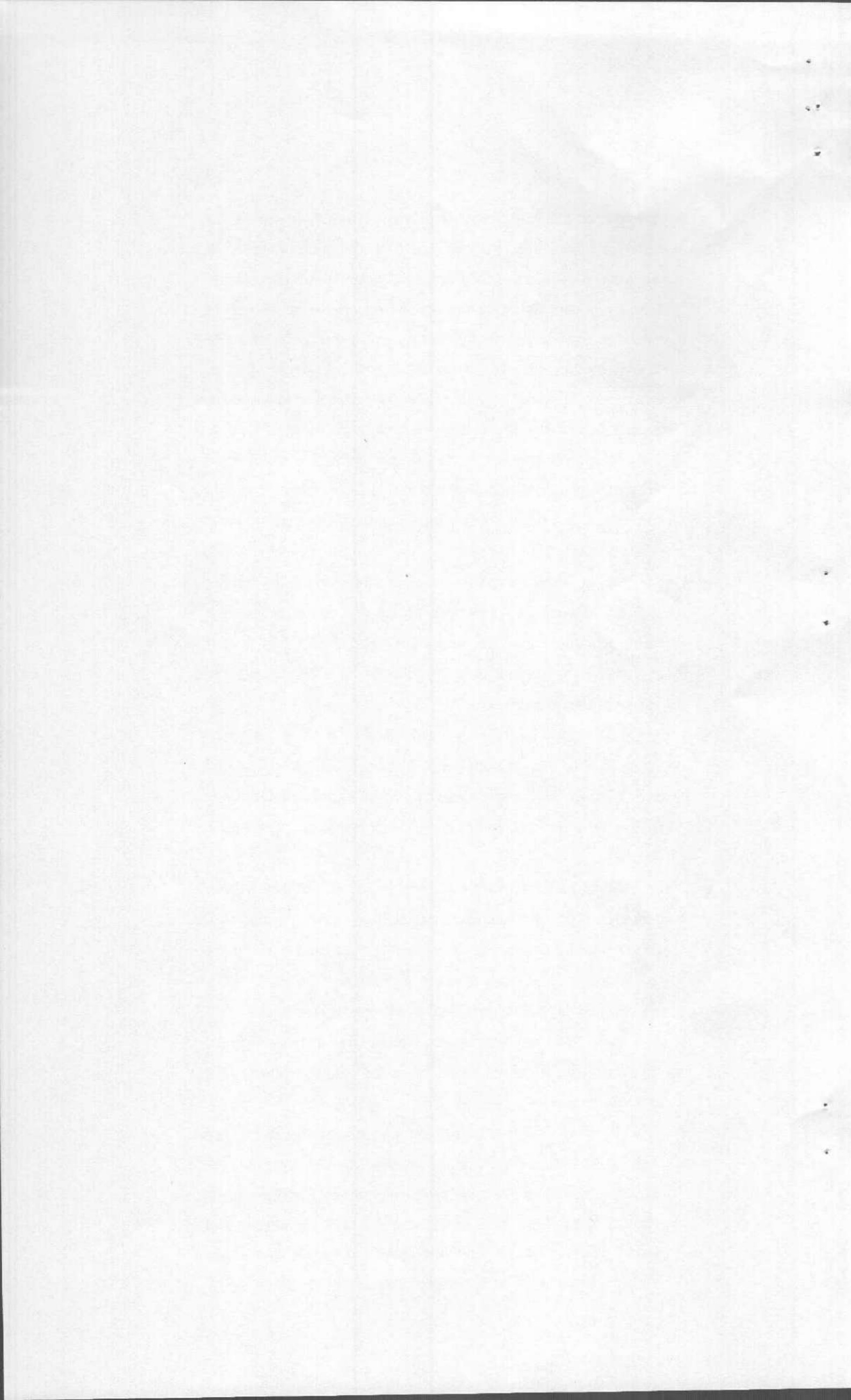


premises or any part thereof nor any alteration in which the elevation and outside colour scheme of the building in which the said premises is situated is affected and keep the portion, sewers, drains, pipes in the said premises and appurtenances thereto in good tenable repair and condition and in particular so as to support, shelter and protect the other parts of the building in which the said premises is situated and not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC or other structural chambers in the said premises without the prior written permission of the Promoter and/or the Forum of Premises Purchasers and the concerned local authorities and/or any other public bodies.

- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property or building in which the said premises is situated or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises into the compound or any portion of the said property or the adjacent buildings or open spaces and the building in which the said premises is situated.
- g) Pay within 10 days of demand, their share of security deposit demanded by any concerned local authority or government for giving water, electricity or any other service connection to the building in which the said premises is situated.
- h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority.
- i) The Purchaser shall observe and perform all the rules and regulations which the Forum of Premises Purchasers may have at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the premises therein and for the observance and performance of the building rules,



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regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by such forum of premises purchasers regarding the occupation and use of the premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

- j) The Purchaser shall not at any time cause or permit any public or private nuisance in or upon the said premises, building, said property, open spaces or any part thereof or do anything which shall cause an annoyance, inconveniences, suffering, hardship or disturbance to the Promoter or to the occupants or neighboring properties / buildings.

27. **Transfer of interest/rights in the said premises**

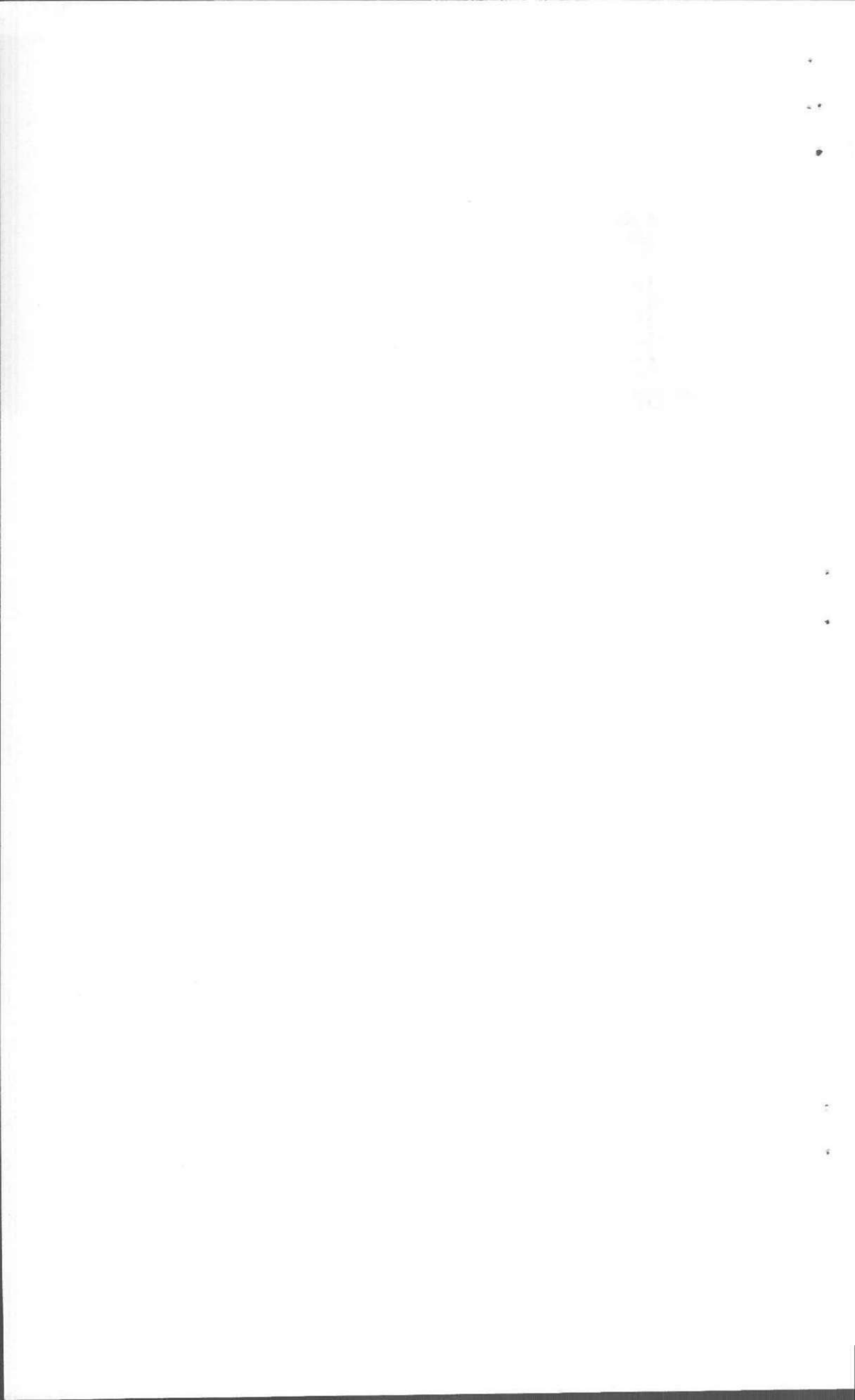
The Purchaser shall not let, sub-let, sell, transfer or give on Leave & License basis or assign or part with his interest/rights under or benefit of this Agreement or part with possession of the premises and without obtaining prior consent of the Promoter in writing until : (a) Registration of the Forum of the Premises Purchasers and (b) he / she has paid and cleared all the dues under this Agreement or otherwise (c) he / she has not violated in any manner any of the terms and conditions under this agreement.



28. **In case of let, sub-let, transferred etc.**

- (a) The Purchaser and the persons to whom the said premises are let, sub-let, transferred, assigned or given possession of with the consent of the Promoter, shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Promoter and / or such forum of premises purchasers may require the Purchaser for safe guarding the interest of the Promoter and / or SPPL or the forum of the premises purchasers or of other Premises / Shop Purchasers in the said building.

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(b) The Purchaser and the persons to whom the said premises are let, sub-let, transferred, assigned or given possession of with the consent of the Promoter shall observe and perform all the bye-laws and / or the rules and regulations which the Forum of Premises Purchasers may adopt and also observe additions, alterations or amendments thereof for protection and maintenance of the said building and the premises therein and / or in the compound and for the observance and carrying out of the Building Rules and Regulations, the Bye-laws for the time being of the Bombay Municipal Corporation and other public bodies. The Purchaser and the persons to whom the said premises are let, sublet, transferred, assigned or given possession, shall observe and perform all the stipulations and conditions laid down by such Forum of Premises Purchasers and/or the Government of Maharashtra and / or the Promoter as the case may be, regarding the occupation and uses of the buildings and the premises 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;

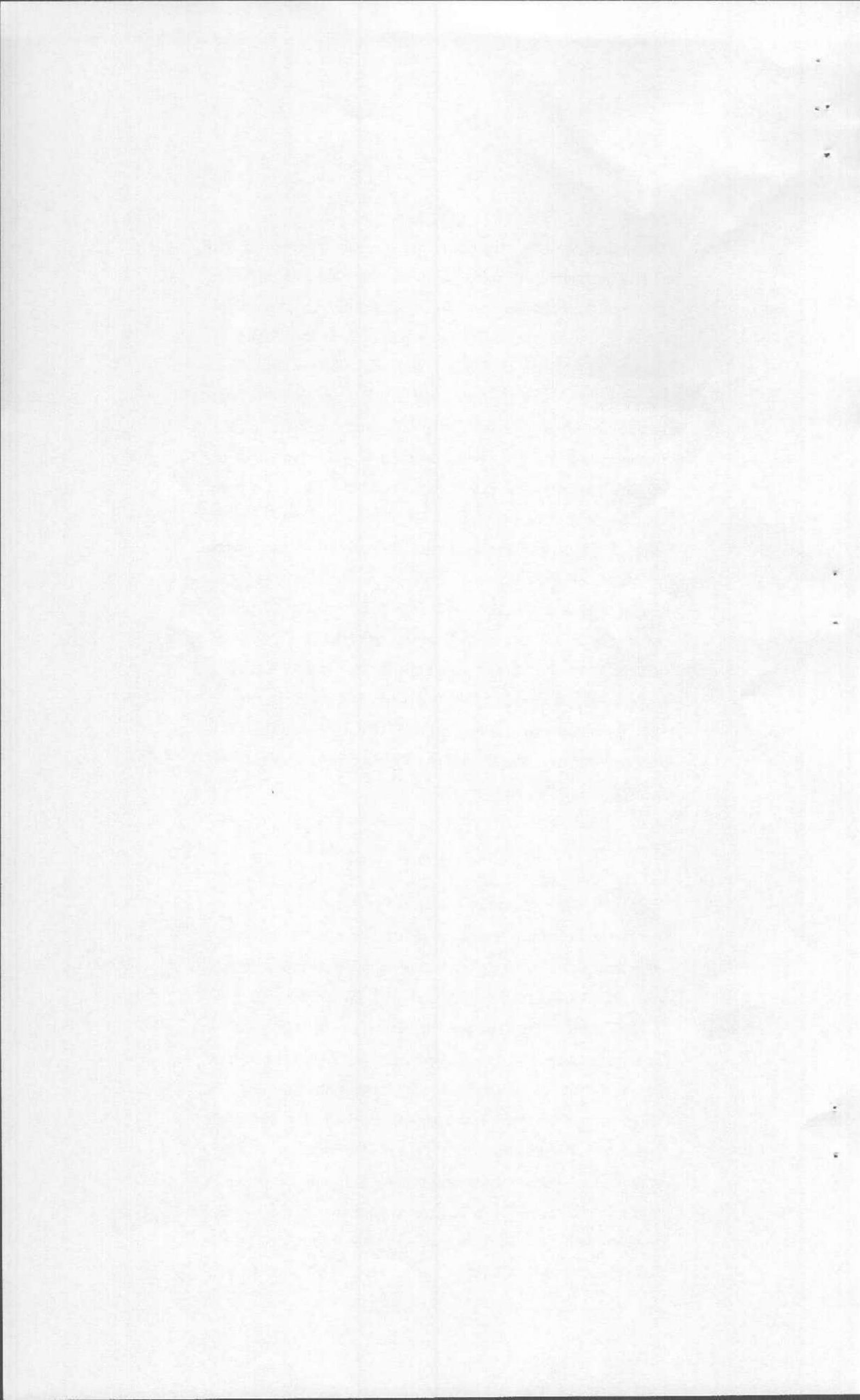


29. Formation of the Forum of Premises Purchasers:

The Purchaser hereby agrees and undertakes to be a member of the Forum of the Premises Purchasers i.e. a Co-operative Society and/or the Condominium or the Company, (hereunder referred to as the "Forum of the Premises Purchasers") to be formed as per the concerned rules and regulations and also from time to time sign and execute all applications for registration and for formation and the registration and for membership and other papers and documents necessary for becoming a member, including the bye-laws of the proposed forum of premises purchasers and duly filled in, sign and return the same to the Promoter within 10 (ten) days of the same being sent by the Promoters to the Purchaser. The Purchaser shall not take any

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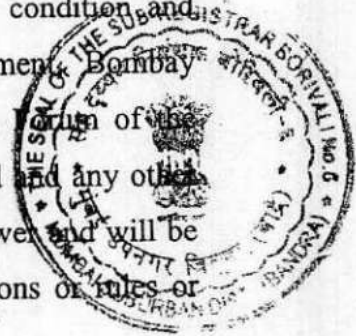
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objection if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Forum of the Premises Purchasers or any other competent authority. The Purchaser shall be bound and obliged from time to time to sign all papers and documents and to do all acts, deeds, matters and things as may be necessary from time to time for safeguarding the interest of the Promoter and of the other purchasers of the other premises in the building;

30. **Premises to be kept in good tenable conditions:**

The Purchaser hereby covenants that from the date on which possession of the said premises are offered he/she shall keep the said premises, partition wall, sewers, drains, pipes and appurtenance thereof belonging in good tenable condition and shall abide by the conditions of the Government of Bombay Municipal Corporation or the B.S.E.S. Co. Ltd. Forum of the Premises Purchasers, or Reliance Energy Limited and any other authorities and local bodies and shall attend, answer and will be responsible for all violation of any such conditions or rules or bye-laws.

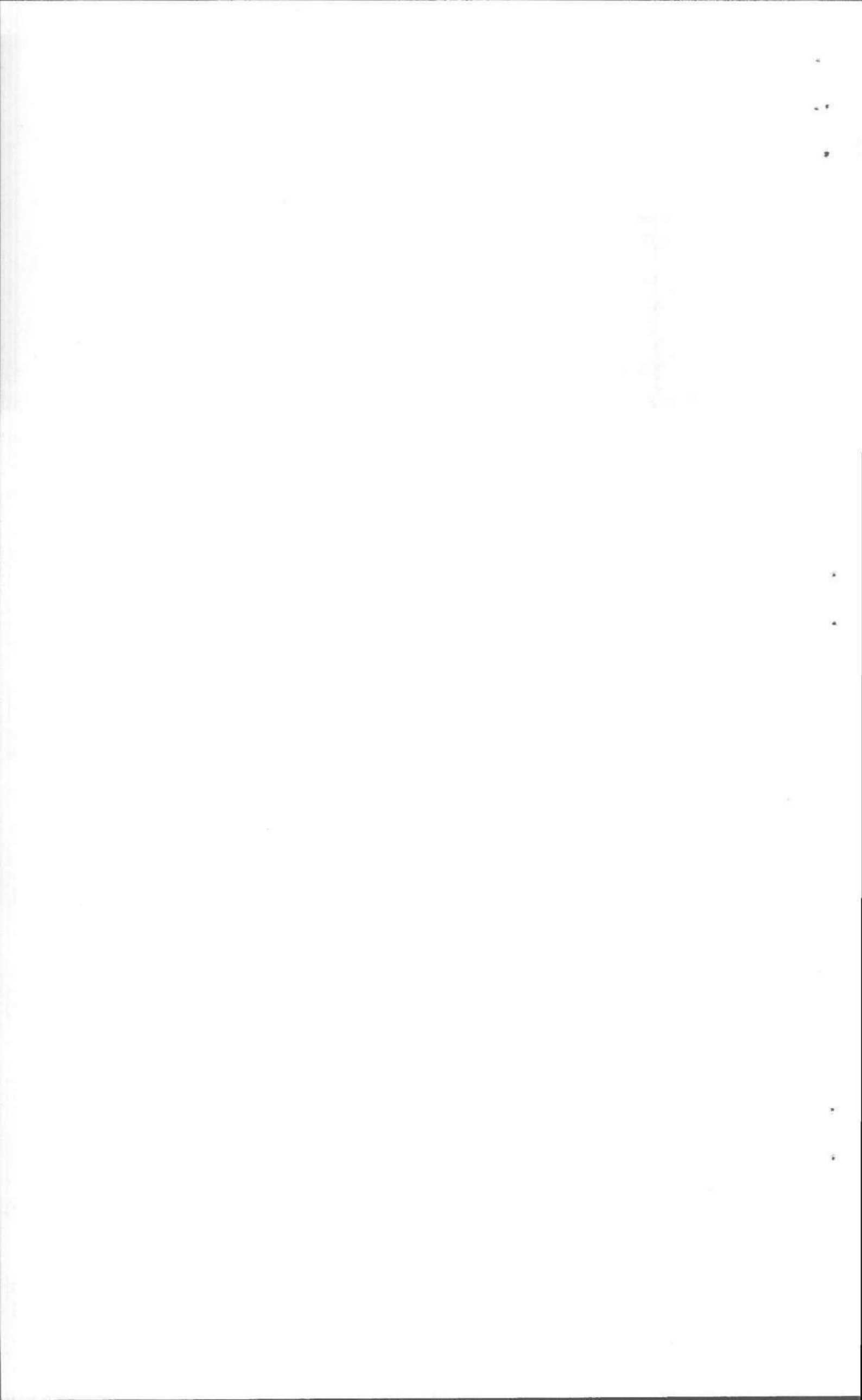


31. **Right of hoardings and advertisement:**

It is expressly agreed that the Promoter shall always have an undisturbed, unfettered and irrevocable right and be entitled, even after the execution of the Deed of Lease in respect of the said property and the buildings constructed thereon, to put a hoarding on the said property or any parts of the building or buildings including on the terrace and on the parapet wall of the said Buildings and the said hoardings may be illuminated or comprising of neon sign and for that purpose the Promoter is fully entitled to and authorized to construct or allow temporary or permanent construction or erection for installation either on the exterior of the said buildings or on the said property as the case may be and further the Promoter shall solely be entitled to use and allow to third parties to use any part of the building and the

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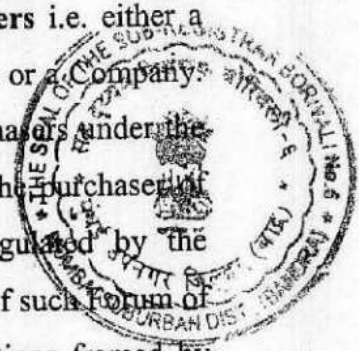


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property for installation of cables, satellite, communication equipment, cellular telephone equipment radio turnkey equipment, wireless equipment etc. The Purchaser and/or the organization of premises purchaser agrees not to object or dispute the same in any manner whatsoever. It is expressly agreed between the parties hereto that the Promoter is entitled, at its sole and absolute discretion to transfer, assign and/or deal with or dispose of its rights under this clause to any person or persons from time to time.

32. Regulation of the Forum of Premises Purchasers:

The Purchaser along with the other purchasers who may take or have taken the other premises, shops in the building shall form themselves into a **Forum of Premises Purchasers** i.e. either a Co-operative Society and/or in the Condominium or a Company. On Registration of such forum of premises purchasers under the applicable laws, the rights of the Purchaser as the purchaser of the said premises will be recognized and regulated by the applicable provisions governing the registration of such Forum of Premises Purchasers and the Rules and Regulations framed by such forum of premises purchasers, but subject to the terms of this agreement.

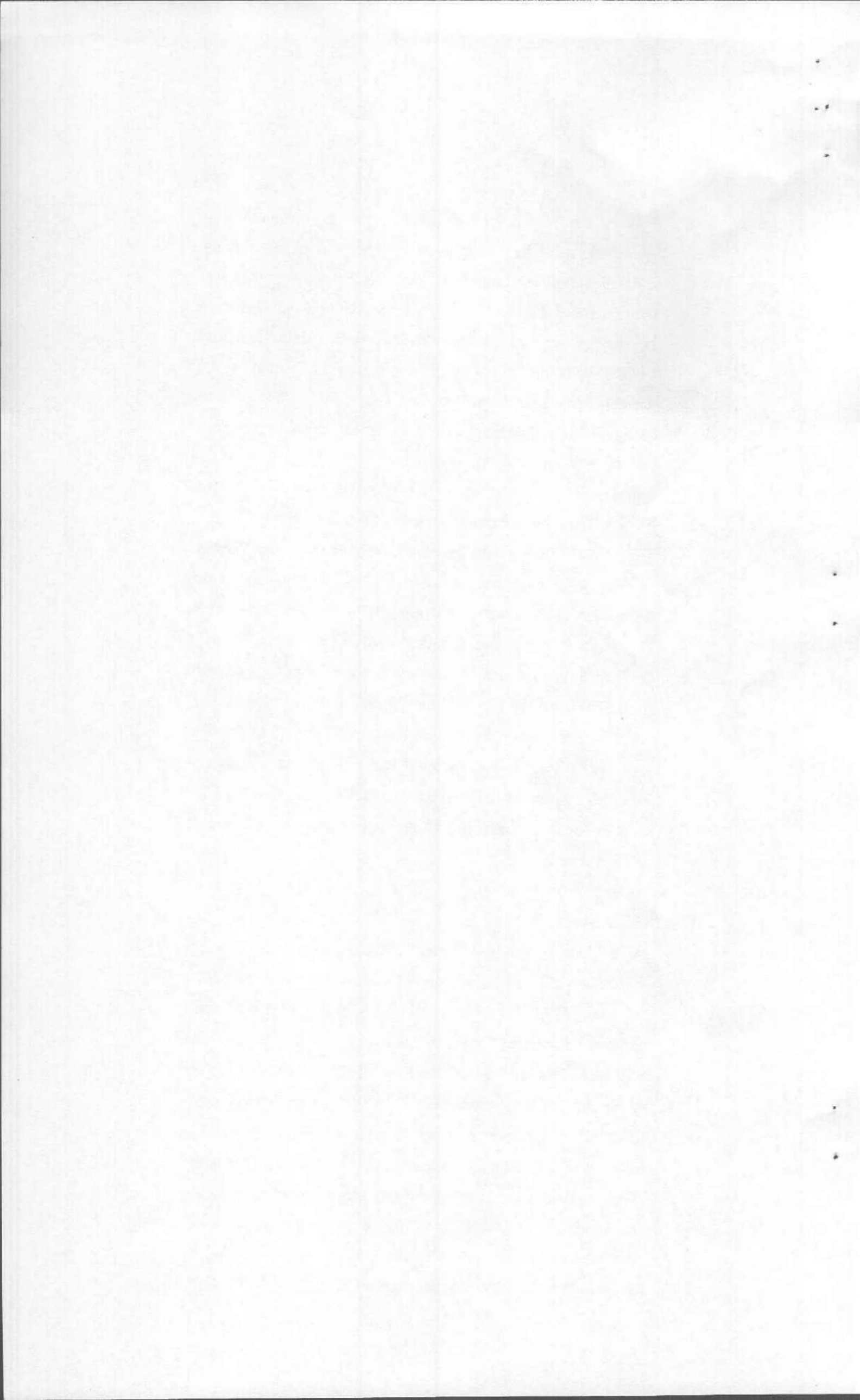


33. Lease Deed:

After completion of the said building and formation and registration of Forum of Premises Purchasers, the Promoter shall call upon SPPL for executing Lease Deed in favour of such registered Forum of Premises Purchasers and the rights of the members of such Forum of Premises Purchasers shall be subject to the rights of the Promoter under (a) this Agreement and under (b) the Lease Deed to be executed in favour of the forum of the premises purchasers, in pursuance hereof. When the Forum of the Premises Purchasers is registered and when all the amounts due and payable to the Promoter in respect of all the premises and other premises in the said Building are paid to realized in full by the Promoter as aforesaid, and when the finishing of all the

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building/s proposed by the Promoter on the said property are completed, the Promoter shall (subject to his obtaining the permission required under the law and rules and regulations, from different authorities) execute / get executed from SPPL the necessary Lease Deed of the said property more particularly set out in the First Schedule hereunder written together with the said building/s in favour of such Forum of Premises Purchasers. The Purchaser shall not raise any objection and / or claim of any nature whatsoever for any compensation if the actual areas as contained in the proposed Lease Deed is in variance with the area shown in the Schedule/s hereunder written.

34. **Forum of Premises Purchaser – Administration**

Notwithstanding anything to the contrary, the Promoter and SPPL shall be entitled to decide at their sole discretion and the Purchaser shall be bound thereby, to cause one or more separate body or bodies of purchasers formed of one or more building or buildings or wing or wings thereof and to cause to be transferred by way of one or more lease or leases or otherwise in any suitable and permissible manner the undivided portion of land beneath such structure or structures together with the minimum required land appurtenant thereto at a nominal rent and for such term and conditions and covenants as the Promoter may deem fit and proper. The Promoter shall also be entitled to decide upon the manner in which and the body by which the infrastructural and / or common facilities will be regulated and managed and the Purchaser is bound thereby.



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35. The Promoter may decide to obtain Lease of the said property from SPPL jointly or separately in favour of one or more societies of the buildings situated on said property.

36. **FSI:**

None of the Forum/s of the Premises Purchasers shall be entitled to any FSI exceeding the FSI consumed in such building and that all the remaining FSI and right to consume the same including as

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and by way of addition to such building horizontally or vertically will exclusively belong to the Promoter/SPPL.

37. **Unsold premises:**

In the event of the Forum of the Premises Purchasers being formed and registered before the sale and disposal by the Promoter of all the flats, shops and other premises in the building the power and authority of the Forum of the Premises Purchasers so formed and / or of the Purchaser herein and / or Purchaser of the other premises and shops in the said building shall be subject to the overall authority and control of the Promoter 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 Promoter shall have sole and absolute authority and control as regards as unsold premises, shops and other premises and the areas underneath the structure and the disposal thereof. The Promoter shall be liable to pay only the Municipal taxes at actual in respect of the unsold premises, shops and other premises and in such case, the Promoter shall join in as the Promoter / Member in respect of such unsold premises as and when such premises are sold to the persons of the choice and at the discretion of the Promoter, the Forum of the Premises Purchasers shall admit such purchasers of such premises as member without charging any premium or donation or any other extra payment in any manner and without any objection for admission of such purchase as the member of the said Forum of the Premises Purchasers.



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38. Legal Consultants/Advocates of the Promoter shall prepare and / or approve as the case may be, the Deed of Lease and all other documents to be executed in pursuance of this agreement as also the bye-law in connection with the formation, registration and / or incorporation of the Forum of the Premises Purchasers. All costs, charges and other expenses in connection with the preparation and execution of the Deed of Lease and other

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documents and formation and registration of the Forum of the Premises Purchasers shall be borne, shared and paid by all the purchasers of the said building in proportion to the respective area of their corresponding premises and / or paid by such Forum of the Premises Purchasers. Such amount shall be kept deposited by the Purchaser with the Promoter invariably before the time of taking possession of the said premises and the said amount shall not bear any interest.

39. **Stamp Duty & Registration Charges:**

The stamp duty and registration charges of and incidental to this Agreement and any document executed in pursuance of this Agreement and/or in respect of the said premises and/or the said property shall be borne and paid by the Purchaser. It shall be the responsibility, obligation and liability of the Purchaser to lodge this Agreement for registration. In the event the said agreement is not lodged for registration by paying the appropriate stamp duty as may be applicable under the law, the Purchaser only shall be liable to bear and pay the fines, penalty etc. and entirely at his/her / their own risk. In compliance with the obligations under the law, the Promoter will attend the office of the Sub-Registrar of assurance, Bombay and admit execution of this Agreement and so as to get the same registered, after the Purchaser inform the Promoter in writing the number under which it is lodged and forwarding the photo copy of the Receipt issued by the Registrar of Assurance.



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40. **Non - Refundable Deposits:**

The Non-refundable deposits that may be demanded by or paid to the Mumbai Municipal Corporation for the purpose of occupation certificate and / or Building completion Certificate and for giving water connection to the said building shall be payable by all the purchasers of the said building in proportion to the respective area of their corresponding premises, the amount of the same shall be determined by the Promoter. The Purchaser

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agrees to pay to the Promoter within seven days of demand, such Proportionate share of such deposit.

41. Other charges from any Authority or Government:

If at any time any further development tax and / or charges, and / or betterment charges or other levy are charged, levied or sought to be recovered by the Mumbai Municipal Corporation, Government and / or any other public authority and /or S.R. Authorities in respect of the said land and / or the building and / or the approval of construction or occupation thereof the same shall be borne and paid by all the purchasers in proportion to the respective area of their corresponding premises.

42. Monthly contribution / Charges.

The Purchaser hereby agrees and undertakes to pay to the Promoter, his/her provisional monthly contribution per month as mentioned above towards the aforesaid outgoing and maintenance charges from the date as provided herein above and payable every month regularly in advance till such time as the said property is Leased to Forum of the Premises Purchasers and he/she shall not with-hold the same for any reason whatsoever.



43. Address of Purchaser for service of the notice:

All notices to be served upon the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by courier/registered post/ under certificate of posting/ordinary post at his / her address first hereinabove mentioned.

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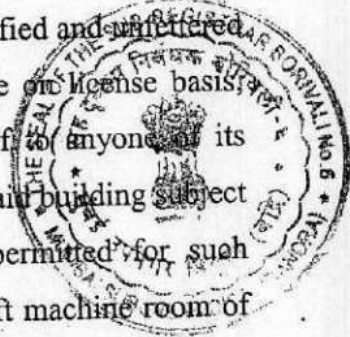
44. The Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others at all reasonable times to enter into and upon the said premises or any part thereof to view and examine the state and condition thereof and the

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Purchaser shall make good, within three months of the Promoter giving a notice, all defects, decays and work of repairs of which such notice in writing shall be given by the Promoters to the Purchaser and also for the purpose of repairing any part of the building and for the purpose of making, repairing maintaining, rebuilding, cleaning, lighting and keeping in order and condition all service, drains, pipes, cables, water courses, gutters, wires, partition, walls or structure or other convenience belonging to 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.

45. It is clearly understood and agreed by and between the parties hereto that the Promoter shall have the unqualified and unrestricted right to sell, or transfer, assign, lease or give on license basis, or assign or otherwise deal with or disposed of to anyone of its choice, the terrace above the top floor of the said building subject to the necessary means of access to be permitted for such purposes so as to reach the water tank and lift machine room of the building. The Purchaser/s of such terrace shall be entitled to make use of the same for all purpose whatsoever as permissible by law. However, the Purchaser shall not enclosed or cover the said terrace without the written permission of the Promoter and/or the Forum of the Premises Purchasers as the case may be and the Mumbai Municipal Corporation.



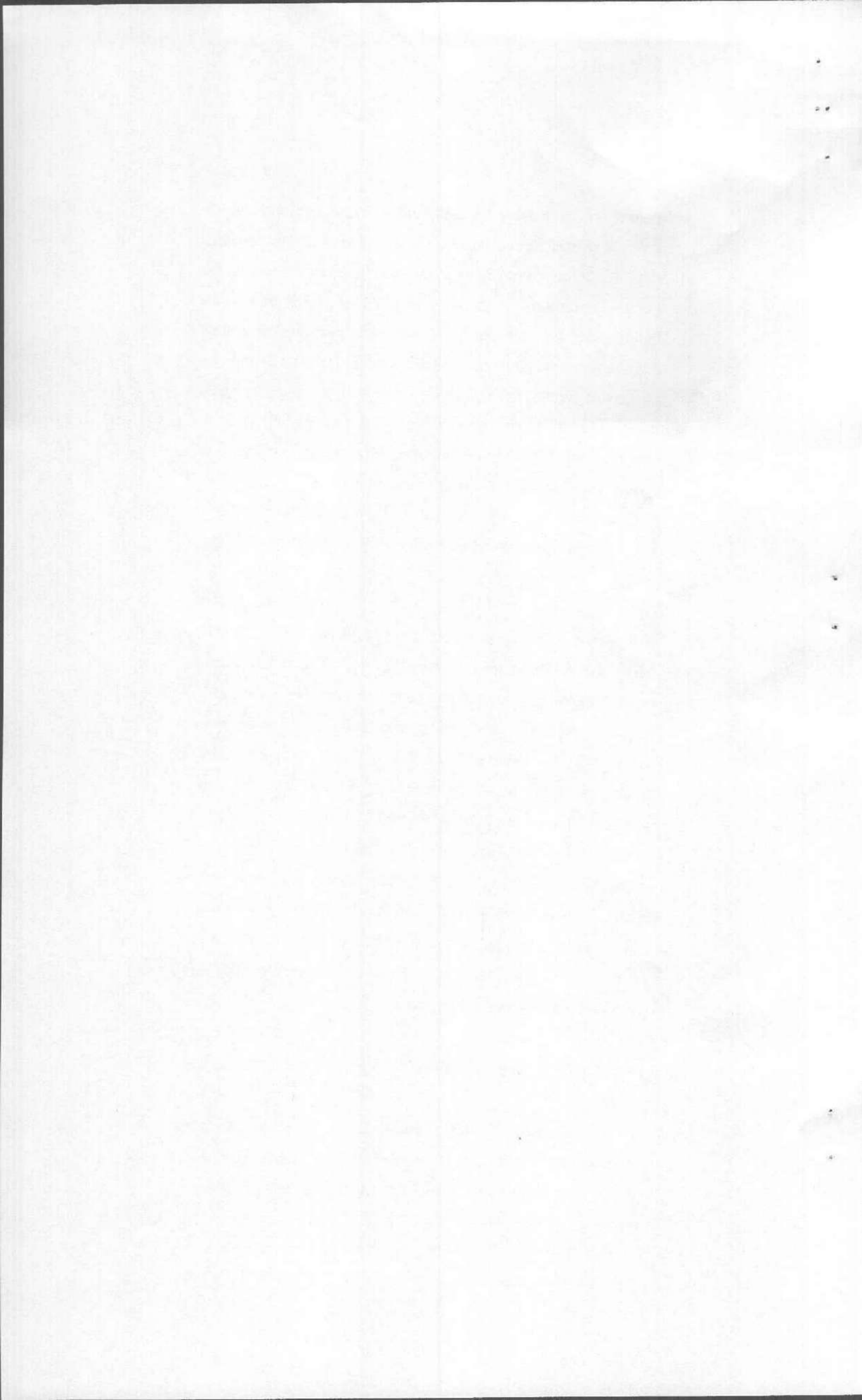
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46. It is also understood and agreed by and between the parties hereto:

- (a) that the purchase price mentioned hereinabove is purely on lump sum basis and no dispute whatsoever shall be entertained at any time relating to purchase price. The Aggregate areas mentioned herein for flats/premises shall be used for determining the proportionate distribution amongst the various premises holders of any common expenses incurred or to be incurred on the whole

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of building and land and which distribution is otherwise not specified anywhere else.

- (b) that irrespective of disputes if any, which arise between the Purchaser and the Promoter and / or the said Forum of the Premises Purchasers all amounts, contributions and deposits including amounts payable by the Purchaser to the Promoter under this Agreement must always be paid punctually by the Purchaser to the Promoter and shall not be withheld by the Purchaser under any circumstances and for any reason whatsoever.

47. Name of the Forum of the Premises Purchasers:

That the Forum of the Premises Purchasers shall be known as "Mantri Park" and the name of the Forum of the Premises Purchasers to be formed shall bear the said name and this name shall not be changed under any circumstances without the prior written permission of the Promoter.



48. Increase of FSI, without rebate to the Purchaser:

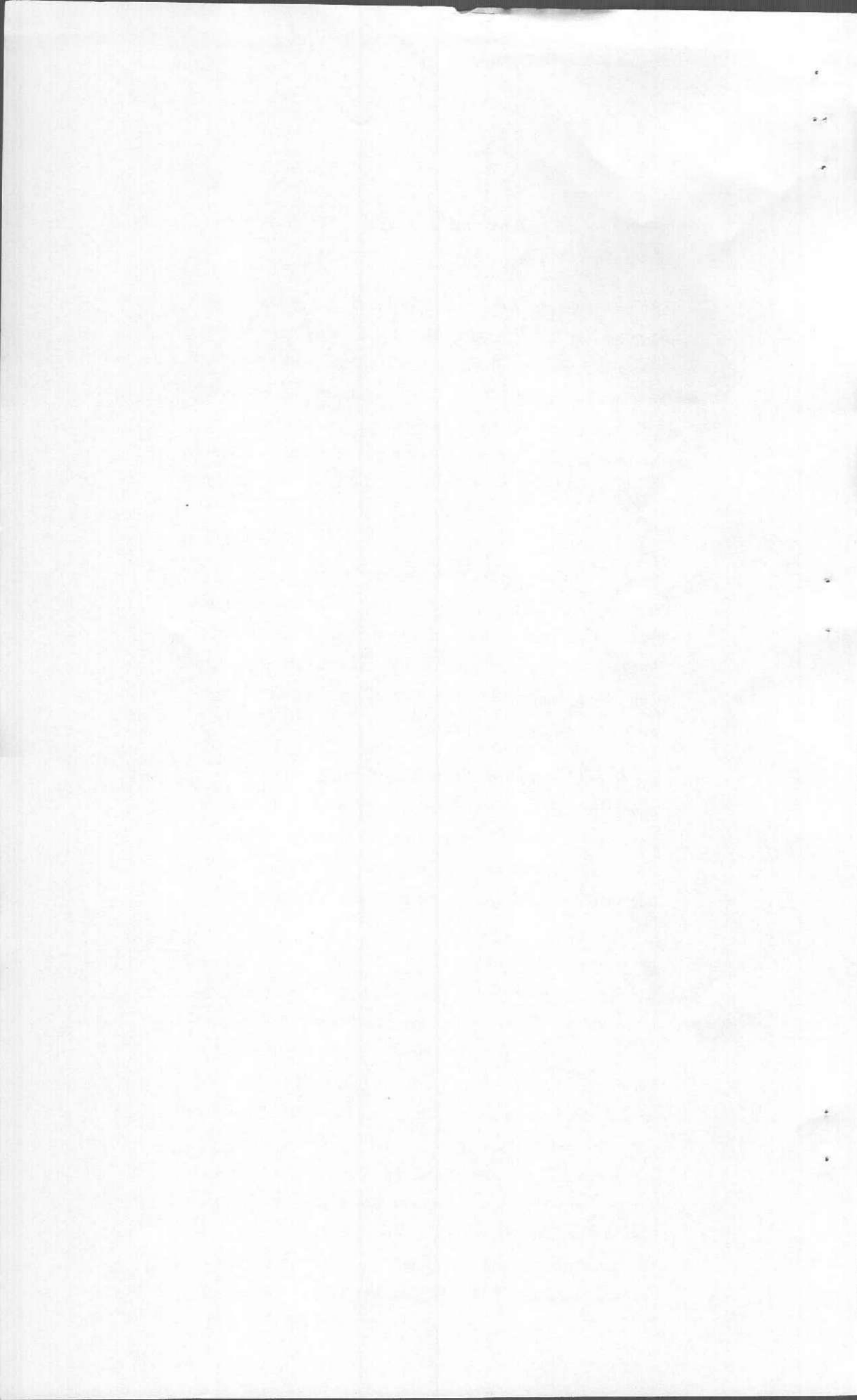
If any time prior to the execution of the Lease Deed, the FSI at present applicable to the said property is increased, such increase shall ensure exclusively and solely for the benefit of the Promoter/SPPL alone without any rebate to the Purchaser.

49. Phase wise finishing work:

So long as the areas of the said premises (agreed to be acquired by the Purchaser from the Promoter) is not altered, the Promoter shall be at absolute liberty and are hereby expressly permitted to make variations in the layout/elevation of the property and / or of the building / garden space and / or varying the location of the access of the building as the exigencies of the situation and the circumstance of the case may require. The Purchaser expressly hereby consents to all such variations. The Promoter are fully and absolutely entitled to utilize the floor space index as may be sanctioned by the Mumbai Municipal Corporation. The Promoter is eligible and entitled and the Purchaser hereby gives his / her

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specific irrevocable consent and no objection to put up additional construction by constructing additional floor and / or Podium converting stilts area in ground floor premises/shops and garages or such premises entirely at their own discretion. The Promoter is entitled to complete the finishing work of the project in the manner they may deem fit and proper.

50. **No Objection:**

The Purchaser shall not be entitled to raise any objection in any manner and do hereby accord their irrevocable consent and no objection to the Promoter to put up such construction / podium at their sole discretion.

51. **Promoter to have charge till all the amounts paid:**

Notwithstanding anything contained in this Agreement, other documents executed or to be executed in future in respect of the said premises, the Promoter shall always have a first charge on the said premises agreed to be acquired by the Purchaser for recovery of all the amounts due and payable by the Purchaser to the Promoter under this Agreement or otherwise.



52. The Purchaser hereby agrees that even after the Forum of the Premises Purchasers is formed and/or Deed of Lease is executed, the Promoter will not be liable or required to pay any taxes, maintenance charges for the retained, unsold premises/flat and the Purchaser/ Forum of the Premises Purchasers shall not charge or recover the same from the Promoter at any time.

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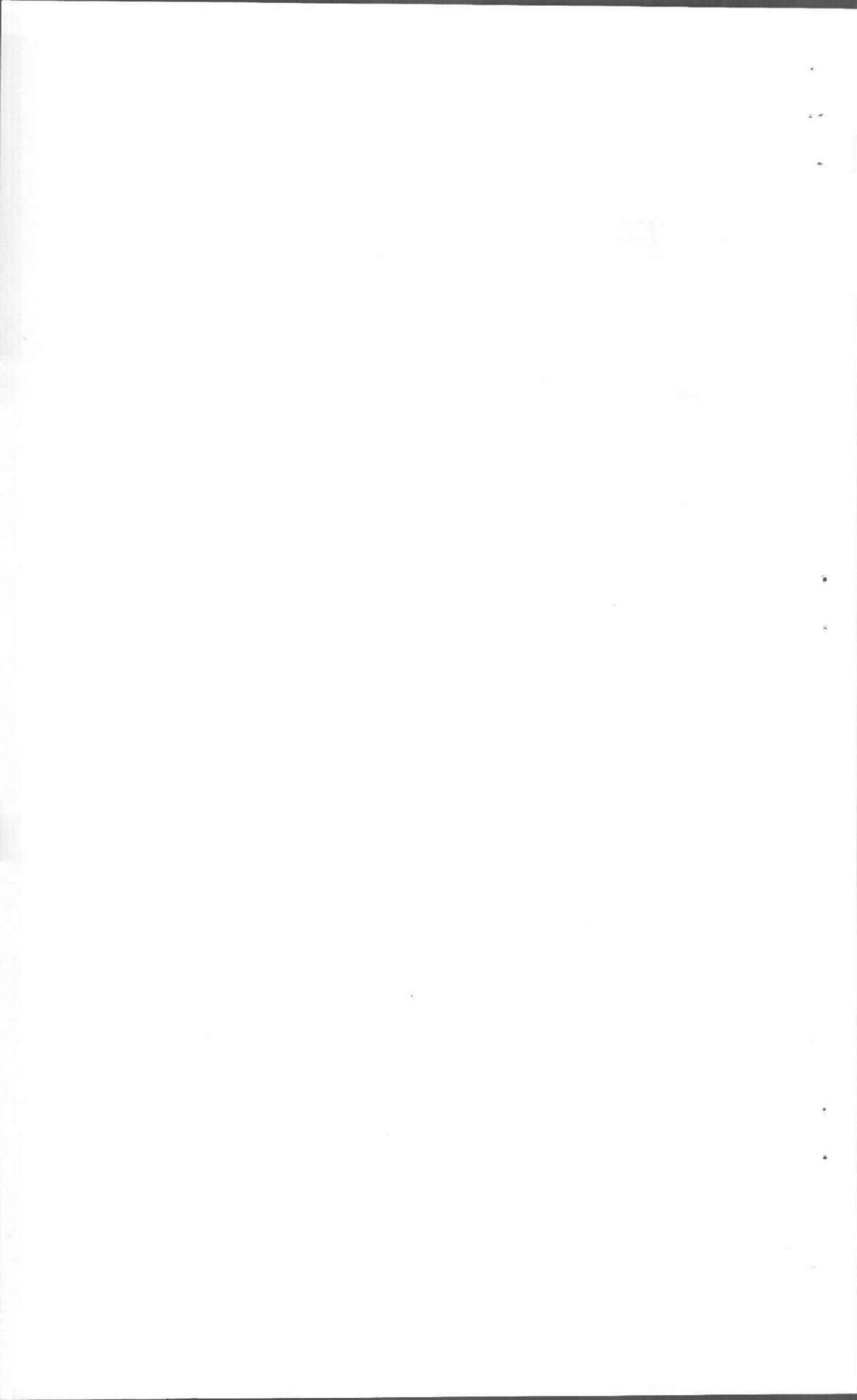
53. **SPPL is not party hereto:**

SPPL is not a party to the commercial terms as set out herein and SPPL will not be responsible for the compliance of the same.

54. **Forbearance:**

Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or

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 giving of time to the Purchaser by the Promoter shall not be constructed or interpreted as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.

55. **MOFA Act:**

This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act 1963 and the Rules made there under from time to time AND other applicable provisions of the law time being in force.

56. **Jurisdiction:**

In the event of any dispute arising as regards to this present agreement, Hon'ble Court at Bombay shall have the sole and exclusive jurisdiction to entertain and decide the dispute arisen.

IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first hereinabove mentioned.



THE FIRST SCHEDULE ABOVE REFERRED TO:

All that the sale component of S.R.Scheme at Dindoshi on plot bearing C.S.No. 827 - D, S. No. 239 (pt) of Village Malad (E), Film City Road, Dindoshi, Goregaon (E), Mumbai - 400 065, alongwith structures/building standing thereon comprises of,

(a) 189 flats with car parking spaces in 5 (S+7) RCC sale bldgs.

(b) 280 flats in S1 (S+18 tower),

(c) 196 flats + 16 commercial T/s in S2 (S+17 tower) and

(d) 208 flats in S3 (S+18 tower)

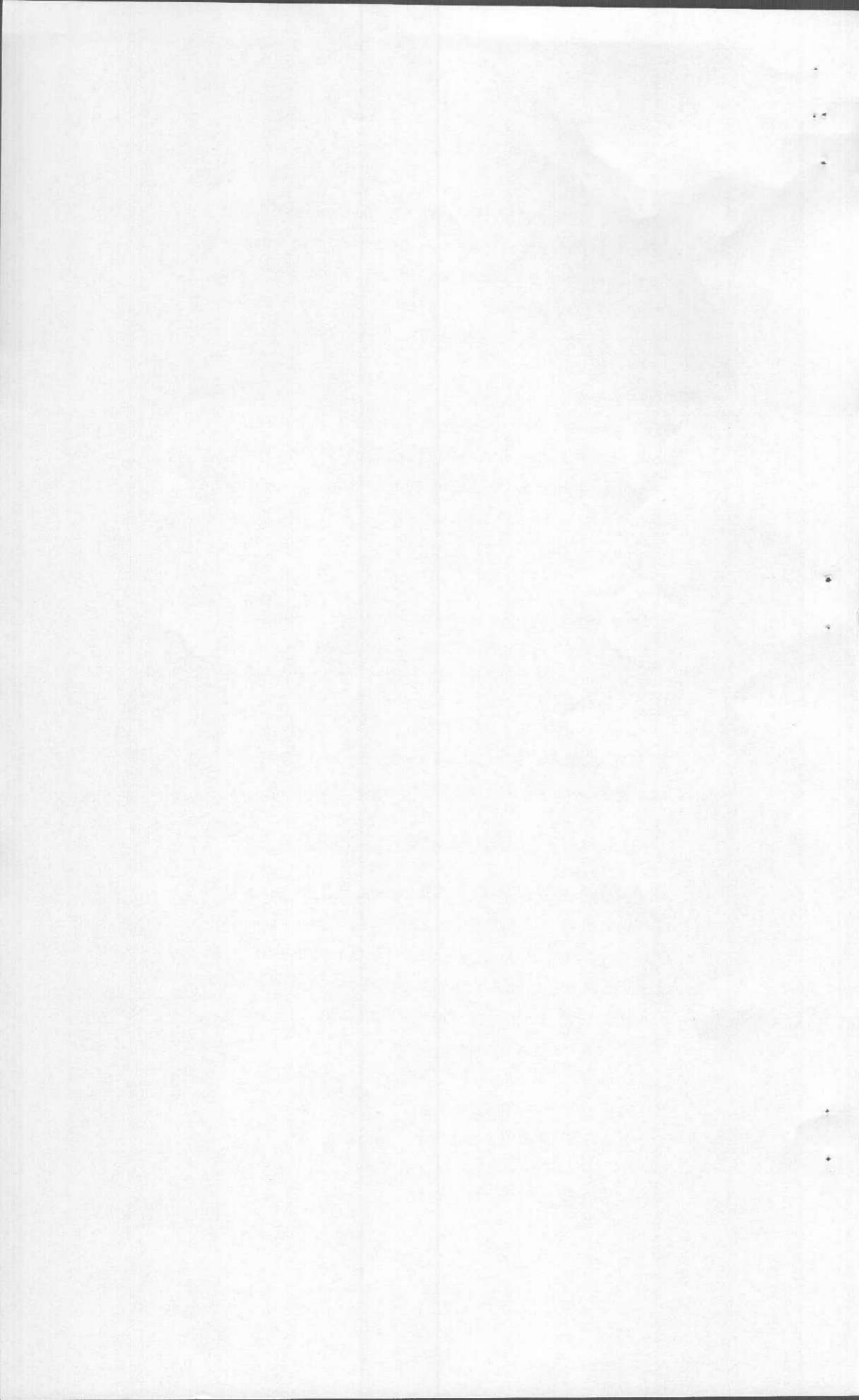
Aggregating to 889 flats / shops with car parking.

Besides these flats there are 84 Nos. Stilt Parking & 97 Nos.

Podium Parking .

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THE SECOND SCHEDULE ABOVE REFERRED TO

ALL that piece and parcel of premises being Flat No. 1405 on 14th Floor situated in the building namely Lily in the Project of Mantri Park on plot bearing C.S. No.827 – D.S. No.239 (pt) of Village Malad (E), Film City Road, Dindoshi, Goregaon (E), Mumbai 400 065.

SIGNED SEALED AND DELIVERED BY)
THE WITHIN NAMED PROMOTER)
SUNIL MANTRI REALTY LIMITED.)

Though its Authorised Signatory)

Mr. Ranjeet Rane)

Pan No. AADCM6966F)

in the presence of)

- 1.)
- 2.)



Ranjeet Rane
Authorised Signatory



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SIGNED SEALED AND DELIVERED)
BY THE WITHIN NAMED PURCHASER/S)

Mr. Prashant Shaligram Rehpade)

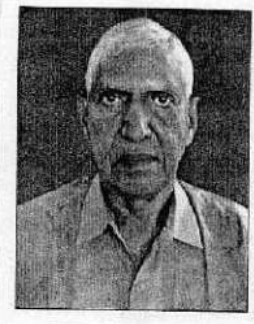
Mr. Shaligram Narayan Rehpade)

Pan No. A11PR3970L)

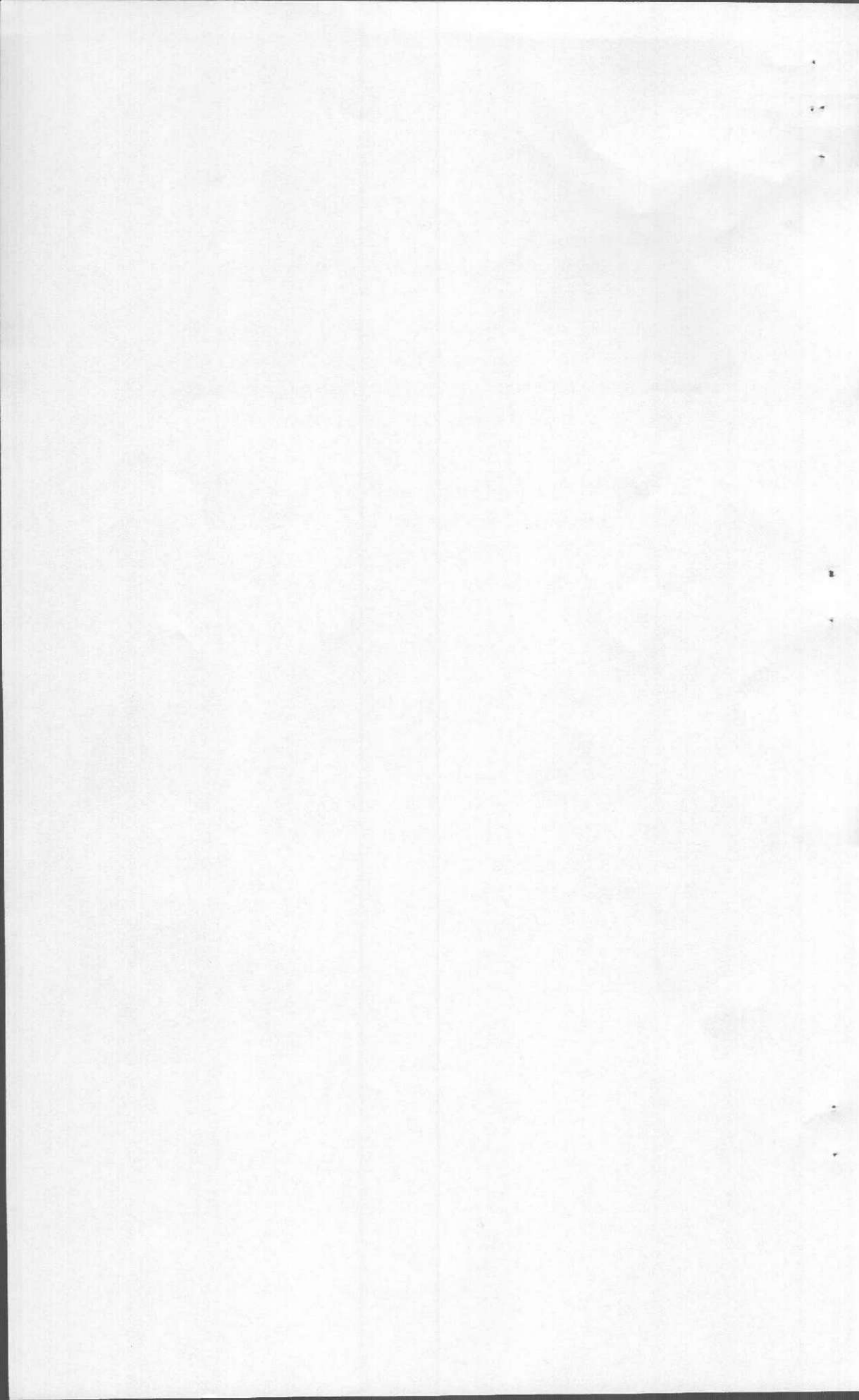
in the presence of _____)

- 1. _____)
- 2. _____)

Prashant
Shaligram



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RECEIPT

RECEIVED with thanks from Mr. Prashant Shaligram Rehpade & Mr. Shaligram Narayan Rehpade a sum of Rs. 100000/- (Rupees One Lakh Only) by Cheque No. 007298 dated 15/06/10 and drawn upon ICICI Bank Ltd. being the Earnest Money amount as provided for hereinabove.

Dated this _____ Day of _____ 2010.

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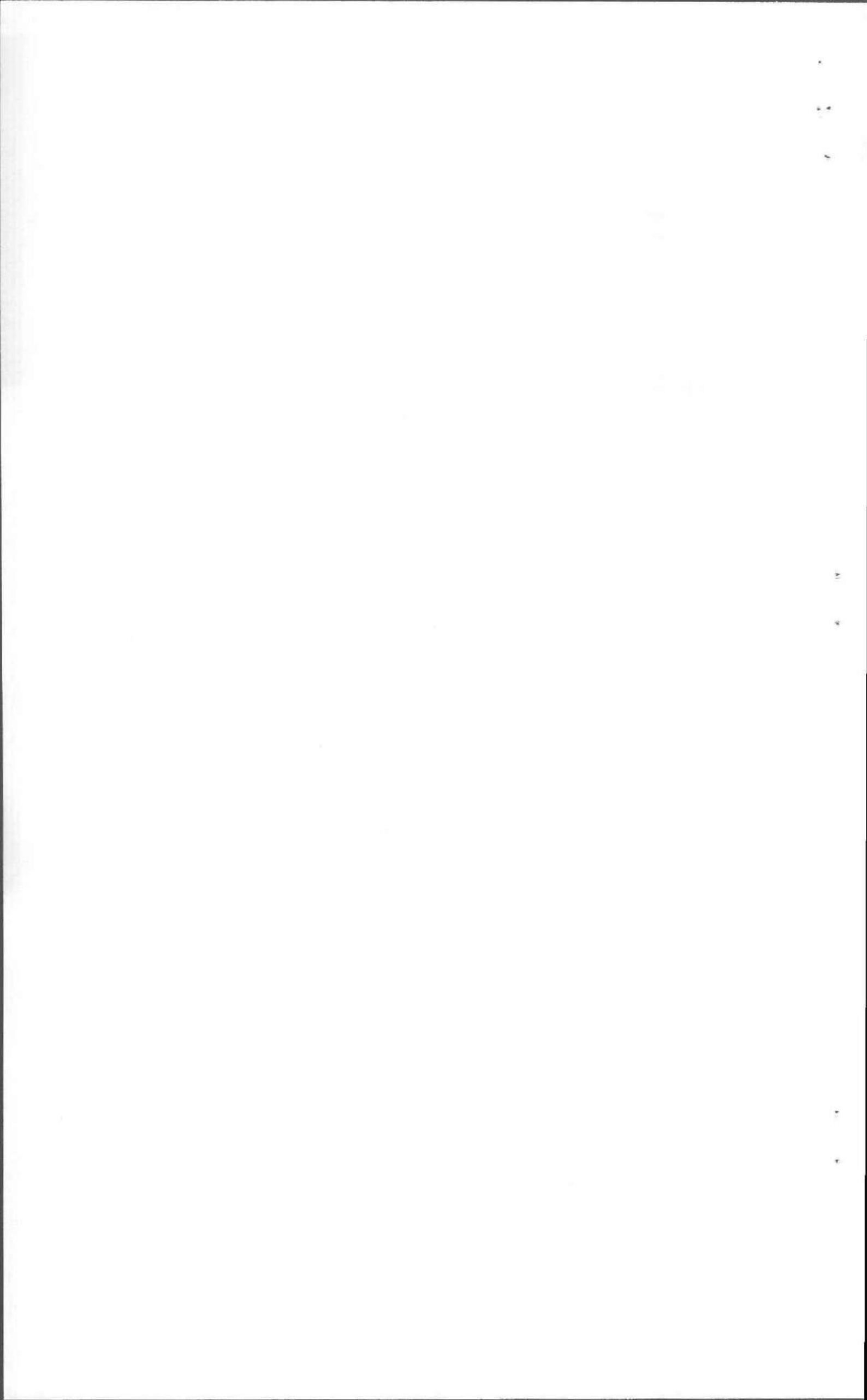
Banjari

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Annexure - "F"

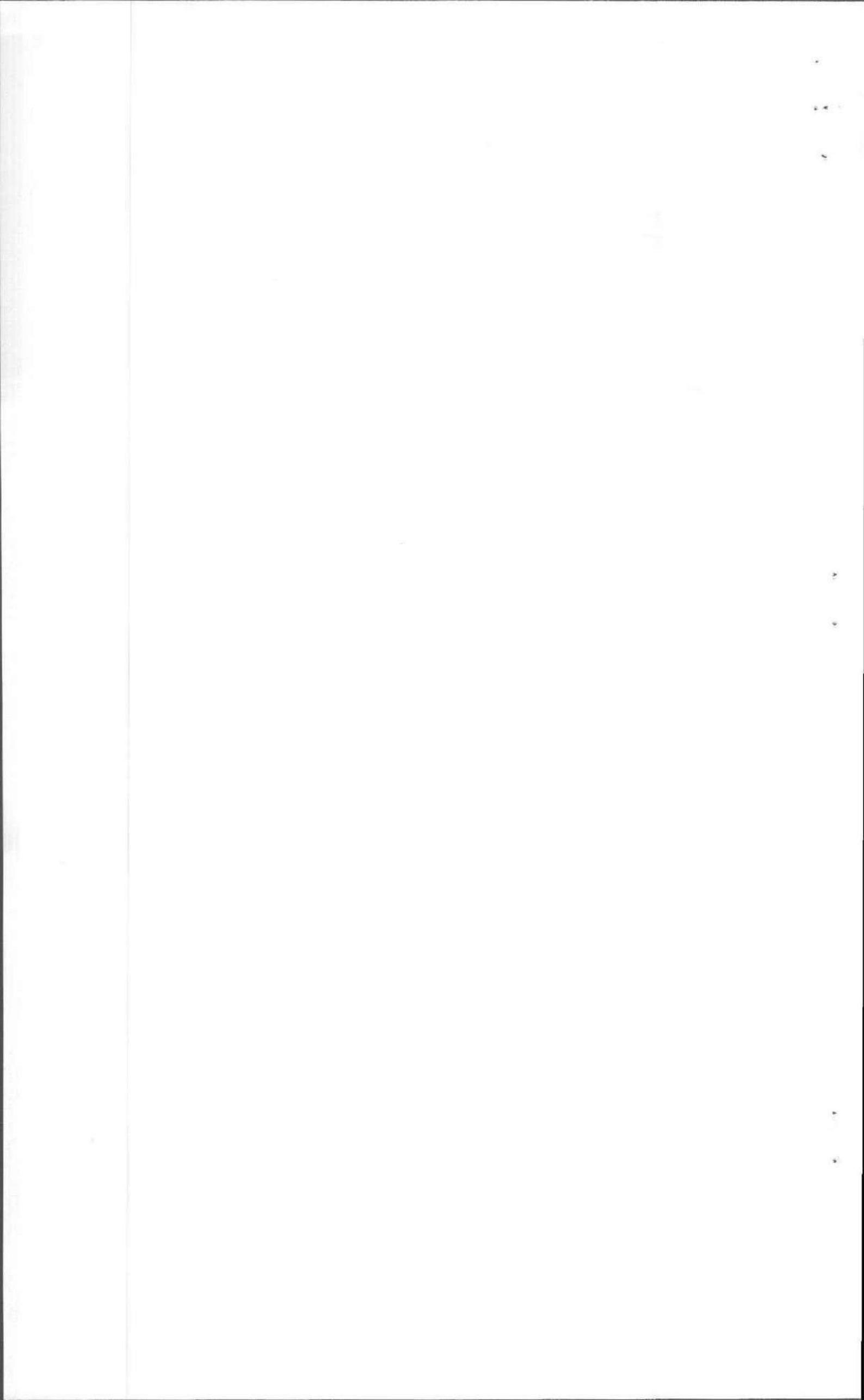
Basic Amenities provided along with premises are as follows:-

Sr.No.		Tower (Basic Amenities)
1	Structure	Earthquake resistance RCC framed structure
2	Walls	Brick walls plastered on both surfaces.
3	Door frames	Granite Door frames.
4	Door shutters	flush door shutters (both side laminated).
5	Windows	Aluminium windows
6	Flooring	
	(a) Living room	Marble flooring with skirting
	(b) Kitchen	Ceramic flooring
	(c) Bed Room	Wooden flooring in a master bedroom-2 BHK and Vitrified tiles in bedroom- 2BHK.
	(d) W.C. & Bath	Anti Skid tiles
7	Dado in kitchen	Door height ceramic dado
8	Kitchen Platform	Granite platform with stainless steel sink
9	Electrification	*Concealed copper wiring all tested according to requirement * Telephone & T.V. Antena point
10	Plumbing	Concealed plumbing with chromium plated fittings.
11	Lift	8 persons Lift of reputed make.



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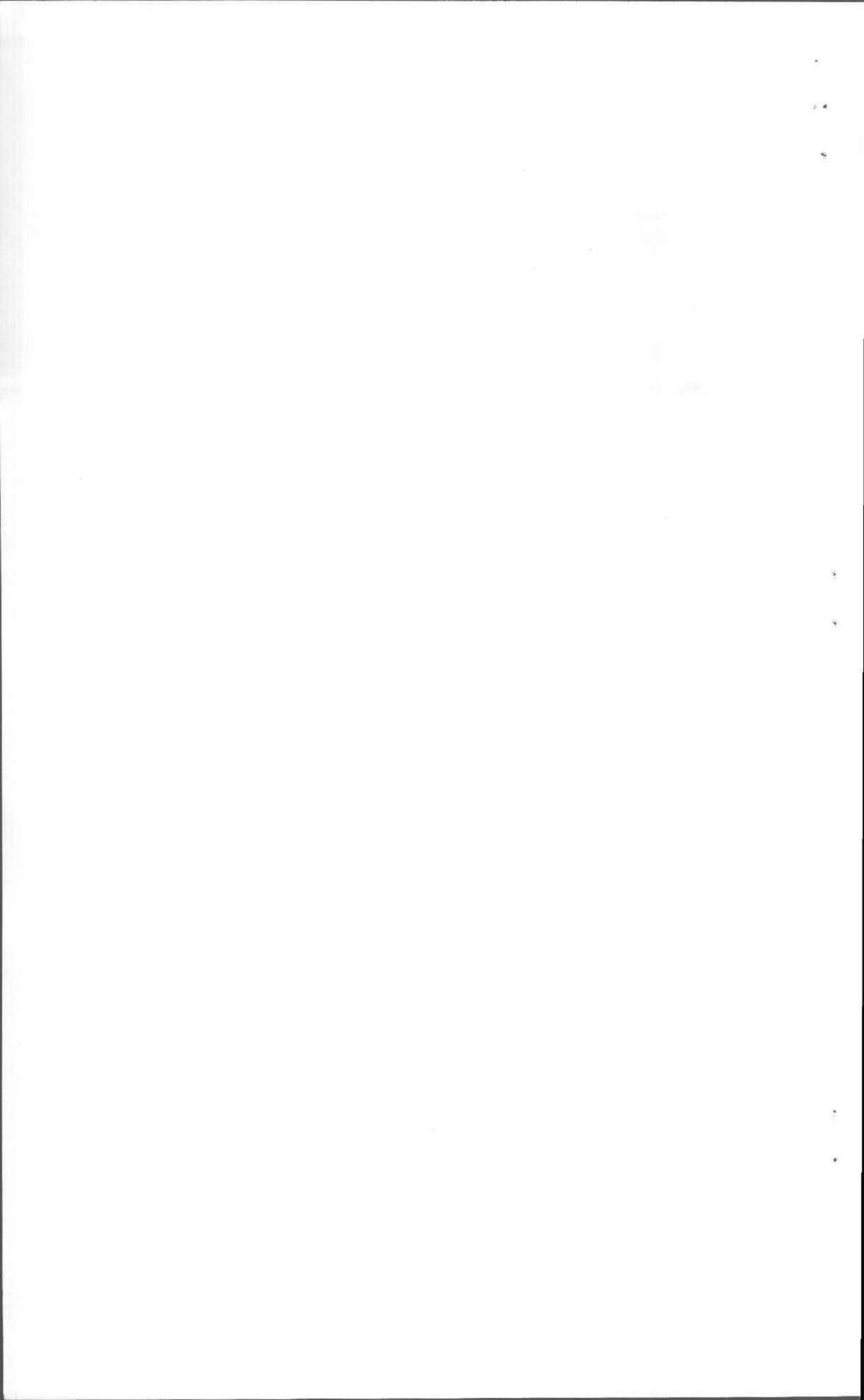
ANNEXURE - "G"

COMMON AMENITIES FOR TOWERS AT MANTRI PARK

SR. NO.	FRAMES		
1	Granite Frame for Bathroom/ WC		
2	Main Door- Wooden Frame.[Teak Wood]		
3	Granite frame for kitchen entrance.		
	DOORS:		
4	All Room Door- Laminated Flush Door		
5	Toilet Door: Laminated Flush Door		
6	[Provision only] Safety door to be installed in every layer		
	WINDOWS:		
7	Window Sills: Granite		
8	Color Anodized Aluminum sliding Window		
9	M.S.Grills at additional cost		
	FLOORING:		
10	Flooring: Marble in Hall and Passage.	बदा-१२२/ ०५३९	९८
11	Laminated Wooden flooring in Master Bed Room- 2 & 1 BHK	२०१०	
12	Ceramic Tiles in Kitchen/ Vitrified tiles in Children Bed Room 2 BHK		
13	Anti Skid tiles in Bath room & Toilet		
	TILES:		

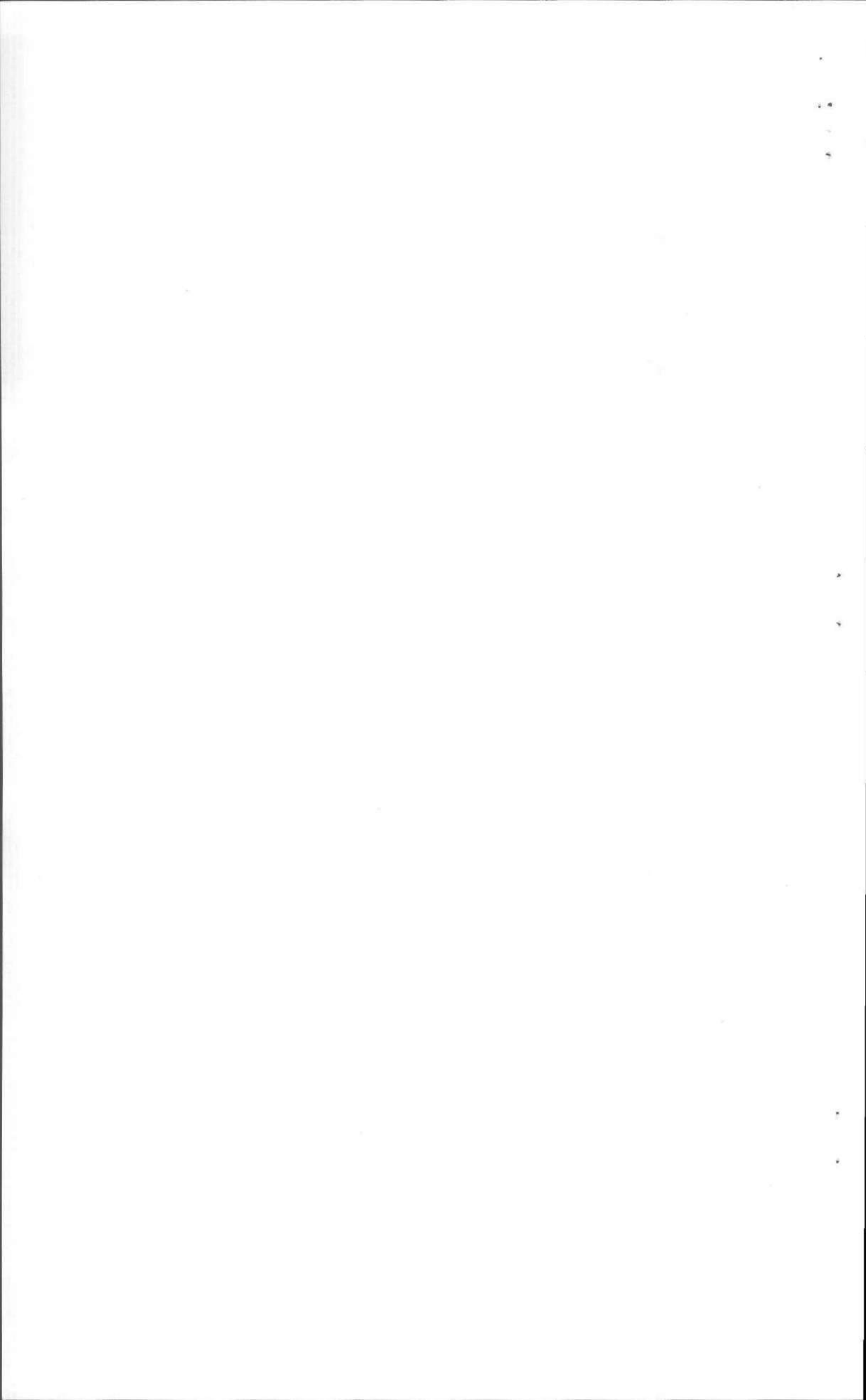


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14	Ceramic Wall Tiles in Kitchen: up to door height above platform	
15	Bath & W.C. : Up to Door height Ceramic tiles	
	CEILING:	
16	POP Cornice in Living Room.	
	PAINTS:	
17	External paint: APEX OR Equivalent paint.	
18	Internal paint: Acrylic distemper paint finish	
19	Ceiling: Acrylic distemper	
	KITCHEN & KITCHEN CABINETS:	
20	Granite Kitchen Single Platforms	
21	Sink: Stainless Steel	
	BATHROOM & TOILET FITTINGS:	
22	Fittings: H.R. Johnson or equivalent fittings	
23	Towel Rods & Rings	
24	Toilet Paper Holder, Soap Dish	
	ELECTRICALS:	
25	Concealed copper wiring.	बदर-२२/ ७५३९
26	M C B (Miniature Circuit Breaker)	६०
27	MODULAR SWITCHES	२०१०
28	In Kitchen	
29	In W/c & BATH / TOILETS	
	PLUMBING:	

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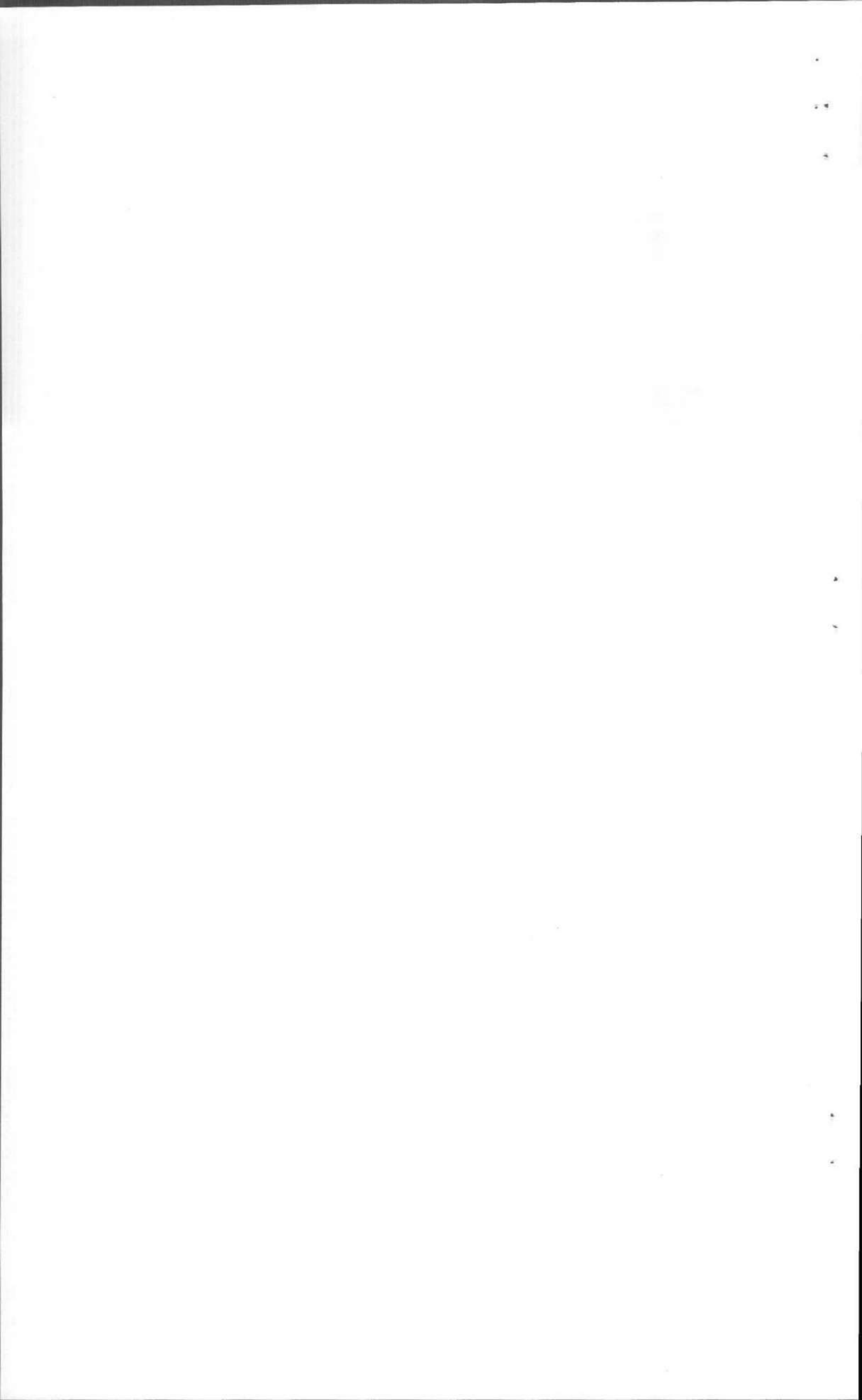
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30	GI Plumbing.
31	TELEPHONE & INTERCOM & VIDEOCOM
32	Telephone Point in living room
33	Intercom
34	Video Door Phone for Security [B/W]
	OTHER AMENITIES:
35	Cable Point in living room
	FITNESS CENTRE:
36	Swimming Pool [subject to approval by local authorities]
37	Badminton Court
38	Fitness Centre with Gym equipments (subject to approval by local authorities)
	COMMON FACILITIES :
39	Lifts of reputed make
40	Rainwater Harvesting
41	Generator Back up [for Lifts, passage & common areas]
42	Children Play Area
43	Forum of the Premises Purchasers / Maintenance Offices.
	PROJECT AMENITIES:
44	Servant cum Drivers' Toilet in basement.



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ANNEXURE-"H"

The nature, extent and description of the "Limited Common Areas" shall be as under :-

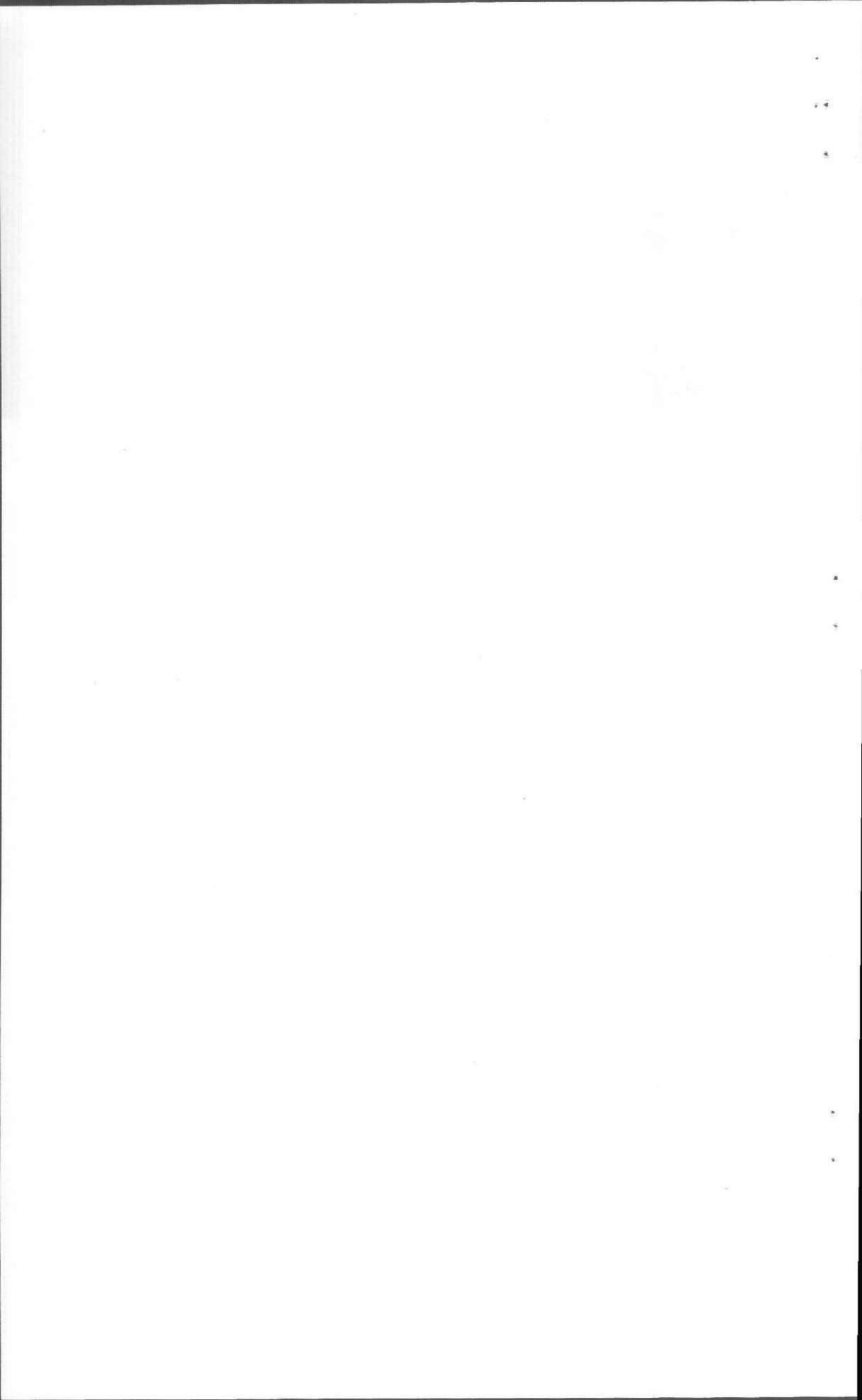
1. Common Areas and Facilities :

- a) Entrance lobby and foyer of the Building;
- b) Compound of the building, i.e. the open area (out of the said land described in the First Schedule above) appurtenant to the built-up area of the building, but excluding the open car parking spaces in the compound allotted/to be allotted to the respective premises holder and garages, if permitted and constructed;
- c) staircase and including main landing , for the purpose of ingress and egress but not for the purpose of storage of recreation or for residence or for sleeping;

2. Limited Common Areas and Facilities :-

- a) Landing in front of the stairs and lift on the floor on बंदर-१२/ which the particular premises is located, as a means of ७५३८ of access to the premises but not for the purpose of storing २०१० as a recreation area, or for residence or for sleeping;
- b) This landing is limited for the use of the residents of the flats located on that particular floor and for visitors thereto, but is subject to means of access for reaching the other floors, available to all residents and visitors;

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ANNEXURE + A + B

ANNEXURE : A+ B

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

No. SRA/ENG/DBTP/444/PN/MH/AP..... 25/04/2000

To,

Architect (S.B.P.L.)

SPPL, Griha Nirman Bhavan B 5th Floor, Bandra (E).

With reference to your Notice, letter No. 388 dated 25/04/2000 and delivered

on 200 and the plans, Sections, Specifications and Description and further particulars
and details of your building at Sale S-2 (Wing 'A' & 'B') On Plot bearing

C.T.S. No. 827D/ 2 to 4 Of Village Malad (E), F. No. City Road,

Goregaon ..

furnished to me under your letter, dated 200 I have to inform you that the proposal
of construction of the building or work proposed to be erected or executed is hereby approved under
section 45 of the Maharashtra Regional & Town Planning Act, 1968 as amended up-to-date, subject to the
following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH
BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate us/ 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the 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)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.

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R. S.



Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the 23rd day of June 2002 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your attention is drawn to the special instructions and Notes accompanying this Intimation of Approval

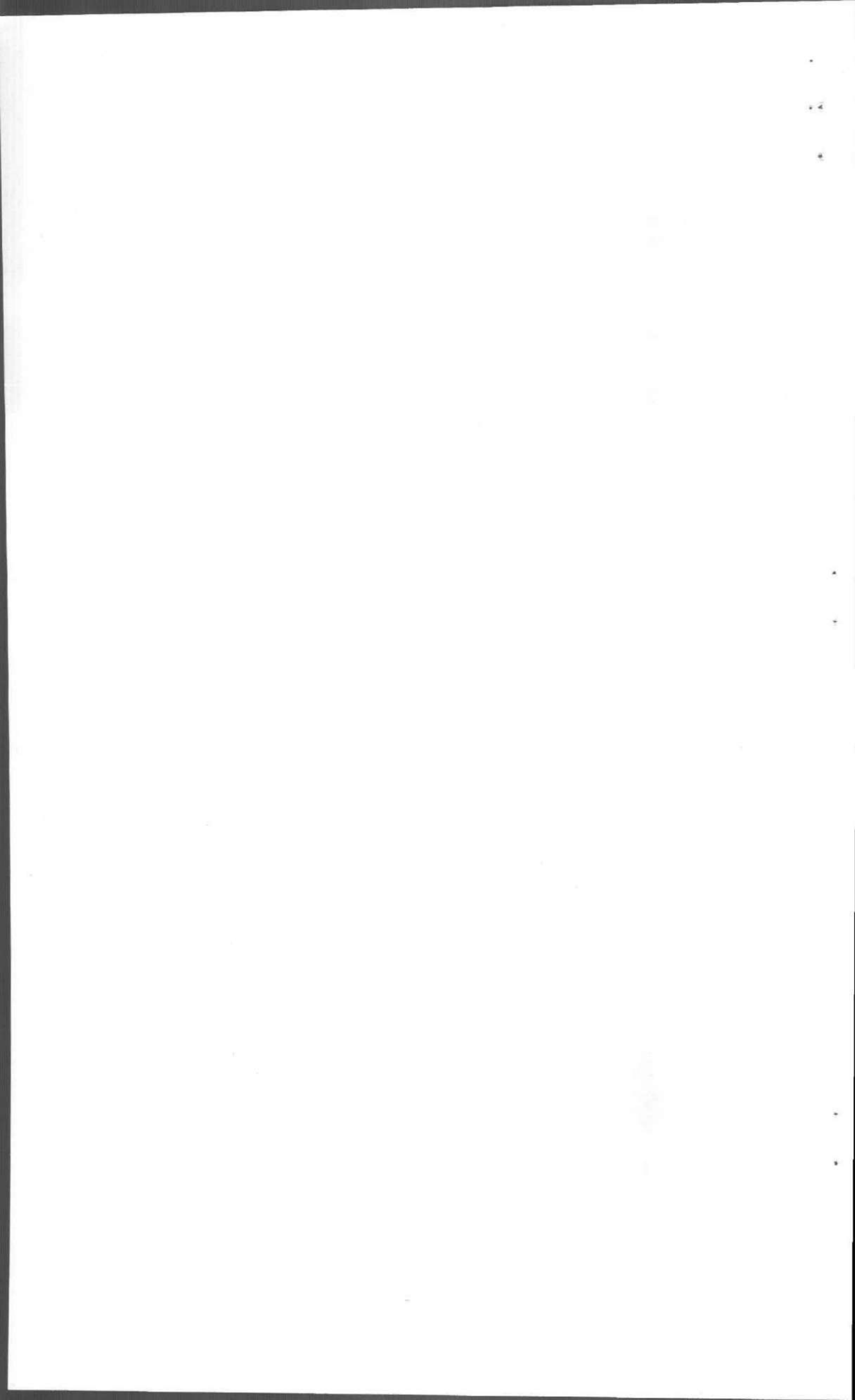
set
Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate 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 Approval.

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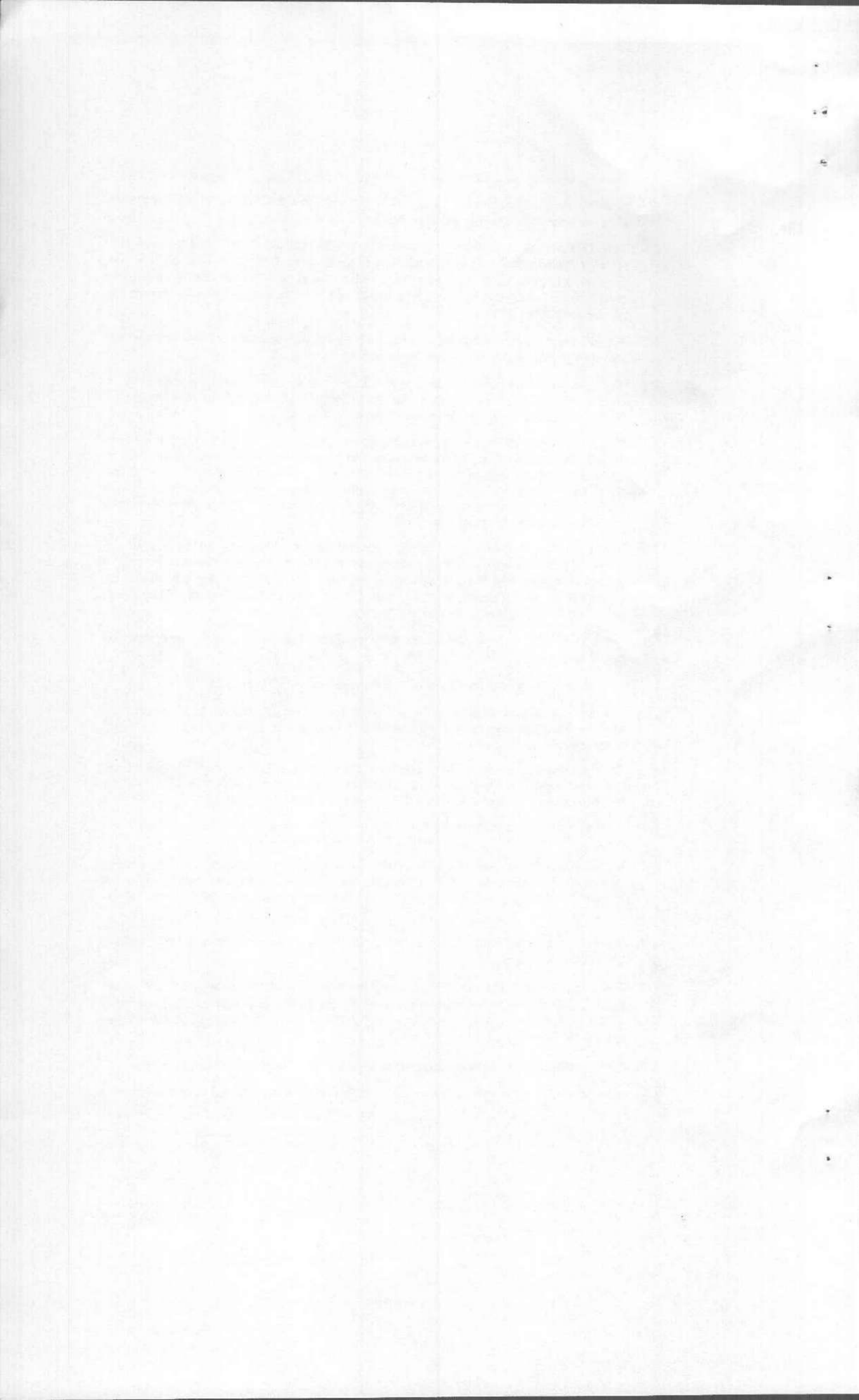
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- (1) The work should not be started unless objections A1 to A23 are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (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 alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on 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 of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. 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 tap 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, 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.
- (8) The work should not be started unless the compliance of above said conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open spaces dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai 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/Amalgamation under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Ex-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having



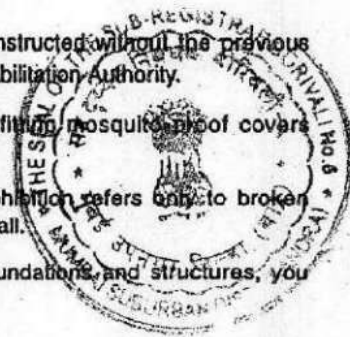
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- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer [SRA] is satisfied with the following :
 - (i) Specific plans in respect of evicting or rehusing the existing tenants on your plot stating 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 for the alternative accomodation in the proposed structure.
 - (iii) Plans showing the phase 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.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plains glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.



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Executive Engineers, (S.R.A.)

24 MAR 2008

- Forwarded to
- 1) EIT Surveyor
 - 2) Owner
 - 3) Asslt Munc. Comm. (P/A) ward
 - 4) A.E. D.C.B.S.D./Sub. Divisional Officer
Tahsildar Officer B.S.D./Dy. Coll. (SRA)
 - 5) Dy. Ch. E. (D.P.) L
 - 6) A.E.W.W... P/A... Ward
 - 7) A. A. & C... P/A... Ward

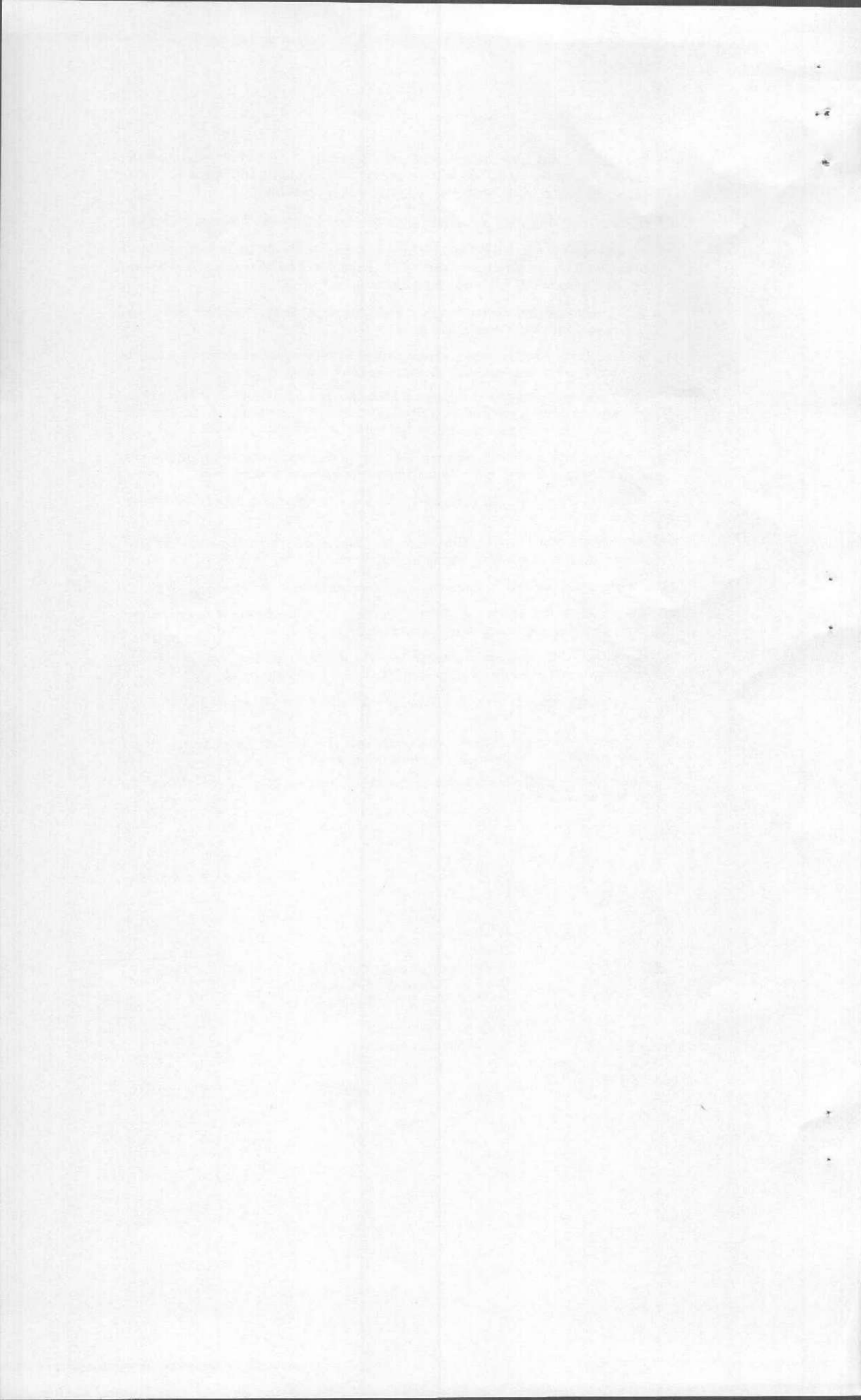
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Sandip W Tandel
(Architect)
CA/95/19270

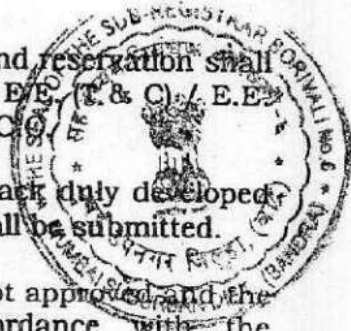
Executive Engineer III
Slum Rehabilitation Authority

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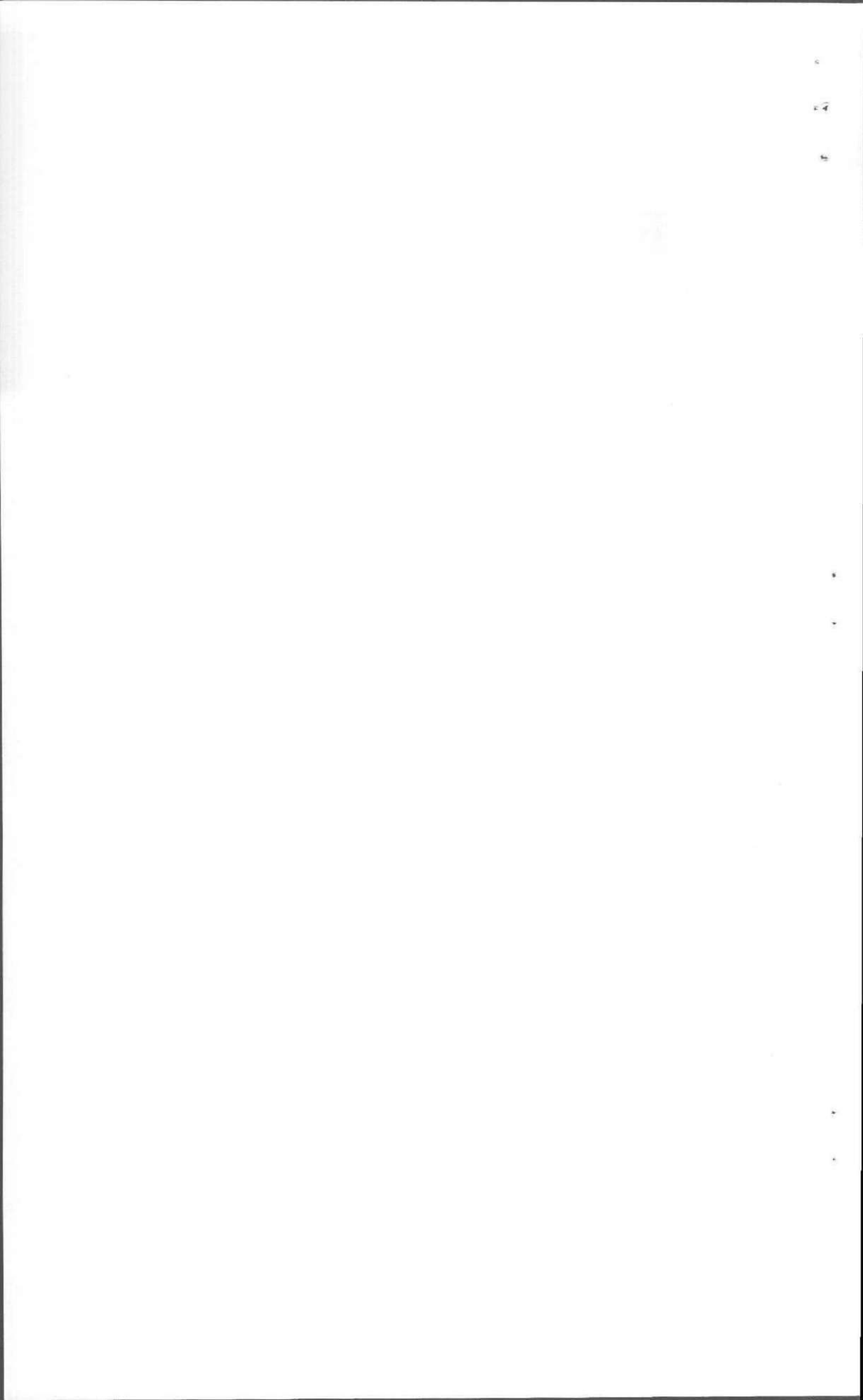


5. That the low lying plot shall be filled up to a reduced level of at least 90'-6" T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
6. That the specifications for layout access / D.P. Road / setback land shall be obtained from E.E. (Road Construction) & E.E. (SWD) & or access / setback road shall be constructed in W.B.M./before starting the construction work. And the access and setback land shall be developing accordingly including providing street lights and S.W.D. The completion certificate shall be obtained from E.E. (R.C.) / E.E. (SWD) before submitting building completion certificate.
7. That Registered Undertaking stating that stilts shall not be missed and part terraces shall not be covered in future, shall be submitted.
8. That No Objection Certificate shall be submitted from following departments :
 - a) AA & C of F.N.Ward of M.C.G.M.
 - b) HE of MCGM
 - c) MTNL
 - d) Concerned Electrical Authority (BSES)
 - e) Civil Aviation Authority
9. That the regular / sanctioned / proposed lines and reservation shall be got demarcated at site through A.E. Survey / E.E. (T & C) / E.E. (D.P.) of M.C.G.M. / D.I.L.R., before applying for C.C.
10. That Registered Undertaking to hand over set back duly developed free of cost to MCGM as and when demanded shall be submitted.
11. That the drainage layout shall be submitted & got approved and the drainage work shall be executed in accordance with the requirements of the M.C.G.M.
12. That the agreements with the photographs of the eligible slum dwellers i.e.(PAP's) shall be executed and kept ready with the SPPL. Final list of allottees shall be submitted to SRA before occupation.
13. That the Registered site supervisor through Architects / Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect / Structural Engineer certifying the quality of the construction work carried out at various stages of the work whenever demanded by the Executive Engineer (SRA).



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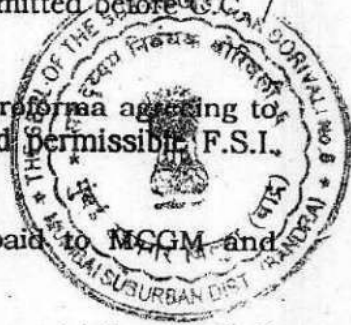
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No : SRA/DDTP/444/PN/MHL/AP. 24 MAR 2008

- 14. That the true copy of the revised sanctioned layout / subdivision / amalgamation along with the T & C there of shall be submitted before C.C. and compliance thereof shall be done before submission of B.C.C.
- 15. That the requisite premiums, if any, shall be paid before C.C.
- 16. That you shall pay the difference in premium due to change in land rate whenever asked by SRA and undertaking to that effect shall be submitted.
- 17. That all the conditions o letter of Intent issued under No.SRA/DDTP/002/PN/MHL/LOI/AMD dtd. 10/02/2001 shjall be complied with.
- 18. That the Janata Insurance Policy to cover the compensation/claims arising out of workmen's compensation Act. 1923, shall be taken out before starting the work and also shall be renewed during the construction.
- 19. That the Indemnity bond indemnifying the CEO (S.R.A.) and his staff for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C. starting the work.
- 20. That the registered undertaking in prescribed Proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall be submitted before C.C.
- 21. That extra water sewerage charges shall be paid to MCGM and certificate to that effect shall be submitted.
- 22. That CFO, NOC shall be submitted and requirements thereof shall be complied with and completion certificate form CFO should be submitted.
- 23. That approval of realignment of D.P.Road from MCGM shall be submitted.

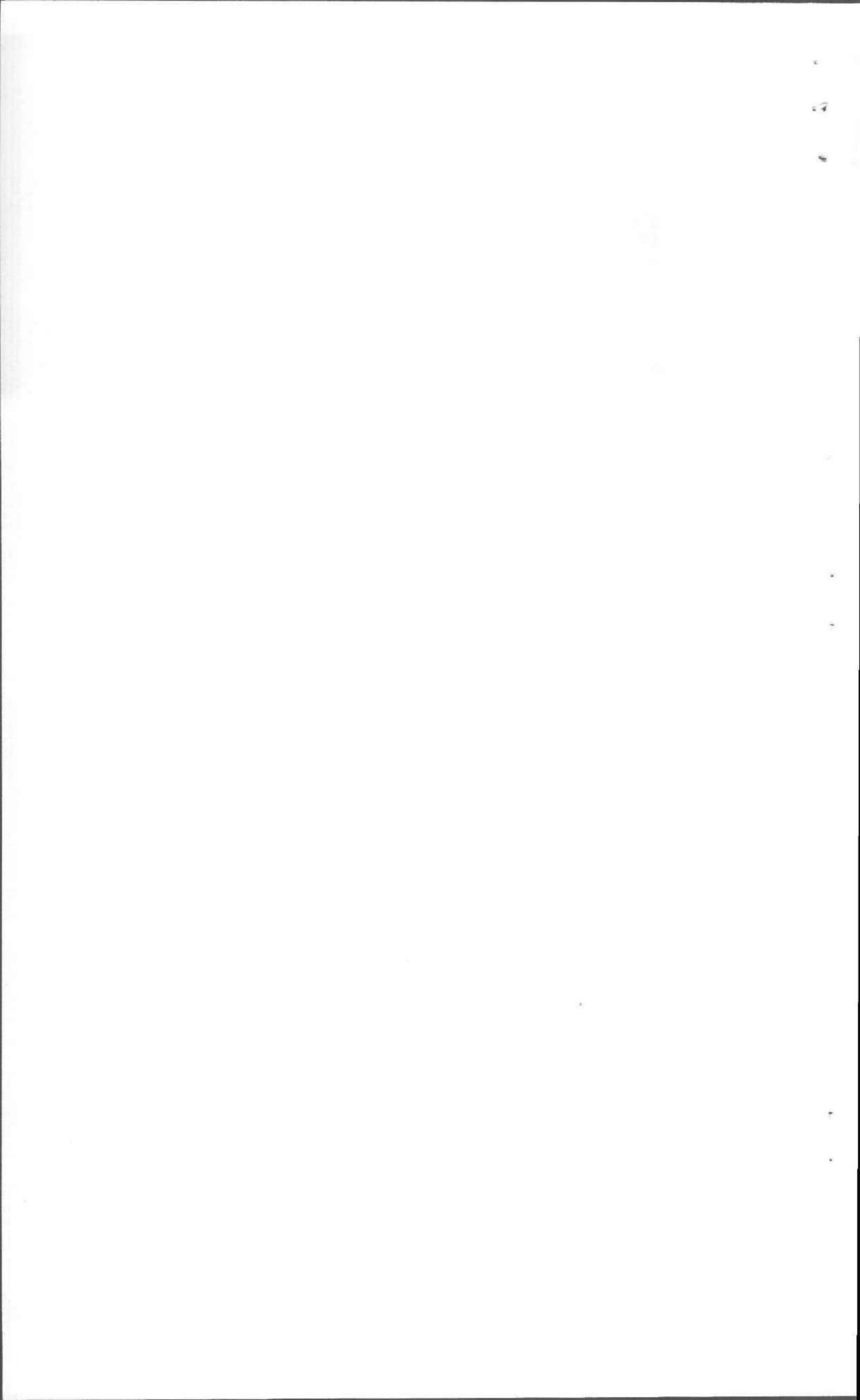


B) THAT THE FOLLOWING CONDITIONS ARE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE :

- 1) That plinth shall be got checked from SE/JE (SRA)

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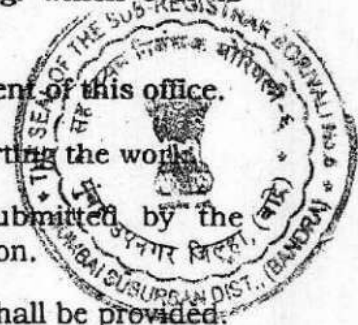
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No : SRA/DDTP/444/PN/MHL/AP. [24 April 2008

- 2) That plinth completion certificate from Architect and Site Supervisor along with plinth completion drawings shall be submitted.
- 3) That plinth stability certificate so also stability certificate during different stage of construction form the structural engineer shall be submitted on actual visiting the site.
- 4) The NOC from Civil Aviation Authority shall be submitted.
- 5) That approval of realignment of D.P.Road form MCGM shall be submitted.

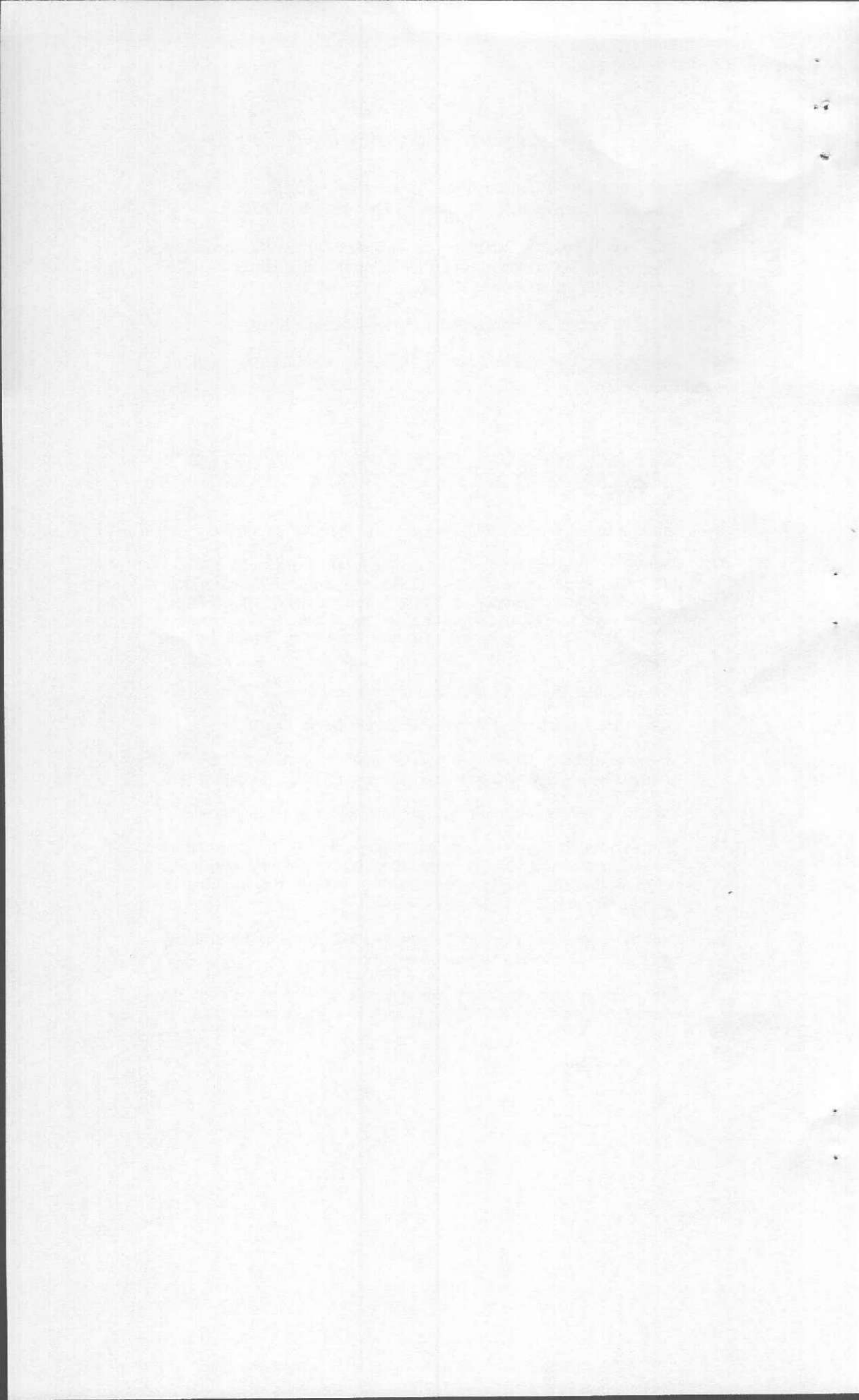
C) THAT THE FOLLOWING CONDITIONS IS COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING :

- 1) That the some of drains shall be laid internally with C.I. pipes.
- 2) That 2614 numbers of tenements for P.A.P. with carpet area each of 225 sq.ft., as per letter of intent of E.E. (SRA) under reference No. SRA/DDTP/002/PN/MHL/LOI AMD-II dtd. 10/02/2001 shall be handed over to PIA before asking for proportionate construction TDR of the last phase or occupation of sale bldg. which ever is earlier.
- 3) That the dustbin shall be provided as per requirement of this office.
- 4) That carriage entrance shall be provided before starting the work.
- 5) That the debris removal certificate shall be submitted by the Architect before requesting for occupation permission.
- 6) That 10'-0" wide paved pathway upto to staircase shall be provided.
- 7) That surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
- 8) That the name plate / board showing Plot No., Name of the Building etc. shall be displayed at a prominent place.
- 9) That the surface drainage arrangement shall be provided in consultation with E.E.(SWD) or as per his remarks and as



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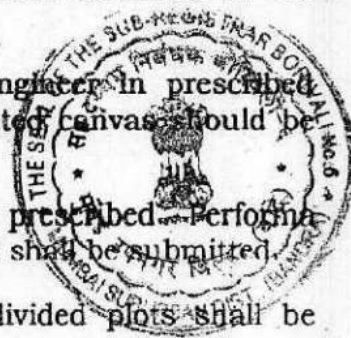


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No : SRA/DDTP/444/PN/MHL/AP.

24 MAR 2008

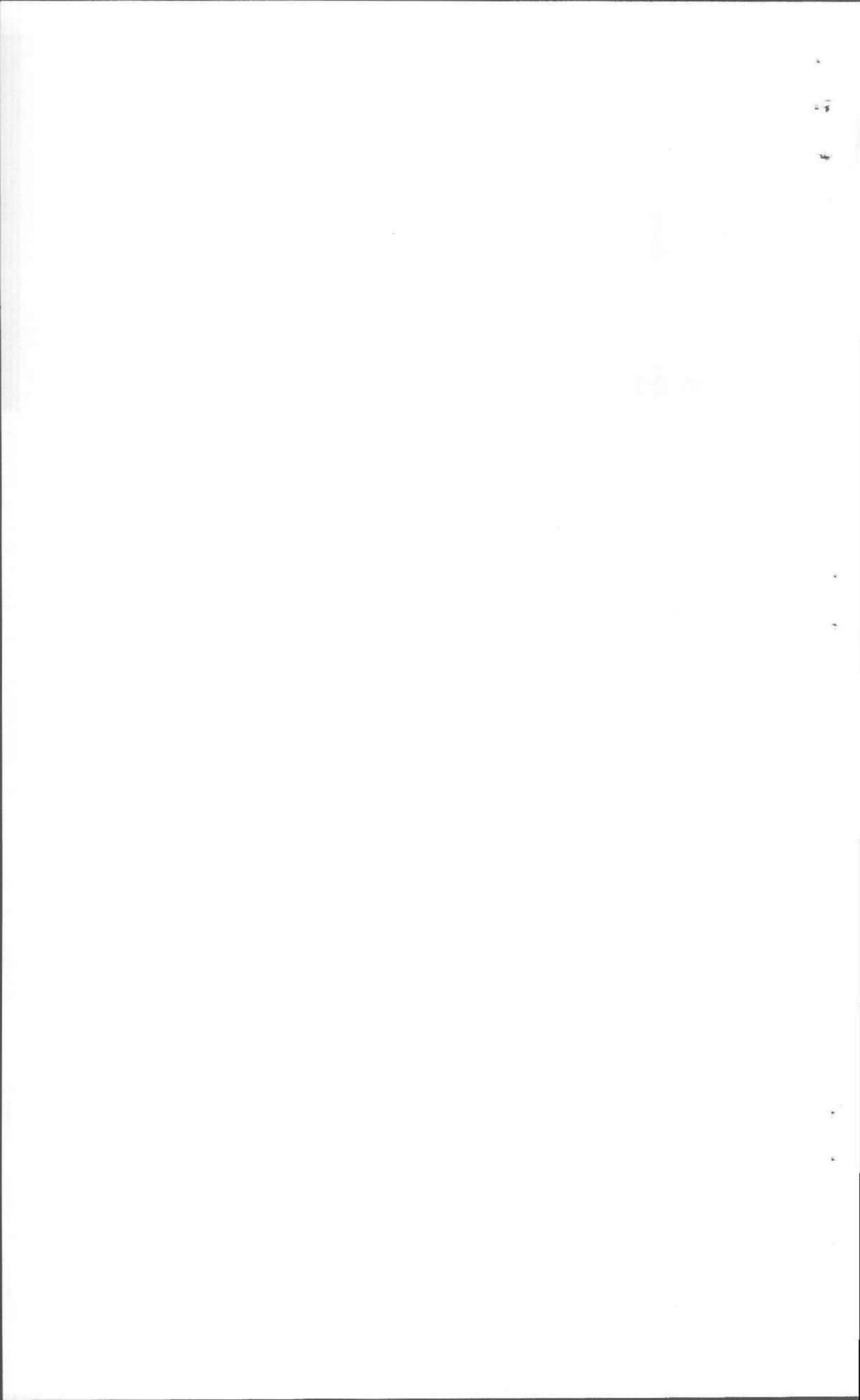
completion certificate shall be obtained and submitted before applying for occupation certificate/BCC.

- 10) That the completion certificate of E.E.T.C. & E.E. (SWD) shall be obtained & submitted before applying for occupation / B.C.C.
- 11) That the drainage completion certificate from E.E.(S.P.) (P & D) for provision of septic tank/soak pit shall be submitted.
- 12) That the drainage completion certificate for Internal Sewerage/drainage shall be submitted.
- 13) That Completion Certificate from H.E. of MCGM shall be obtained and submitted regarding completion of internal water drains layout, U/G tanks O.H.Tanks works etc.
- 14) That the NOC form Inspector of Lifts, PWD Maharashtra, shall be obtained and submitted to this office.
- 15) That the requirements form the BSES shall be obtained and complied with before asking occupation permission.
- 16) All the condition of letter of Intent issued under NO. SRA/DDTP/022/PN/MHL/LOI AMD dtd. 17/12/99 shall be complied with before asking for final occupation certificate in the layout.
- 17) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas should be submitted.
- 18) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 19) That the separate P.R.Cards for the sub divided plots shall be submitted.
- 20) That layout R.G. shall be developed as per D.C. Regulation, 1991.
- 21) That the D.P. Reservation/D.P.Road shall be developed as per Municipal Specification & transferred in the name of MCGM. A certificate to that effect shall be submitted from concerned authority.
- 22) That upto date extra water and sewerage charges shall be paid to A.E.E.E. P/N Ward of M.C.G.M.



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24 MAR 2008

- 23) Specific clearance from the PIA/concerned authority certifying that all the eligible slum dwellers are rehabilitated, shall be submitted before asking for final phase of construction TDR or occupation to the sale bldg. under reference, which ever is earlier.
- 24) That mechanical ventilation system shall be installed in the vent shafts as per DCR 42(2)
- 25) That approval of realignment of D.P.Road from MCGM shall be submitted.

D) THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C. :

- 1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.

NOTES :

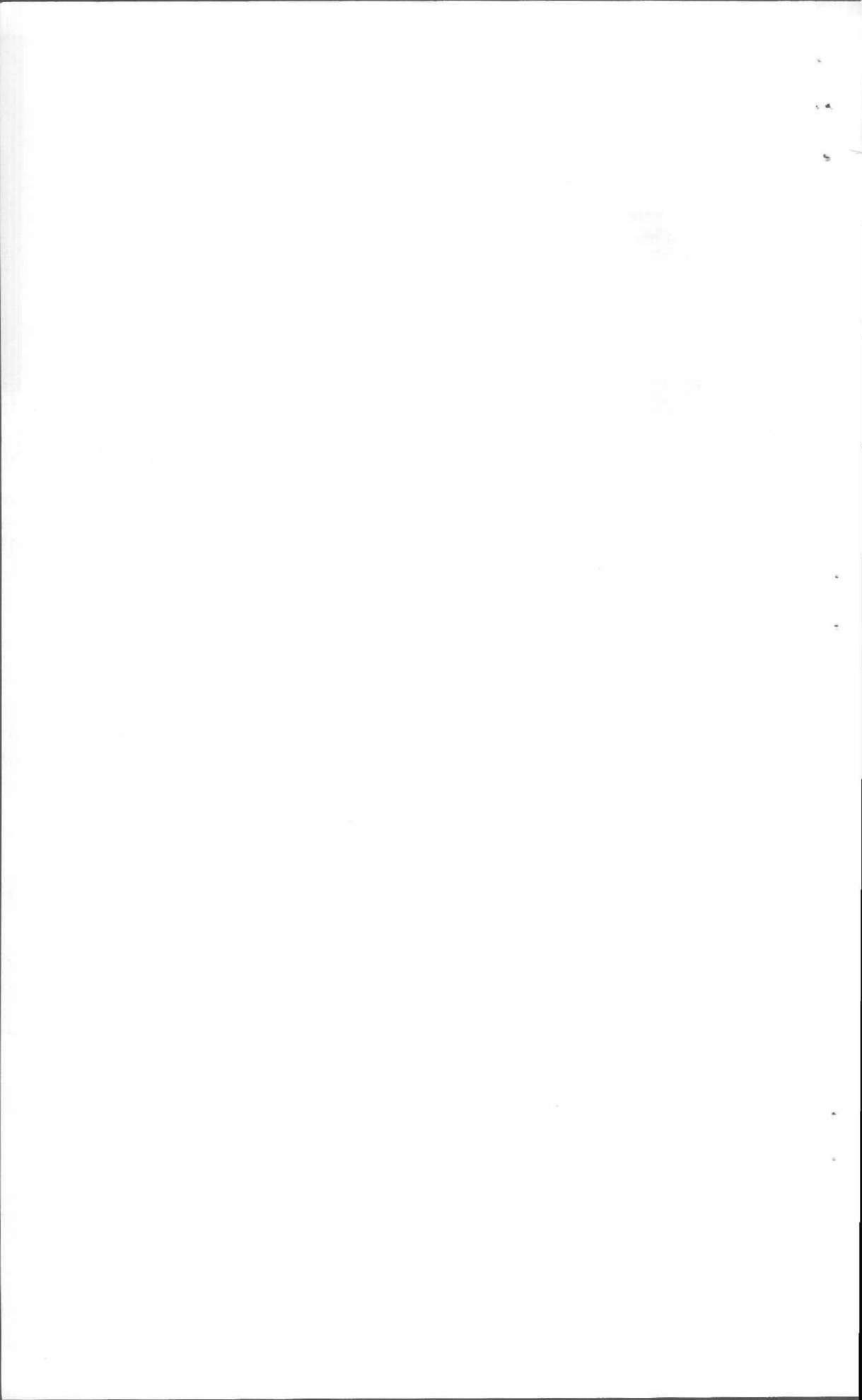
- 1) That C.C. for sale building shall be controlled in a wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component.
- 2) That no occupation permission of any of the building / sale area shall be considered until occupation Certificate for equivalent Rehabilitation area is granted.
- 3) That office of DDTP (SRA) reserves right to add or amended or delete some of the above mentioned conditions if required, during execution of Slum Redevelopment Scheme.
- 4) That transit camps or any other structure constructed on site shall be demolished before applying for O.C.C.



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Executive Engineer - III,
Slum Rehabilitation Authority.

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SLUM REHABILITATION AUTHORITY
5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/DDTP/444/PN/MHL/AP **24 MAR 2008**
COMMENCEMENT CERTIFICATE

To,
Architect (S.P.P.L.)
5th floor, Griha Nirman Bhavan,
Bandra (E), Mumbai.

Sir,
With reference to your application No. 388 dated 24/04/2000 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. S-2 C.T.S. No. 827-D/2 to 4 of village Malad T.P.S. No. - ward PIN situated at Dindeshi, Film City Road.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOIU/R No. SRA/DDTP/002/PN/MHL/LOI -AMD.3 dt. 27/10/2003 IOA U/R No. SRA/DDTP/444/PN/MHL/AP dt. - and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) 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 event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. 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 C.E.O. (SRA) has appointed SHRI B.G. GHALSASI

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Full height i.e. part Ground & Stilt + podium Stilt + 17th upper floors + LMR+OH of the Bldg.No.S-2(Wing A&B)

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Certified True Copy

Sandip W Tandel
(Architect)
CA/95/19270

[Signature] 27/3/08
Executive Engineer, (SRA) III.
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

[Handwritten initials]

बदर-१२/	
७५३८	४२
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6

ANNEXURE - C

S. G. RANE

Tel.: 579 40 17

B. A., LLB.

Advocate High Court

Building No. 139, Room No. 4129, Kannamwar Nagar No. 2, Vikhroli (East), Mumbai - 400 083.

To,

Mantri Real Estate Pvt. Ltd.
GA-1, Court Chambers,
35, New Marine Lines,
Mumbai - 400 020.

... Promoters

TITLE CERTIFICATE

Re: All that the sale component of S. R. Scheme at Dindoshi on plot bearing C. S. No. 827 - D. S. No. 239 (pt) of Village Malad (E) Film City Road, Dindoshi, Goregaon (E), Mumbai - 400 065 along with structures/building standing thereon comprises of,

- (a) 189 flats with car parking spaces in 5 (S+7) RCC sale blocks
- (b) 280 flats in S1 (S+18 tower),
- (c) 196 flats + 16 commercial T/s in S2 (S+17 tower) and
- (d) 208 flats in S3 (S+18 tower)

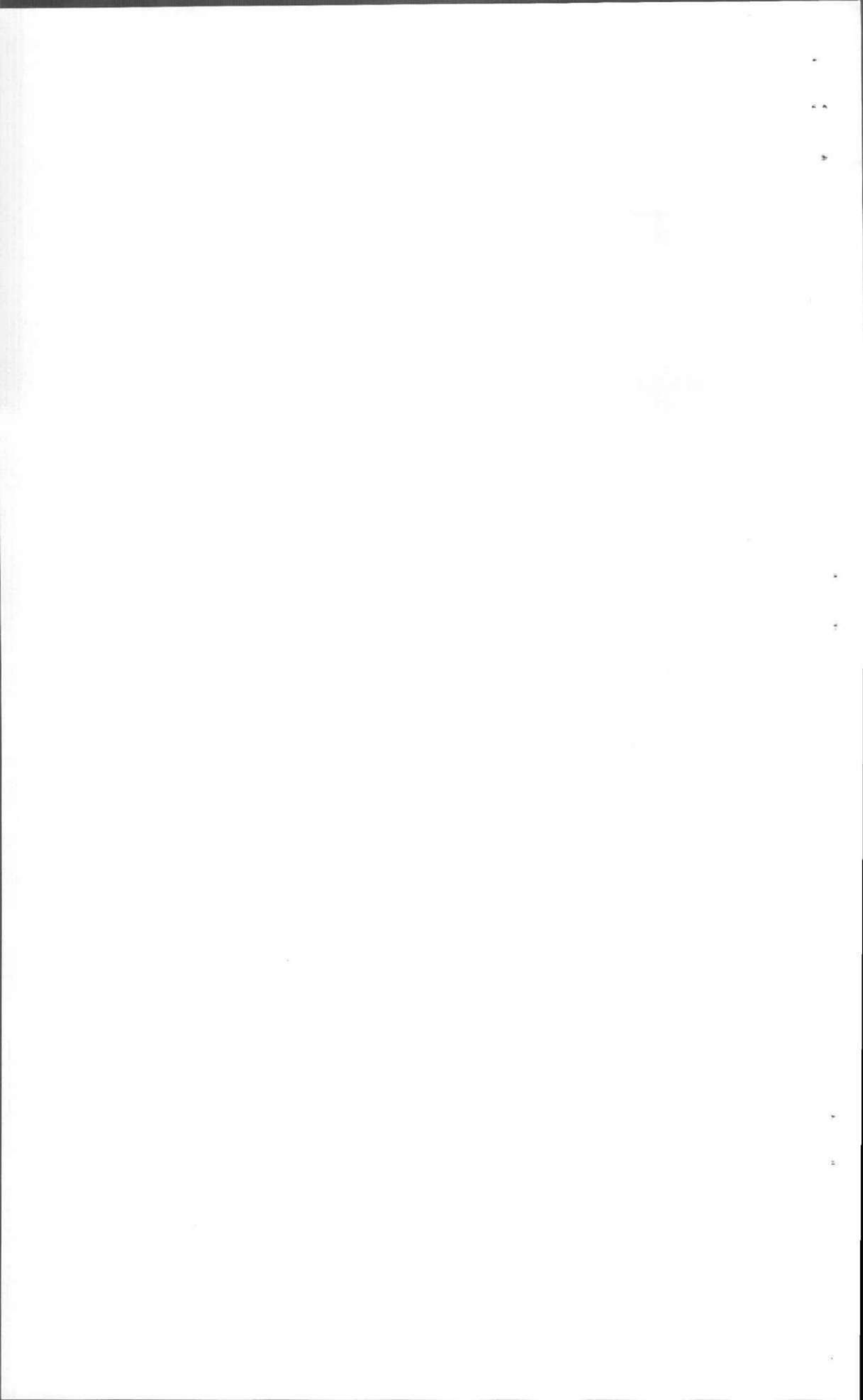
Aggregating to 889 flats / shops with car parking and 84 Nos. Stilt Parking & 97 Nos. Podium Parking.



1. At the instance of my clients M/s. Mantri Real Estate Pvt. Ltd. , I have investigated the title of my clients in respect of above referred property. I have gone through various documents of approval, sanctions and clearance of encumbrances etc. pertaining to the above referred property and from the above papers as shown by my client to me I find that:

बदर-१२/	
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h ag



63

(A) The land, bearing C.S.No.827 - D of Village Malad (East) Film City Road, Dindoshi Road, Goregaon (East), Mumbai - 400 065 (hereinafter referred to as "the Said Property"), originally belonged to the State Government of Maharashtra. The State Government has by its Notification/GR dated 25th September 1998, transferred the said land to the Shivshahi Punarvasan Prkalp Limited (SPPL) for the implementation of Slum Redevelopment Scheme. The Said Property is not falling under Forest land under prevailing laws and is free from any encumbrances;

(B) The sale component of Slum Redevelopment Scheme on the said Property comprises of (a) 189 flats with car parking spaces in 5-(S+7) RCC sale Buildings, (b) 280 flats in S1 (S+18 tower), 196 flats + 16 commercial T/s in S2 (S+17 tower) and 208 flats in S3 (S+18 tower). Besides these flats, there are 84 Nos. Skid Parking & 97 Nos. Podium Parking for sale more specifically referred hereinabove;

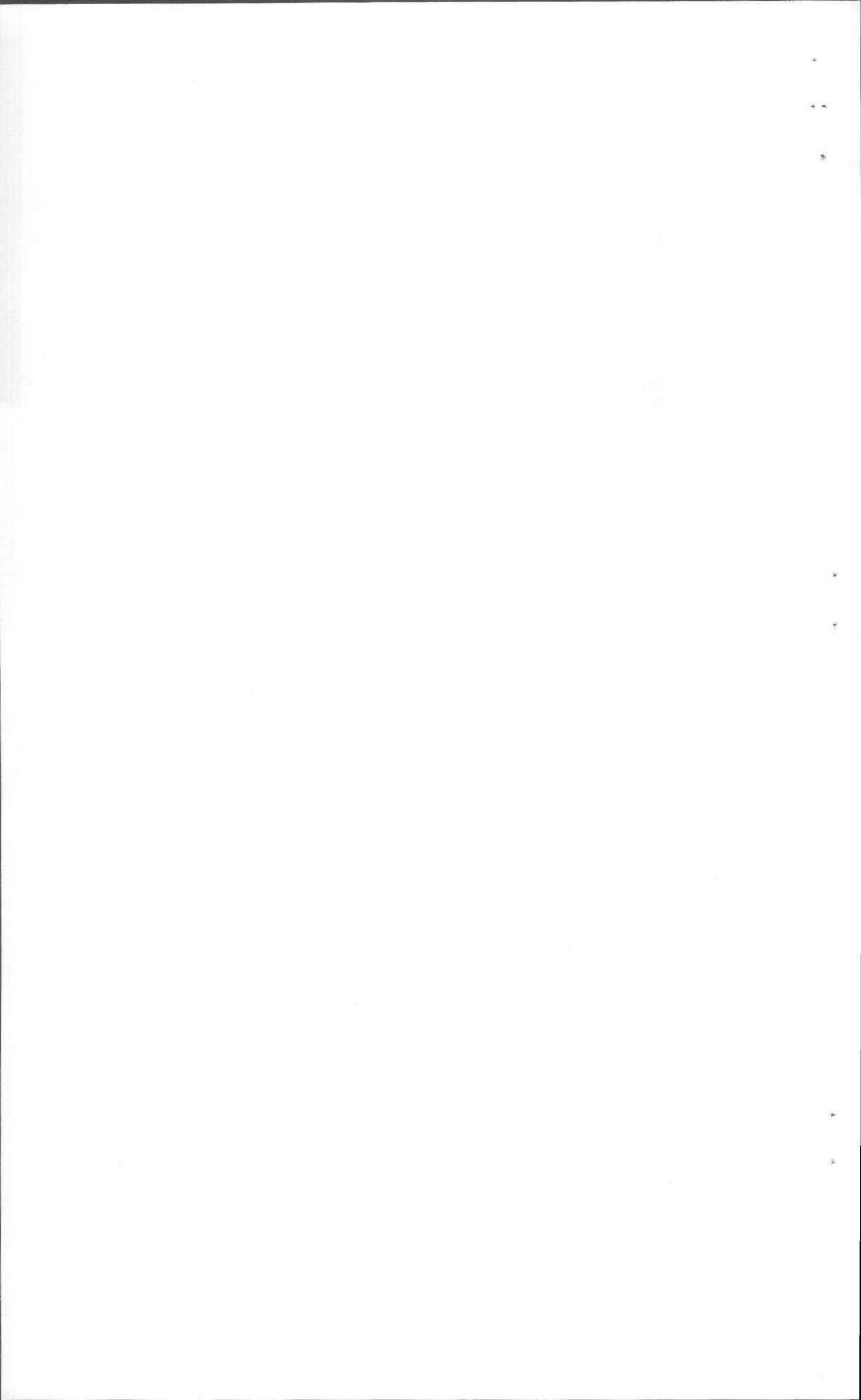
(C) An Agreement for Sale was executed by and between SPPL and Mantri Real Estate Pvt. Ltd. which was registered vide No: BDR-10-17871/2007 before Superintendent of Stamps at Mumbai on 30th October 2007 (hereinafter referred to as the "Agreement for Sale")



बदर-१२/	
०३३८	५४
२०१०	

2. I have perused duly registered Agreement for Sale wherein the SPPL have sold the rights to my clients for selling the sale component of Slum Redevelopment Scheme more particularly known as "MANTRI PARK", which is referred herein above. It is also observed that there is

R. A. A.



64

no litigation regarding the above referred property either criminal or civil in any Court of Law:

3. In the aforesaid circumstances and on the basis of records being made available to me I say that there is no litigation pending in any court of law.

4. Based on the aforesaid, in my view the title of my clients is clear and marketable and as such my clients are absolutely entitled to sell the sale component of the said property referred hereinabove, on the basis of the Agreement dated 30th October 2007 entered into between SPPL and my client i.e. Mantri Real Estate Pvt. Ltd.

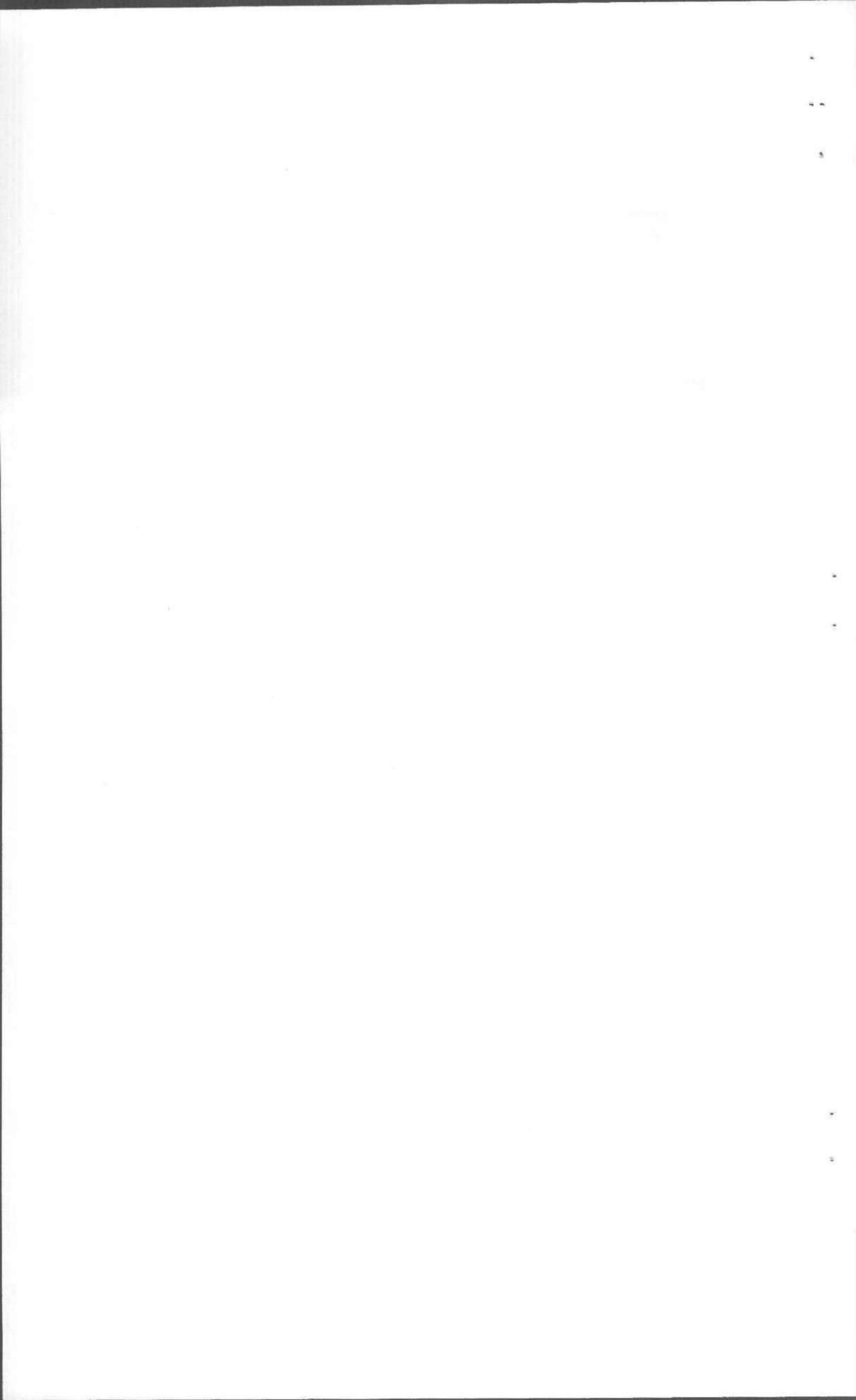
Dated this 3 day of January, 2008.



(Signature)
(S. G. Rao)
ADVOCATE

बदर-२२१	
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ANNEXURE - D

दस्तावेजांक व वर्ष: 7871/2007
 Wednesday, October 31, 2007
 4:52:35 PM

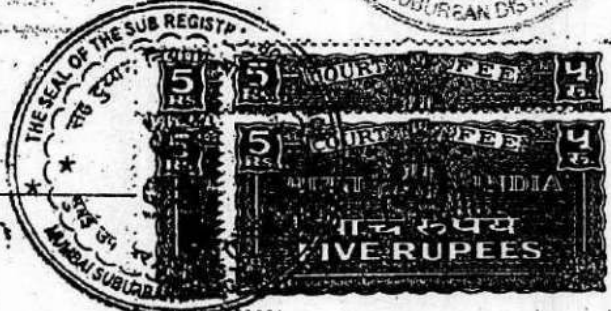
दुय्यम निबंधक: सह दु.नि.का-बोरीवली 4

नॉदणी 63- ग.
 Regn. 63 m.s.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मालाड

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,200,000,000.00
 बा.भा.रु. 1,200,000,000.00
- (2) भू-भाषण, पोटहिरसा-ब-घरक्रमांक (असल्यास) (1) वर्णना बी/1905/07 दि. 22.10.07, मोजे - मालाड पु. (दिंडोशी), सीटीएस नं. 827 डी, सर्व नं. 239 पार्ट, मधील प्लॉट वरील 1) तळ+7 मजली, पाच इमारतीमधील 189 सदनिका कार पार्कींग सह. 2) तळ+18 मजली, इमारत क्र. एस 1 मधील 280 सदनिका. 3) तळ+17 मजली इमारत क्र. एस 2 मधील 196 सदनिका व 16 वाणिज्य गाळे 4) तळ+18 मजली इमारत क्र. एस 3 मधील 208 सदनिका. एकूण 889 सदनिका / वाणिज्य गाळे व 84 स्टील्ट पार्कींग व 97 पॉडीयम पार्कींग व सर्व एकूण बांधीव क्षेत्र 669742.09 चौ फुट
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबाधीचे नाव व संपूर्ण पत्ता (1) शिवशाही पुनर्वसन प्रकल्प लि तर्फे/मॅनेजिंग डायरेक्टर श्री. स्वाधीन क्षत्रीय (आय ए एस) - :- घर/प्लॉट नं. कलम 88 नुसार कमुलीसाठी सुट. गल्ली/रस्ता :- इमारतीचे नाव :- इमारत नं. :- पेट/वसाहत :- शहर/गाव :- तालुका :- पिन नम्बर :- (2) शिवशाही पुनर्वसन प्रकल्प लि तर्फे कंपनी सेक्रेटरी श्री. एस बी. कलम 88 नुसार कमुलीसाठी सुट. गल्ली/रस्ता :- इमारतीचे नाव :- इमारत नं. :- पेट/वसाहत :- शहर/गाव :- तालुका :- पिन नम्बर :-
- (6) दस्तावेज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, बाधीचे नाव व संपूर्ण पत्ता (1) मे/- मंत्री ग्रुप तर्फे/प्लॅगशीप ग्रुप कं. मे/- मंत्री रिअल इस्टेट प्रा. लि. चे संघटक सेक्रेटरी सुब्रमण्यम नायडुमन - :- घर/प्लॉट नं. वरीलप्रमाणे, गल्ली/रस्ता :- इमारतीचे नाव :- इमारत नं. :- पेट/वसाहत :- शहर/गाव :- तालुका :- पिन नम्बर :-
- (7) दिनांक करून दिल्याचा 31/10/2007
- (8) नोंदणीचा 31/10/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 7871 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 60000000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेष



खरी मत्त

सह दुय्यम निबंधक, बोरीवली - 4
 पुर्वी उपनगर विस्था.



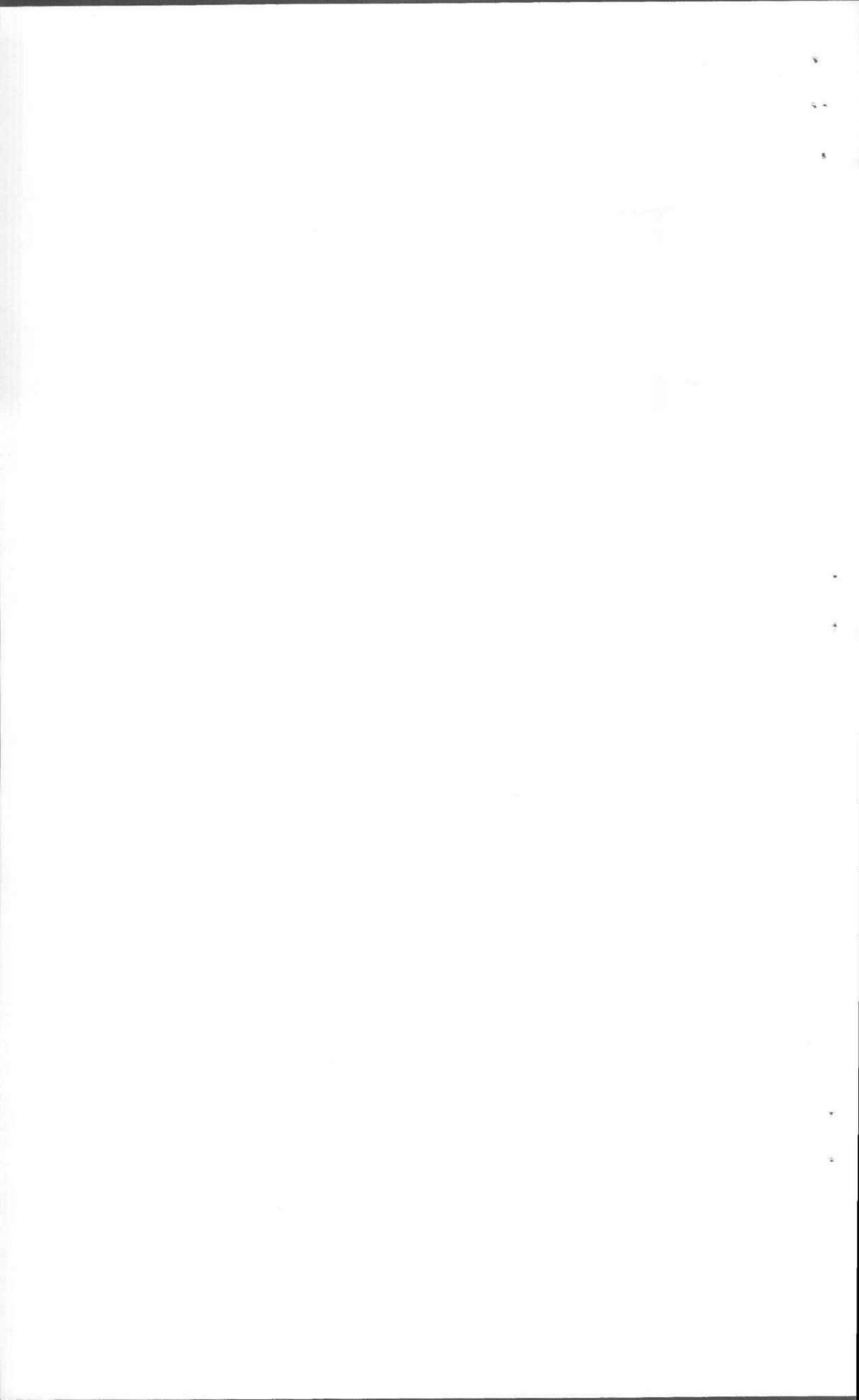
श्री/श्रीमती परेष्ठ पेठ
 वाना त्याचे ता. 30/10/07
 ध्या अर्जानुसार नमूद दिती.
 दिनांक 30/10/07

अर्ज रु - 700/00
 पावती रु - 700/00
 पावती रु - 4/-

पुर्वी उपनगर विस्था

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Handwritten signature/initials.



माल-मत्तेच्या रजिस्टर कार्डातील उतारा

सीटी सर्वे मालाड पूर्व

तालुका : थोरोवली, जिल्हा-मुंबई

अर्ज क्र. ५८

सीटी सर्वे नंबर	खोपफल नोंदण मित	सत्ता प्रकार	सरकारला भरलेल्या सध्याचा अथवा जुन्याचा तपधिल व तो केव्हा बदलावयाचा
८२०३ १	११११२-१ ५४१५३-२ ४९१३१-४	जा.भू.सू. ५२० ते ८२०३-६३ वर्ग	

वहिवाटिचा हस्त

सन १९ मध्य वारणाच्याचें नाव-हस्त कथा प्राप्त झाला ? जो पर्यंत तपस लागला तो पर्यंत :

पट्टेदार

इतर बोजे

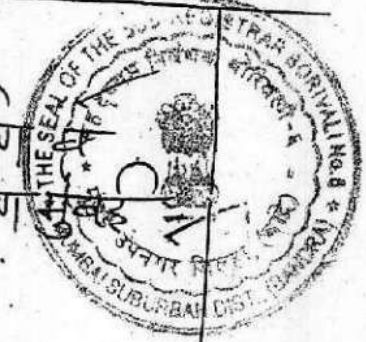
इतर शी

तारीख	व्यवहार	व्हॉल्युम नंबर	नविन धारण करणाऱ्याचा (अ) अथवा इतर बोजा असणारा (ई)	साक्षात्कृत
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[H]
महाराष्ट्र ग्रहनिर्माण
क्षेत्र विकास प्राधिकरण

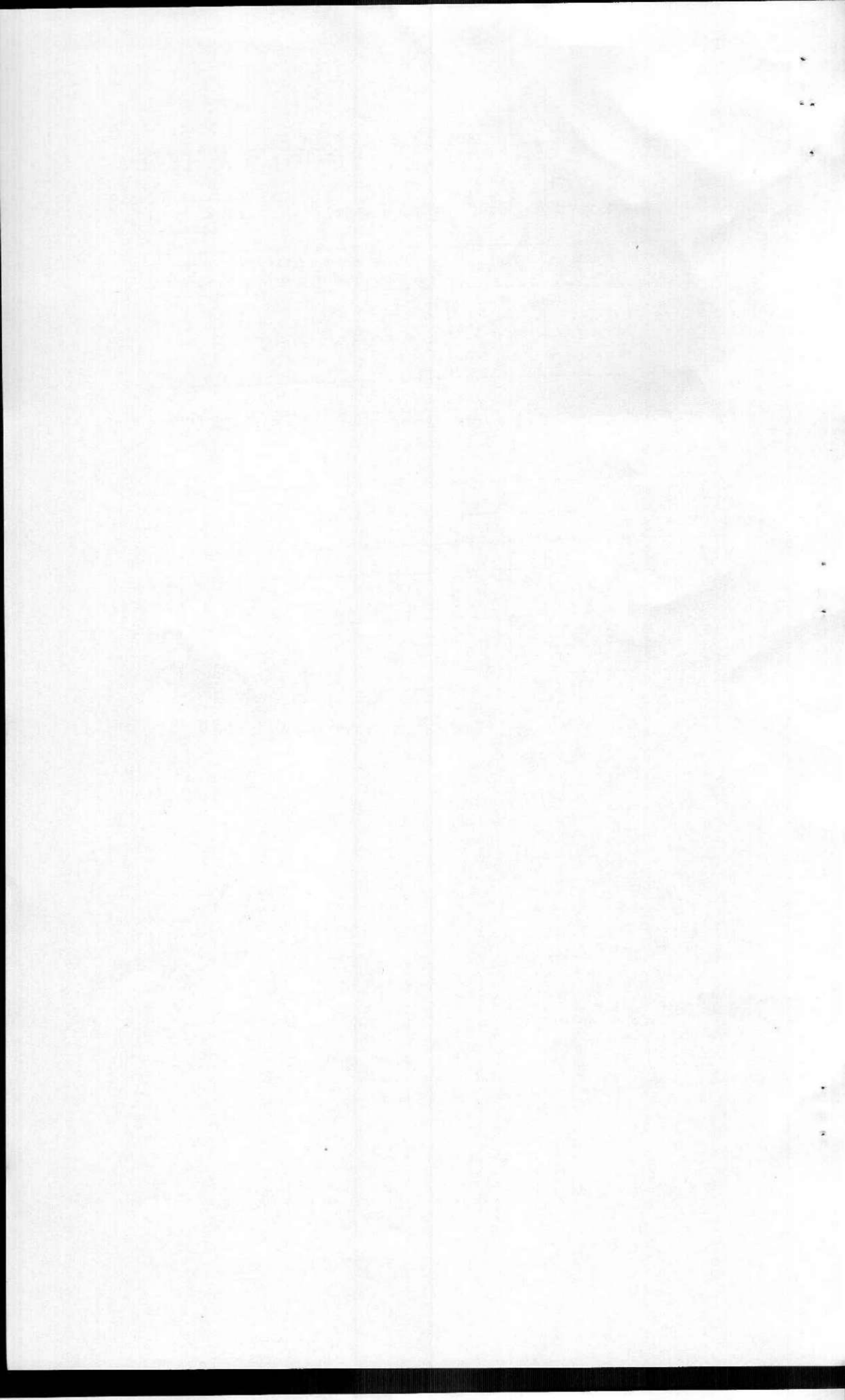


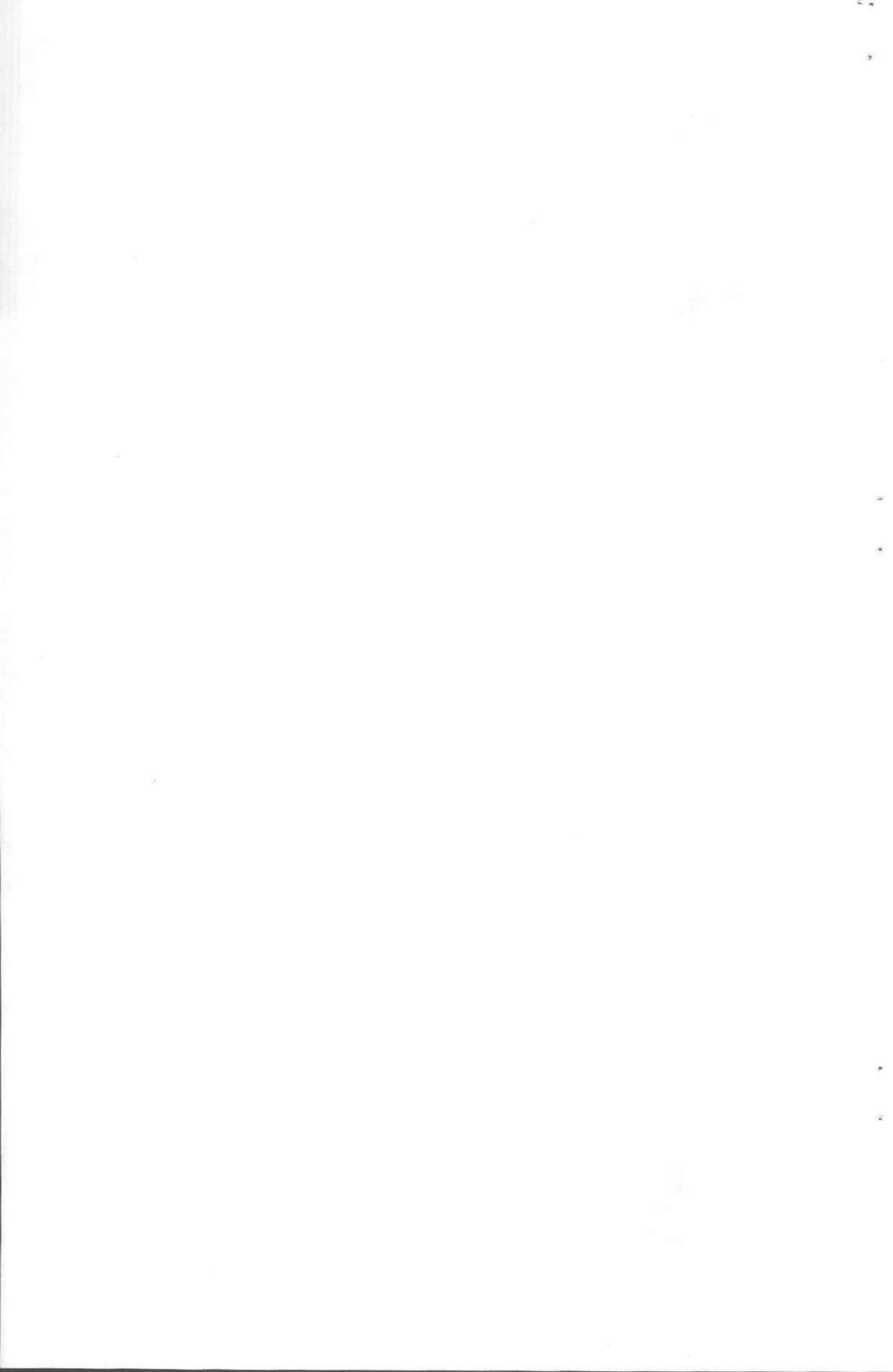
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Certified True Copy
M/s. Tandel & Associates
Sandip W Tandel
Sandip W Tandel

सीटी सर्वे
२०१०
दि. ३.११.१९९२

B a k





माल-मत्तेच्या रजिस्टर कार्डातील उतारा

सीटी सर्वे मालाड धुळे

तालुका : बोरोवली, जिल्हा-मुंबई

अर्ज क्र. ५८

सीटी सर्वे नंबर	क्षेत्रफल चौरस मिटर	सत्ता प्रकार	सरकारला भरलेल्या सान्याचा अथवा खंडाचा तपधिस व तो केव्हा बदलावयाचा
८२७३	२७४९.००		

वाहवाटिचा हक्क

सन १९ मध्ये धारणाऱ्याचे नाव-हक्क कसा प्राप्त झाला ? जो पर्यंत तपास लागला तो पर्यंत :

पट्टेदार

इतर बोजे

इतर शेरे

तारीख	व्यवहार	व्हाल्युम नंबर	नविन धारण करणाऱ्याचा (घ) अथवा इतर बोजा असणारा (ई)	साक्षांकन
३१/१२/२००२	क. न. म. क. ८२७३ न. म. क. ८२७३	प्रमाण	(H) मंडरापूर ग्रहनिर्माण व शेताविकास प्राधिकरण मुंबई सुविधा ध.क.	
	मुंबई मंडरापूर ग्रहनिर्माण व शेताविकास प्राधिकरण	२७४९-००		
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	मुंबई मंडरापूर ग्रहनिर्माण व शेताविकास प्राधिकरण			
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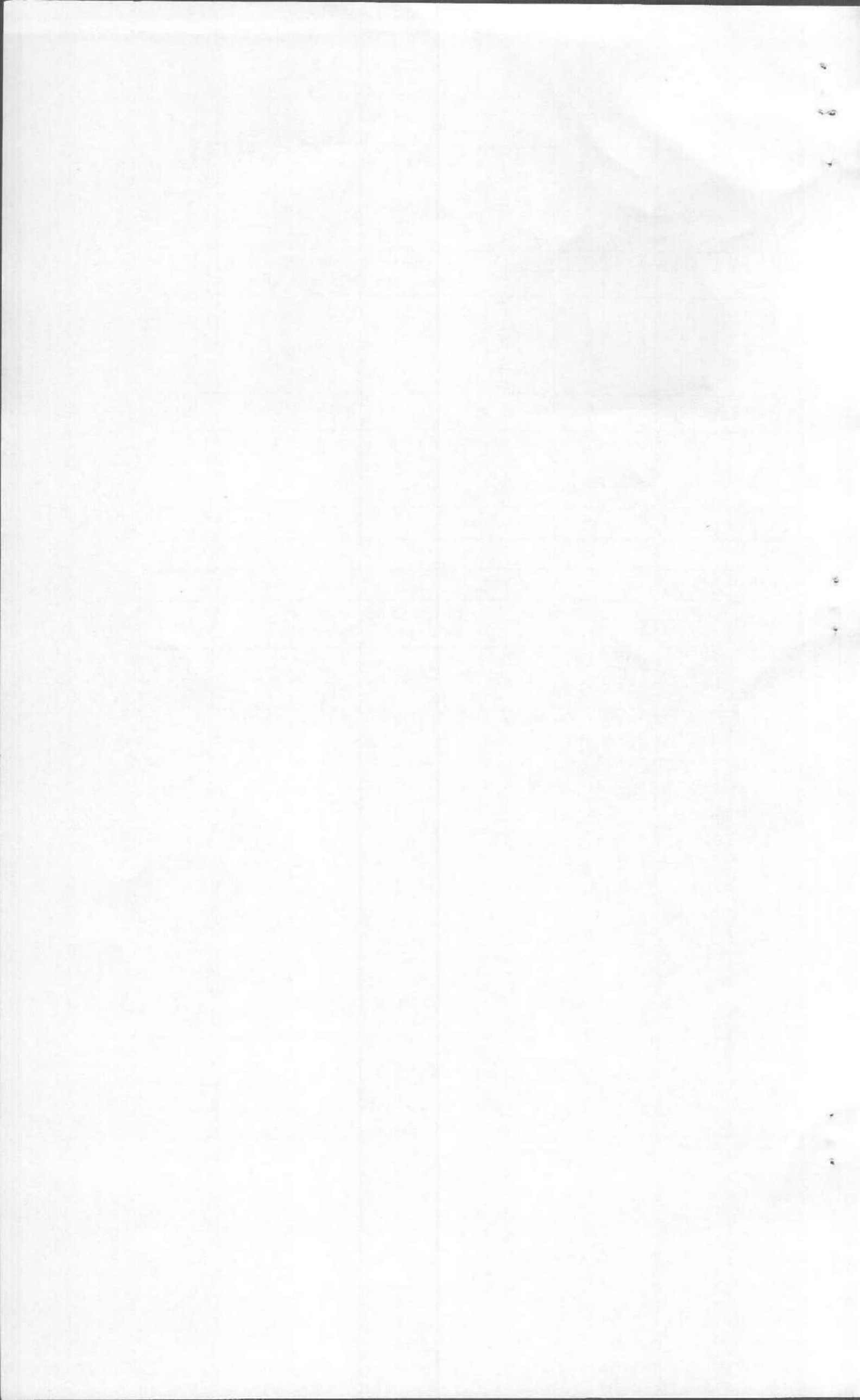


प्रमाण पत्र

जिल्हा मालमत्तेच्या प्रमाणात धारण करणारा नाव
 नं. २७४९-०
 मंडरापूर ग्रहनिर्माण व शेताविकास प्राधिकरण
 मुंबई सुविधा ध.क.
 मंडरापूर ग्रहनिर्माण व शेताविकास प्राधिकरण
 मुंबई सुविधा ध.क.

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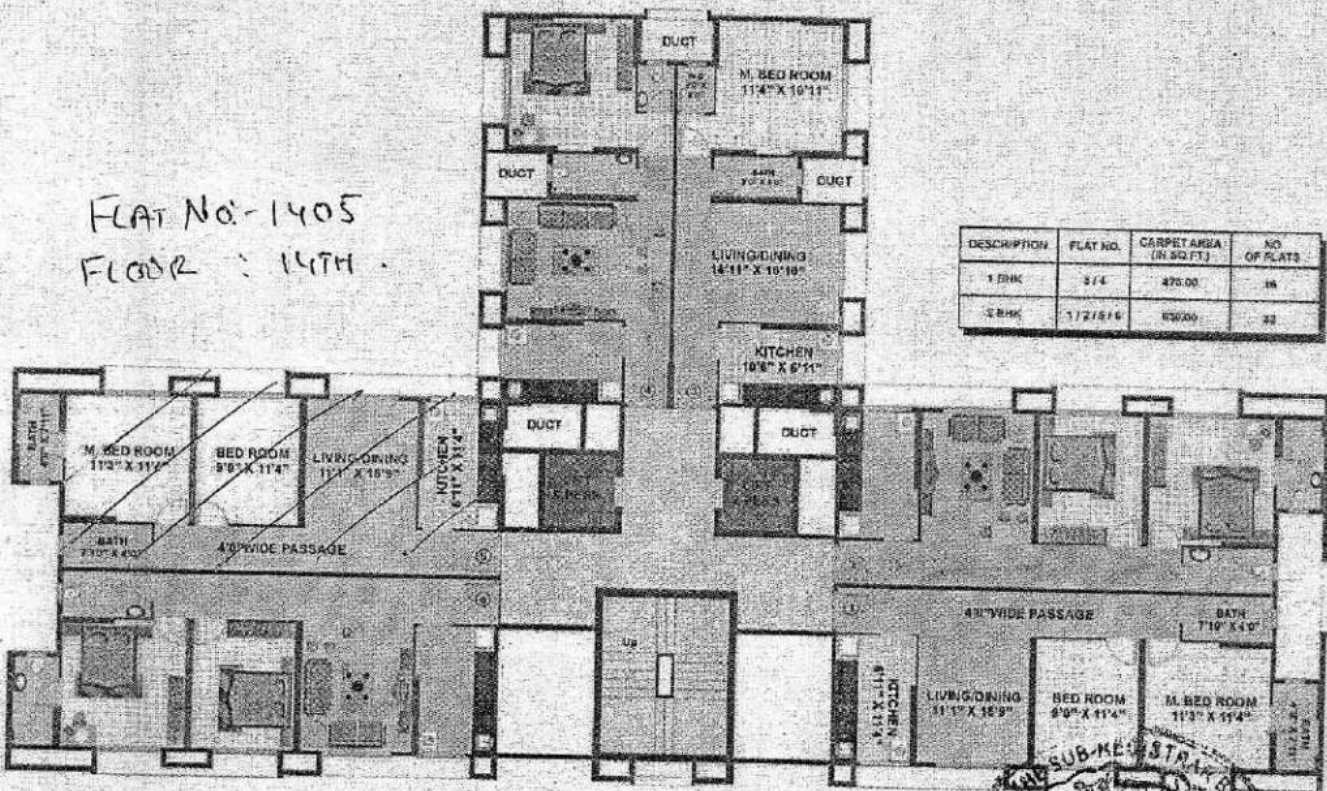


73

LILLY (TOWER 2, A-WING)

FLAT No. - 1405
FLOOR : 14TH

DESCRIPTION	FLAT NO.	CARPET AREA (IN SQ.FT.)	NO OF FLATS
1 BHK	5/4	475.00	16
2 BHK	1/2/1/1/1/1	630.00	32

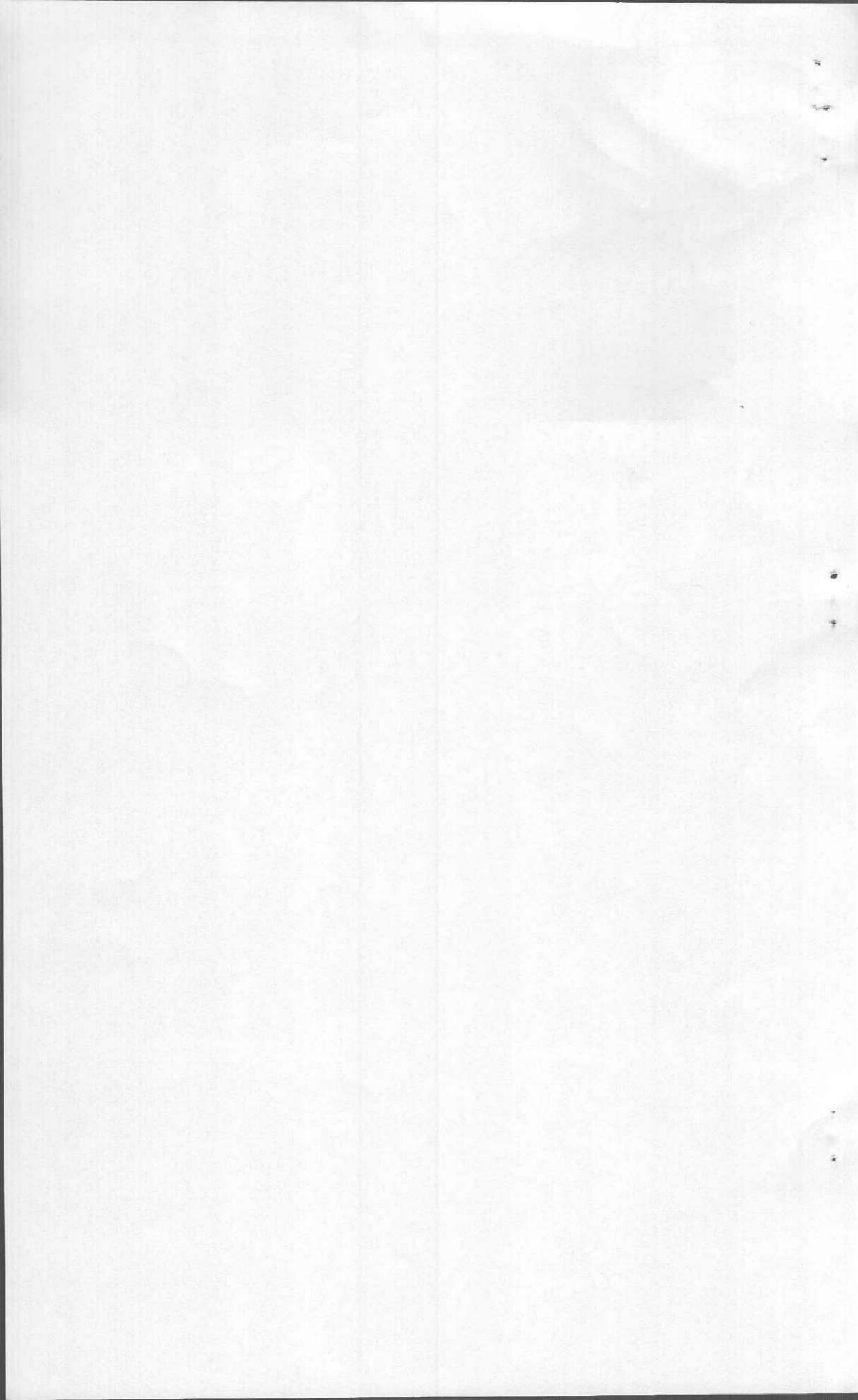


TYPICAL FLOOR PLAN

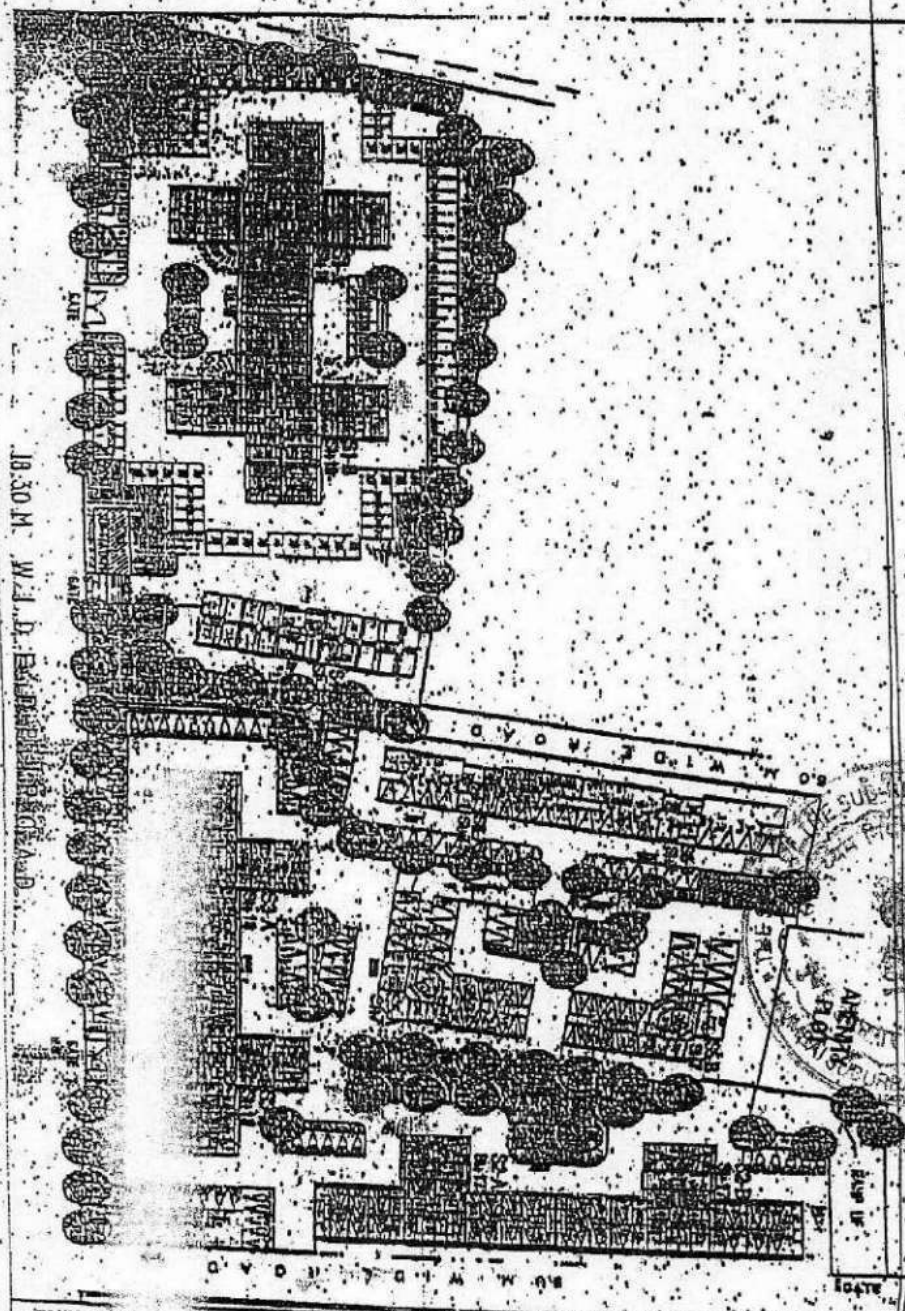


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*Bajend
Palmit
2010*



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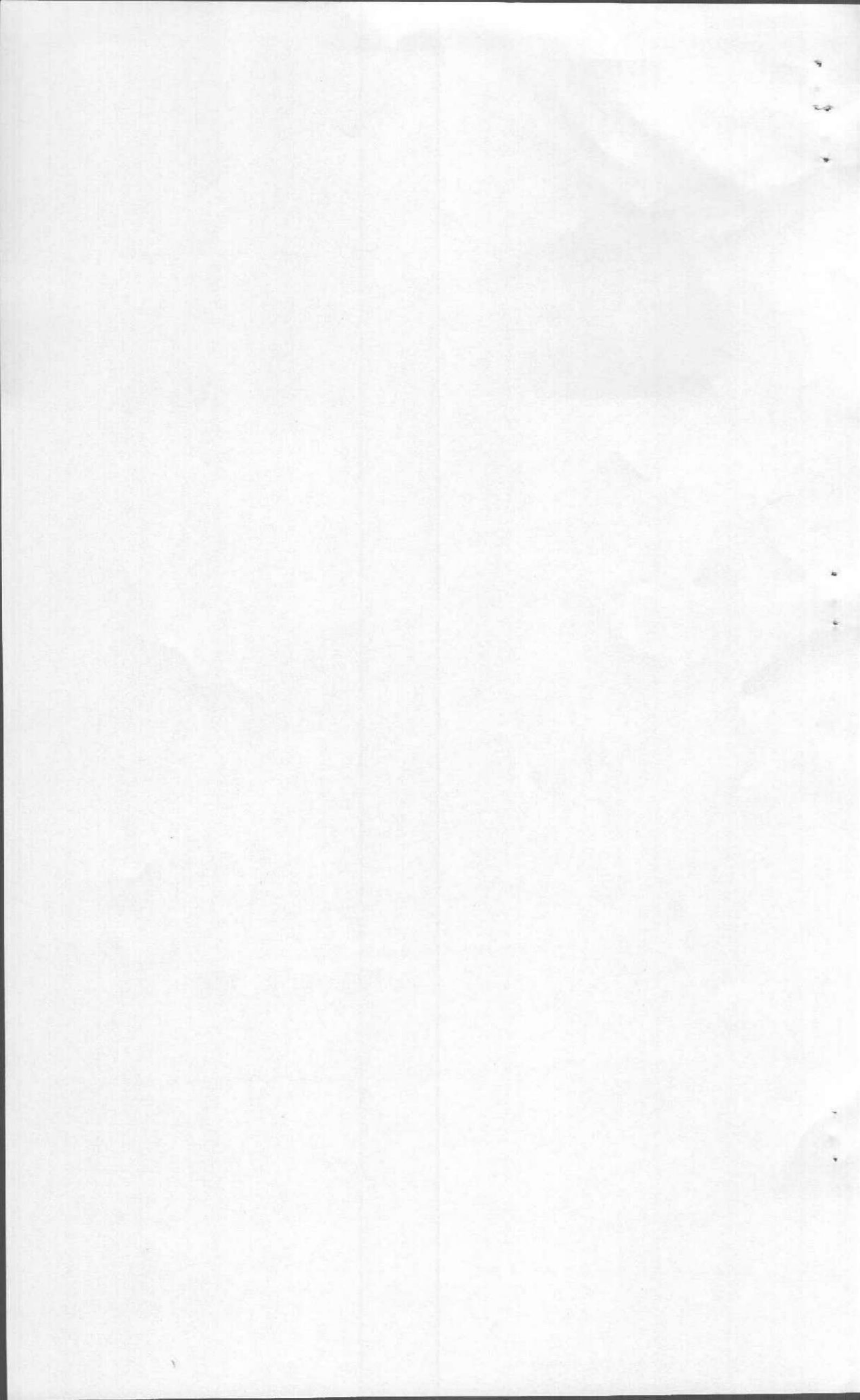
SHIVSIN
 PUNARVA
 PRAKALP
 PROJECT
 VENTURE

LAY-OUT PLAN

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Budget
Present
Shiv

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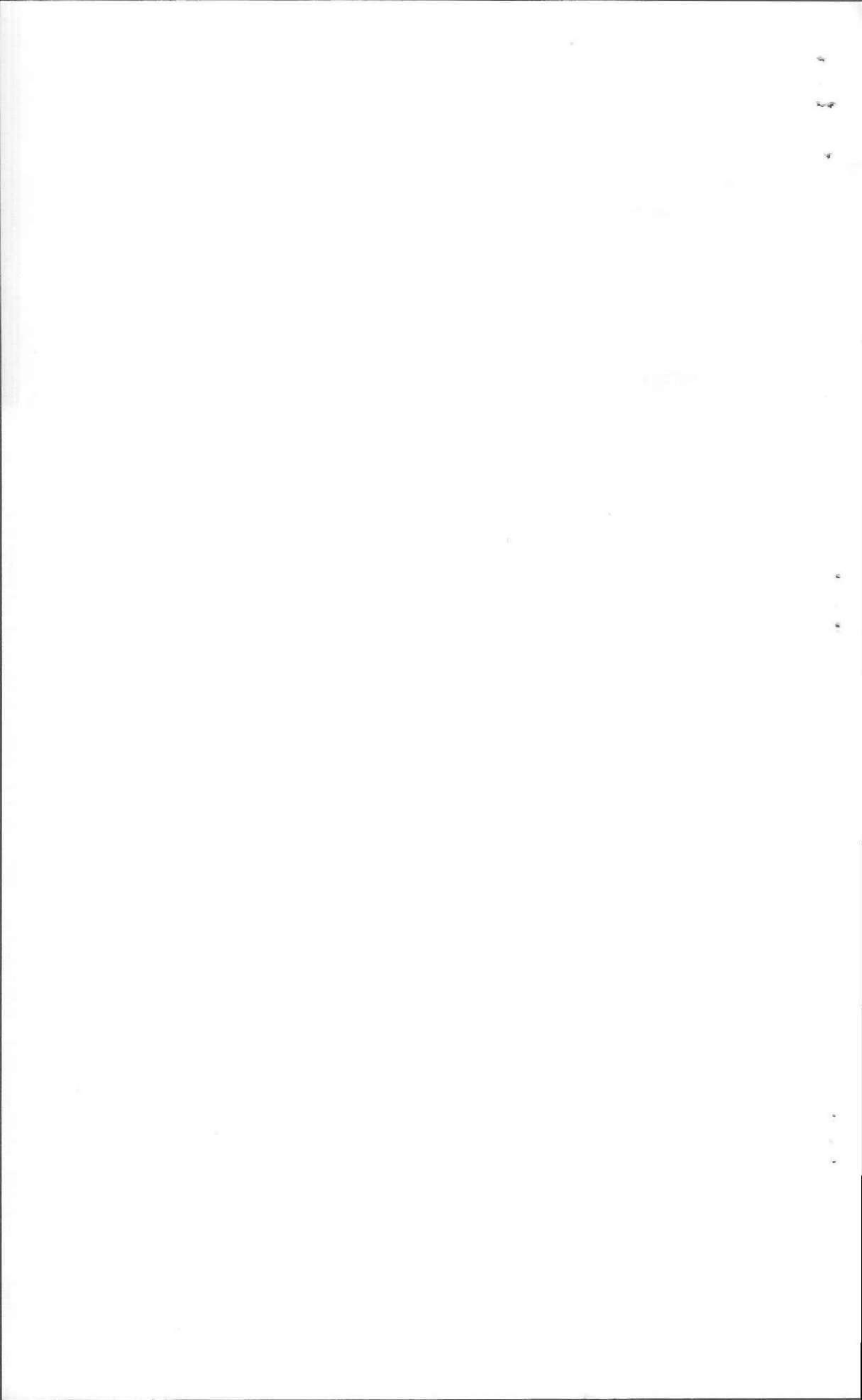
आयकर विभाग
INCOME TAX DEPARTMENT
PRASHANT REHPADE
SHALIGRAM NARAYAN REHPADE
17/12/1972
Permanent Account Number
AIIPR3970L
Signature



भारत सरकार
GOVT. OF INDIA



बंदर-१२/	
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व सदी
कर्ममन्त्रालयका सचिव

[Signature]

दिनांक :- ०६/०७/६७

मी पाठ पढ़ीन यावा मला नशेर हात मी

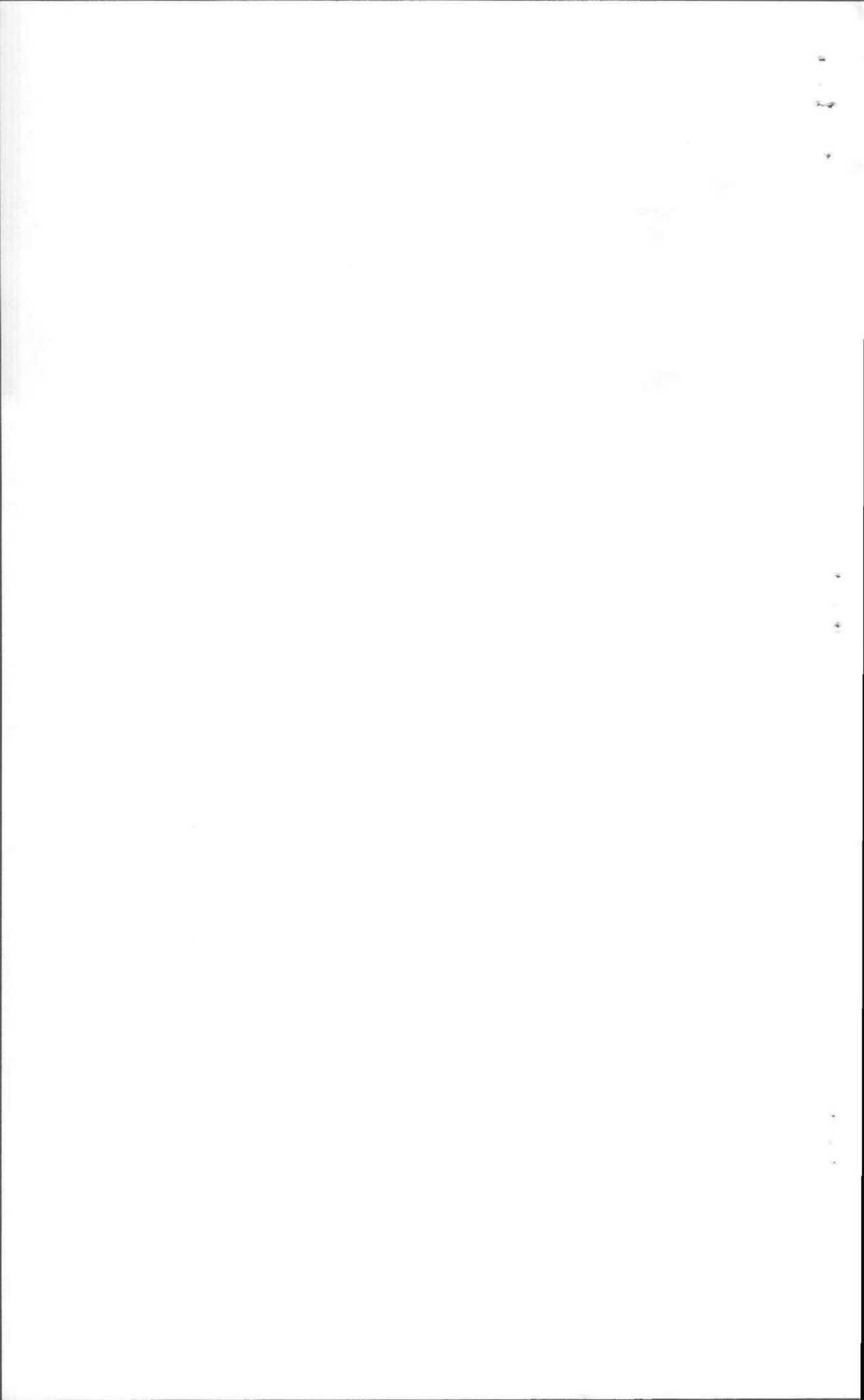


सरकारचे कथन वृकृत आढळून आल्यास, नांदणी अधिनियम १९०८ चे कलम ८२ मधील तरतुदी अन्वये
 सरकारचे कर्ममन्त्रालयकडून पूर्णपणे वेध असून उपरोक्त कर्मी करव्यास मी
 मजबूत झाले नाही किंवा अन्य कोणत्याही कारणामुळे कर्ममन्त्रालयकडून वेध झाले नाही
 याची कर्ममन्त्रालयकडून वेध झाले नाही किंवा कर्ममन्त्रालयकडून वेध झाले नाही
 सादर केला आहे / निष्पादीत करून कर्मीजबाब दिले आहे. सर कर्ममन्त्रालयकडून

दि. २३/०६/७० रोजी मला दिलेल्या कर्ममन्त्रालयकडून आचार मी, सर सर नांदणीस
 नांदणीसची सादर करण्यात आला आहे. श्री. व इ. यांनी
 निबंधक यांचे कायमपत्र
 मी शादरे घोषित करतो की, रूयम

khllolll

७२



22

AXIS BANK LTD., NEW MARINE LINES FRANKING DEPOSIT SLIP

Customer Copy	
Deposit Slip, New Marine Lines, Mumbai Date:	13/4/10
Pay to:	AXIS BANK LTD. Ac Stamp Duty
Franking Value	Rs. 500/-
Service Charges	Rs. 10/-
Total	Rs. 510/-

Name of Stamp duty paying party:
Sunil Mantri Realty Ltd.
 GA-1, Court Chambers,
 35 New Marine Lines, Mumbai-400
 Tel.: 2200 0500 / 2200 0501

Drawn on: **AXIS BANK LTD.**
 New Marine Lines, Mumbai

DD No. **13 APR 2010**

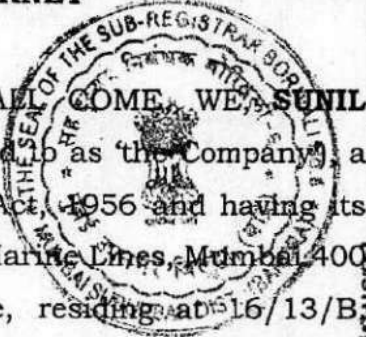
Tran ID
 Franking Sr. No. **8690**
 Officer **W**



बदर-१२/III	
४९६५	९
२०१०	

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, **SUNIL MANTRI REALTY LIMITED** (hereinafter referred to as 'the Company'), a Company incorporated under the Companies Act, 1956 and having its Registered Office at Court Chambers, 35, New Marine Lines, Mumbai-400 020; through its Director Mr. Ranjeet Rane, residing at 16/13/B Dindoshi, MHADA Complex, Malad [E], Mumbai-400 037, DO HEREBY SEND GREETINGS:-



बदर-१२/	
०५३६	६
२०१०	

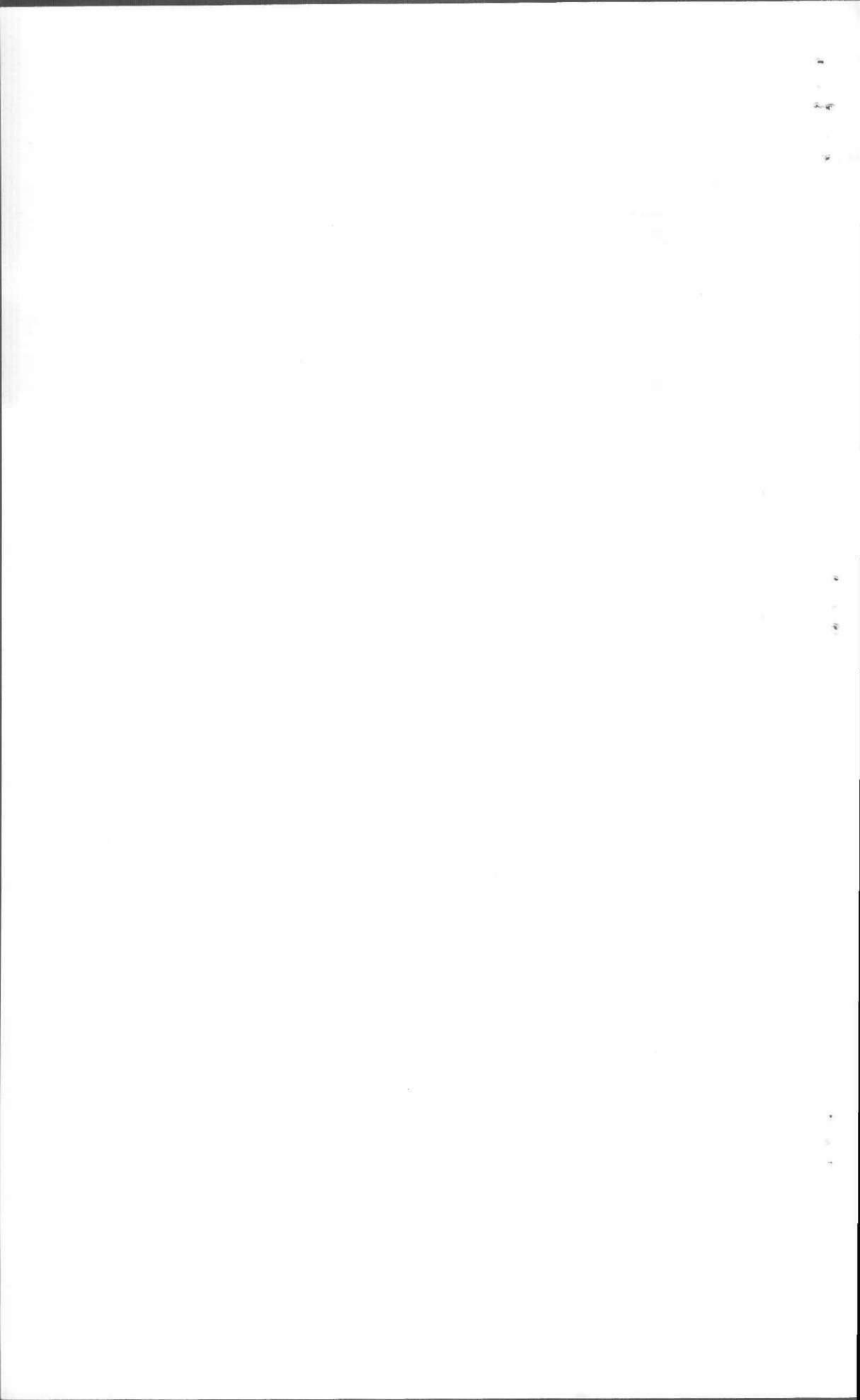
WHEREAS:-

I. Pursuant to an Agreement for Sale dated the 30th October, 2007 duly registered before the Sub-Registrar of Assurances Registration No. BDR10-07871-2007 on the 31st October 2007 executed by Shivshahi Punarvasan Prakash Limited, a Company fully owned by the State Government of Maharashtra and incorporated under the Companies Act, 1956, having its Registered Office at Griha Nirman Bhavan, 5th floor, Kala Nagar, Bandra (East), Mumbai 400 051, in favour of the erstwhile predecessor-in-Title of the Company, then known as 'Mantri Real Estate Private Limited'; the Company is absolutely and exclusively owned, seized and possessed of all those 889 Flats, including 16 Shops, as more particularly described in the Schedule mentioned hereunder,

KAMALJIT SINGH BANSAL
 Director
 Court Chambers,
 35, New Marine Lines,
 Mumbai-400 020.

शहर 94980
 144163
 SPECIAL
 APR 13 2010
 15:09

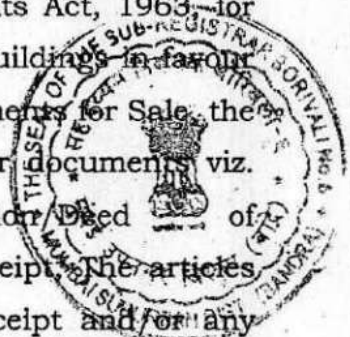
Handwritten signature/initials



78

written in the Buildings/ Wings (Buildings) known as 'Lily', 'Lavender', 'Orchid', 'Lupin', 'Paradise', 'Tulip', 'Sunflower', 'Tansy', 'Windflower' 'Bloom' and 'Garbera' constructed/ to be constructed on the pieces and parcel of the land situated at Dindoshi on plot bearing C.S. No. 827-D, Survey No. 239 (pt) of Village Malad, (E), Film City Road, Dindoshi, Goregaon (E), Mumbai 400 065 on the terms and conditions more particularly set out therein;

II. The Company requires to execute various Agreements for Sale as per provisions of Maharashtra Ownership of Flats Act, 1963 for sale or transfer of the Flats/Shops in the said Buildings in favour of perspective purchasers/buyers; besides Agreements for Sale, the Company also requires to execute various other documents viz. Deed of Confirmation/ Declaration/ Deed of Rectification/Cancellation Deed/ Possession Receipt. The articles of agreement cum compliance confirmation Receipt and/or any other deeds and documents (hereinafter collectively referred to as 'the Documents') in its ordinary course of business pertaining to the 889 Flats including shops in favour of the prospective purchasers or their assignees/representatives/nominees.



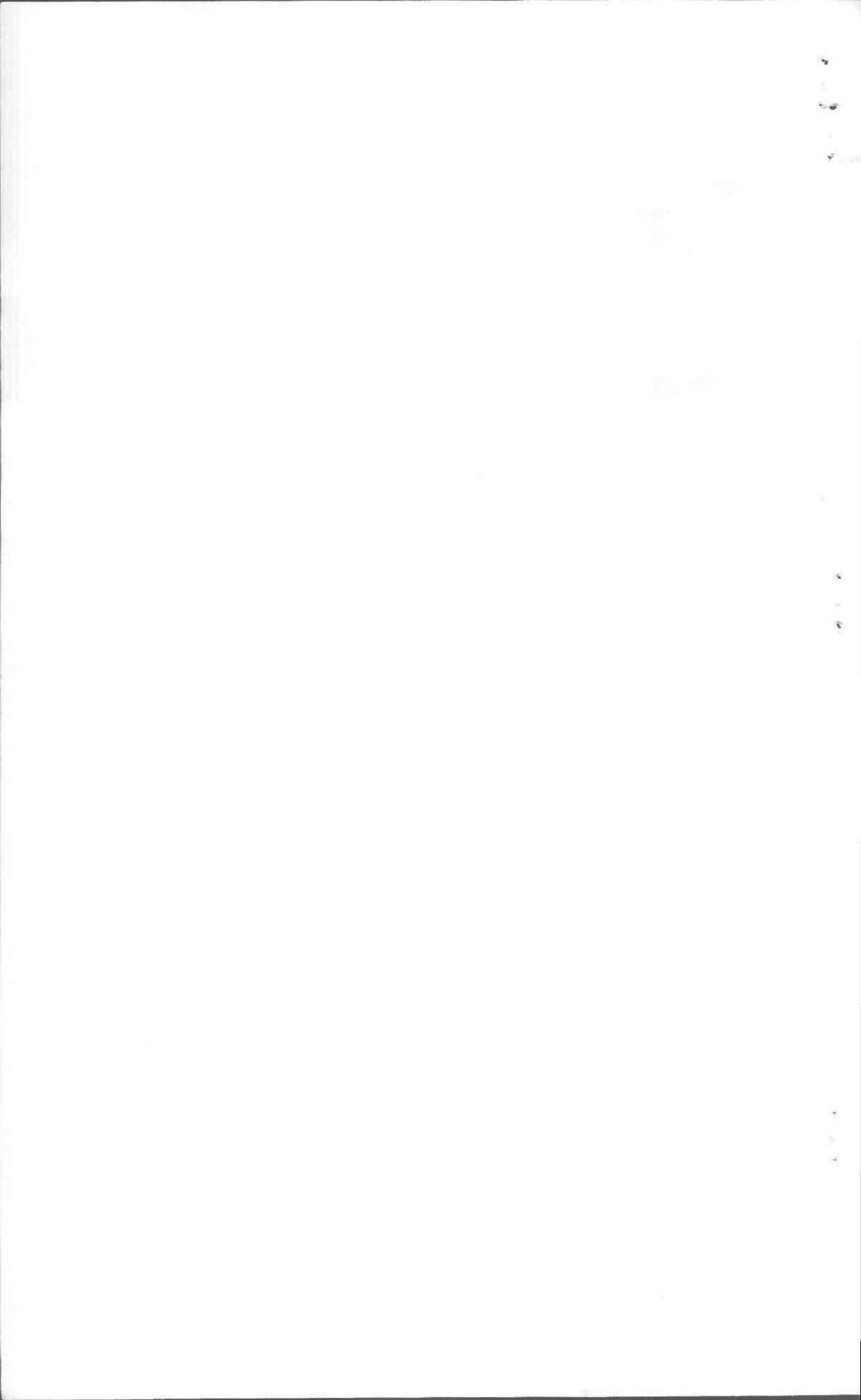
III. The Documents executed by the Company are required to be registered before the Sub-Registrar of Assurances, Registrar of Assurances, Assistant Sub-Registrar of Assurances, and/or any registering authority appointed under the Indian Registration Act for the time being in force having the jurisdiction (hereinafter collectively referred to as 'the Registrars of Assurances') in relation to registration of the Documents at the Offices of Registrar situated at Goregaon, Borivali, Mumbai and/or any Registering Authority appointed under the Indian Registration Act, 1908;

बदर-१२/११	
२९६०	२
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IV. The Company, therefore, proposes to appoint some fit and proper persons to admit the execution, attend the work relating to registration of the Documents with the Office of the concerned Registrars of Assurances for and on behalf of Company;

Handwritten signature or initials.

बदर-१२/	
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79

NOW KNOW YE ALL THESE PRESENTS SHALL WITNESS THAT, WE, SUNIL MANTRI REALTY LIMITED does hereby nominate, constitute and appoint Mr. Jinendra Durge Executives of the Company, having their Office at GA-1, Ground Floor, Court Chambers, 35 New Marine Lines, Mumbai-400020, (hereinafter referred to as 'the said Attorneys') their signatures appears hereunder as token of the acceptance of powers, to do and perform the following acts, deeds, matters and things, Jointly and severally in the name of and on behalf of the Company, relating to registration of the Documents that is to say:-

1. To appear before the office of the concerned Registrars Assurances, to represent the Company, to lodge for registration the Documents executed by the Company and To admit the signature of the Directors/Officials of the Company on the Documents that may be executed for and on behalf of the Company in respect of the said property and register the same;
2. To perform and execute all acts, deeds, matters, documents and things relating for registration of the Documents and for that purpose effectually do all acts and deeds with intents and purposes as the Company would do in person;
3. And the Company hereby agree and undertake to ratify and confirm all and whatsoever said Attorneys shall do or purport to do by virtue of these presents.

THE SCHEDULE HEREIN ABOVE REFERRED TO

ALL THAT the sale component of S.R. Scheme at Dindoshi on plot bearing C.S.No. 827 - D, S. No. 239 (pt) of Village Malad (E), Film City Road, Dindoshi, Goregaon (E), Mumbai - 400 065, alongwith structures/buildings standing thereon.

बदर-१२/४	
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बदर-१२/	
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3/4

2020	2020
2020	2020



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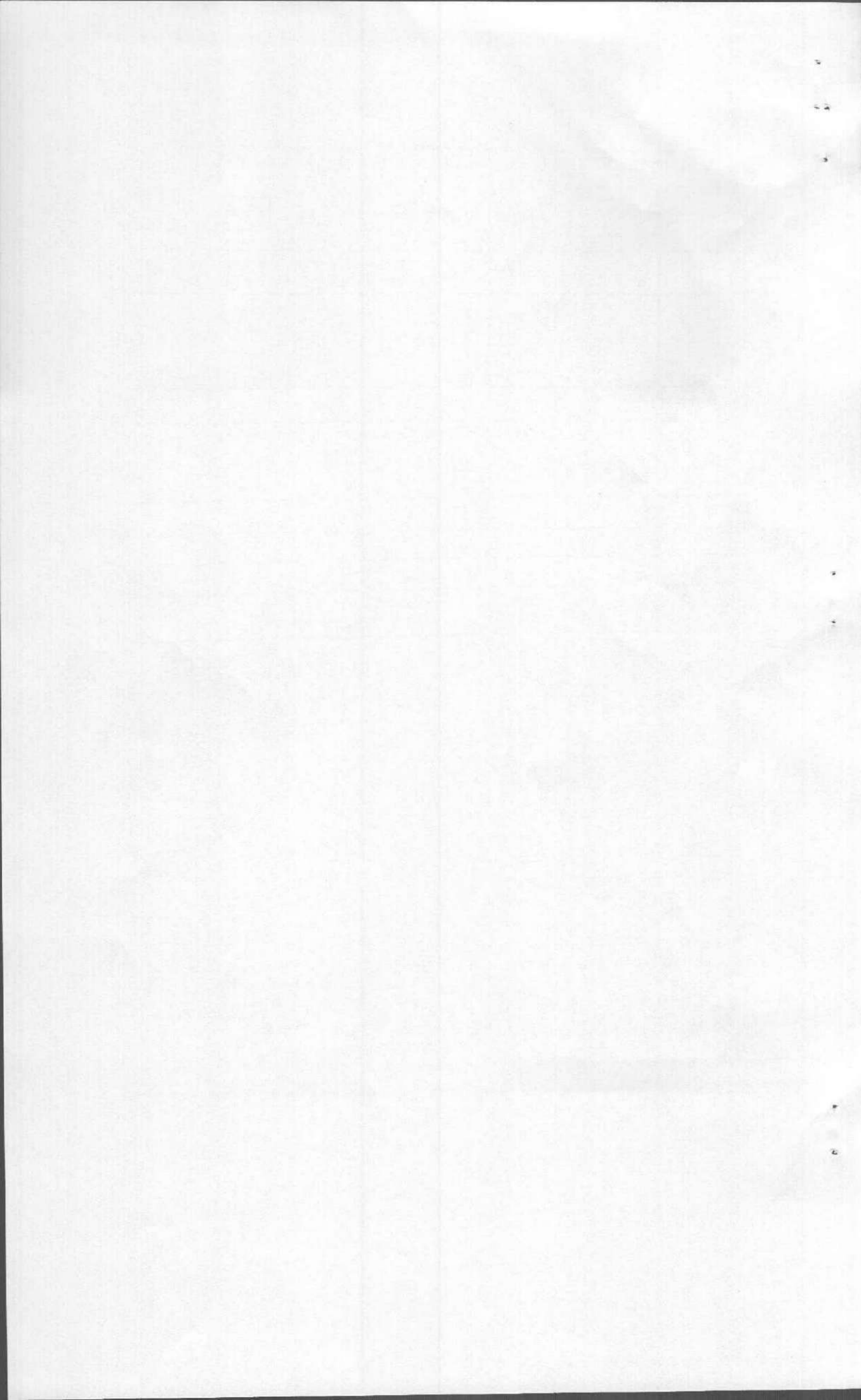
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मानव-संसाधन विकास विभाग

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 ... ए.एस.एल. ...
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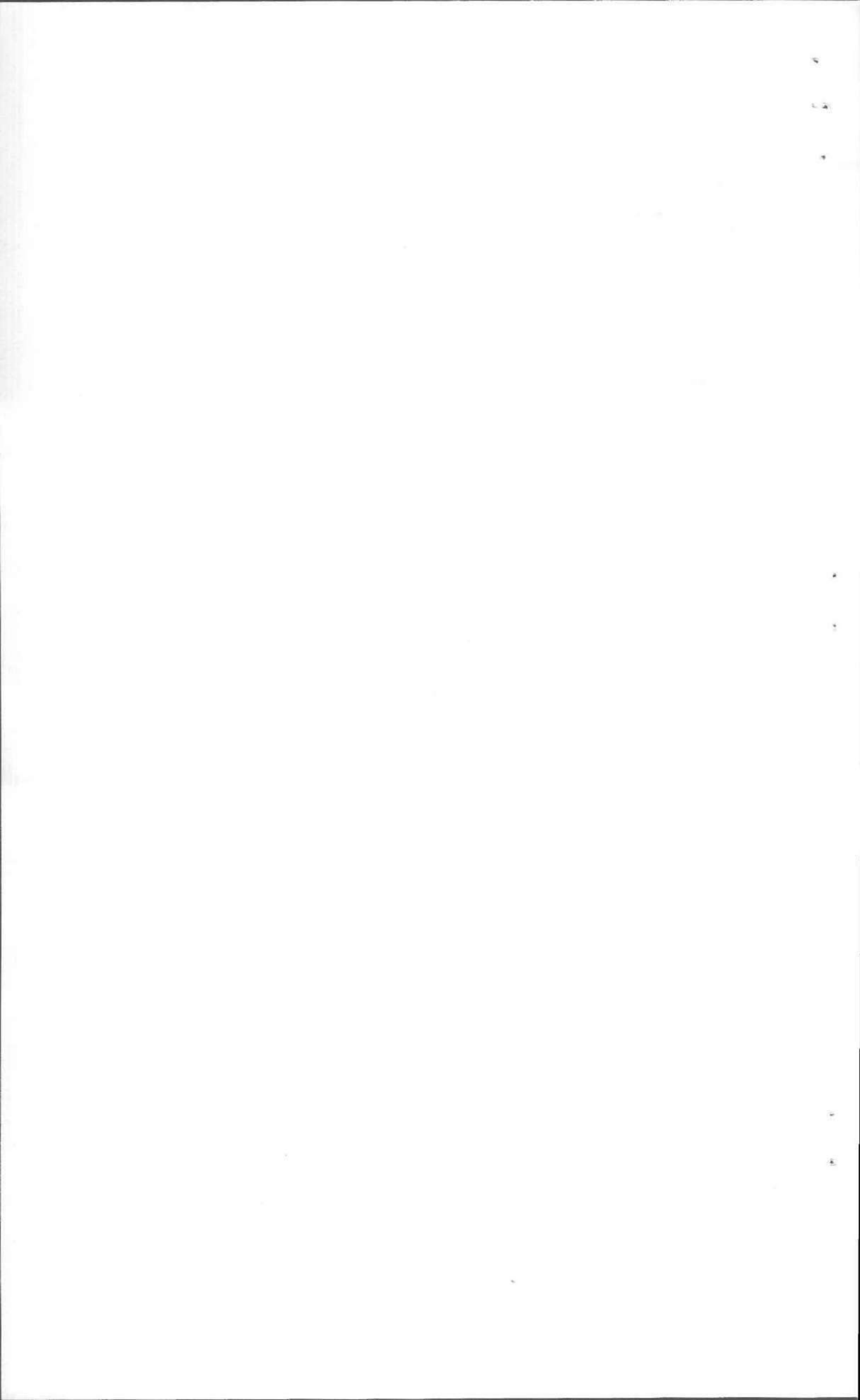
Certified True Copy
 M/s. Tandel & Associates
Tandel

W Tandel



बदर-१२/	
७५३९	९०
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20

माल-मत्तेच्या रजिस्टर कार्डातील उतारा

सीटी सर्वे माहितीपूर्वक

तालुका : बोरोबली, जिल्हा-मुंबई

अर्ज क्र. ५८

सीटी सर्वे नंबर	खेत्रफल चौरस मिटर	सत्ता प्रकार	सरकारला भरलेल्या सान्याचा अथवा सान्याचा तपधिस व तो केव्हा बदलावयाचा
८२५३ ३	२०२९९	-	-

वहिवाटचा हक्क

सन १९९९ मध्ये धारणाच्या नाव-हक्क कसा प्राप्त झाला तो पर्यंत तपास लागला तो पर्यंत :

पट्टेदार

इतर बोजे

इतर घेरे

तारीख	व्यवहार	व्हाल्युम नंबर	नविन धारण करणाऱ्याचा (घ) अथवा इतर बोजा असणारा (ई)	साक्षात्कृत
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1st 2002

नं. क्र. १२५३
नं. क्र. १२५३
मिडिकल पॉलिग्राफ
२०२९९-००-००-००
दरवाजे केळे
महाराष्ट्र गृहनिर्माण व
क्षेत्र विकास प्राधिकरण
मुंबई च्या तालुका
केळे पारिवारिक
आहेत तालुका
केळे

(म)
महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरण मुंबई
पिंपरीचाडी चटक



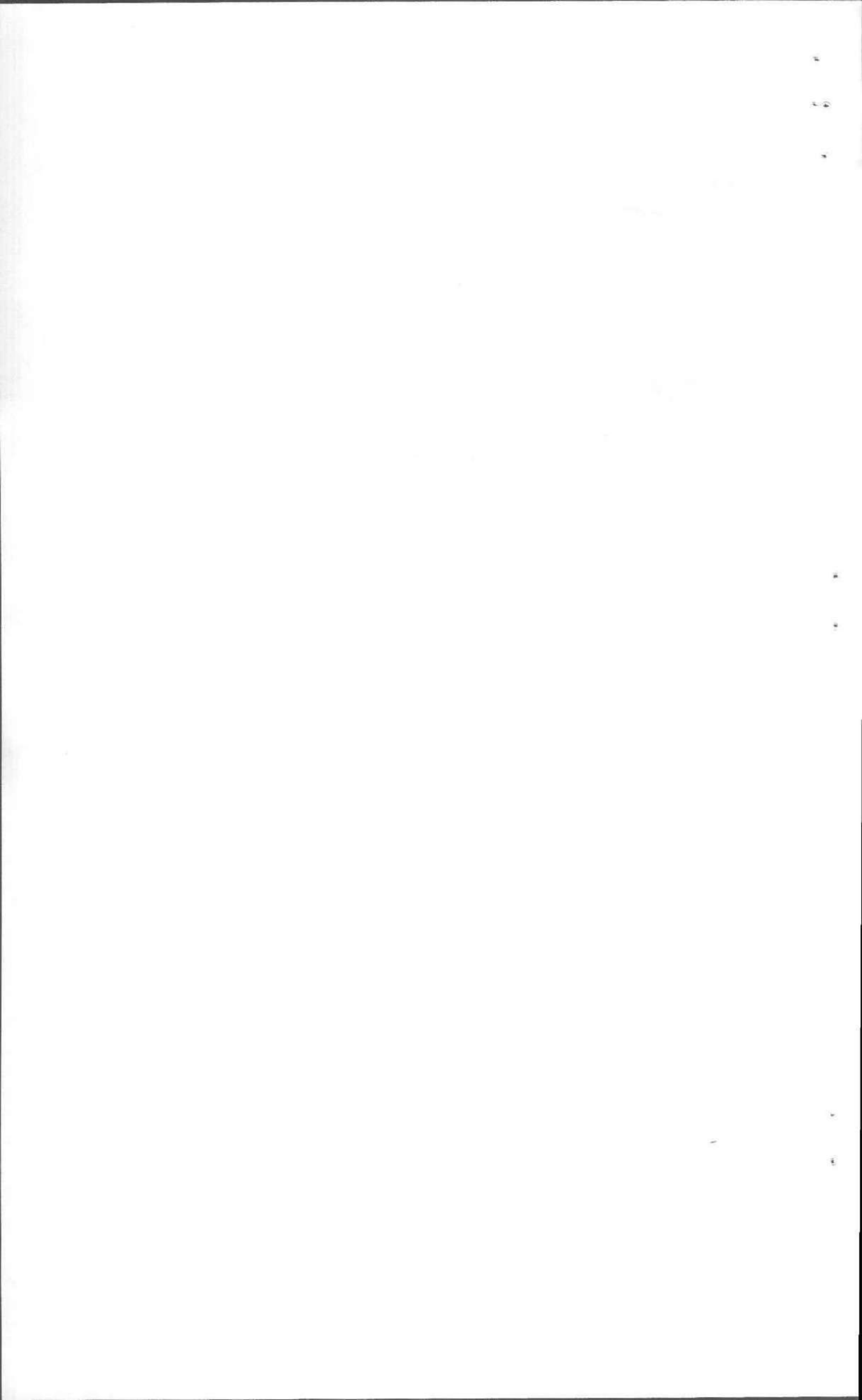
३१५१९
नगर क्षेत्र
आणि विकास
तालुका

बदर-१२१	
७५३९	९९
२०२०	



प्रमाण पत्र
विज्ञापन पत्रिका मधील प्रमाणित स्वीकार झालेला
नं. २०२९९-०
दिनांक २०२०

Handwritten signature or initials.



71

Handwritten notes and signatures, including the word 'विक्री' (Sale) and a signature.

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Certified True Copy
M/s. Tapir & Associates

Standet

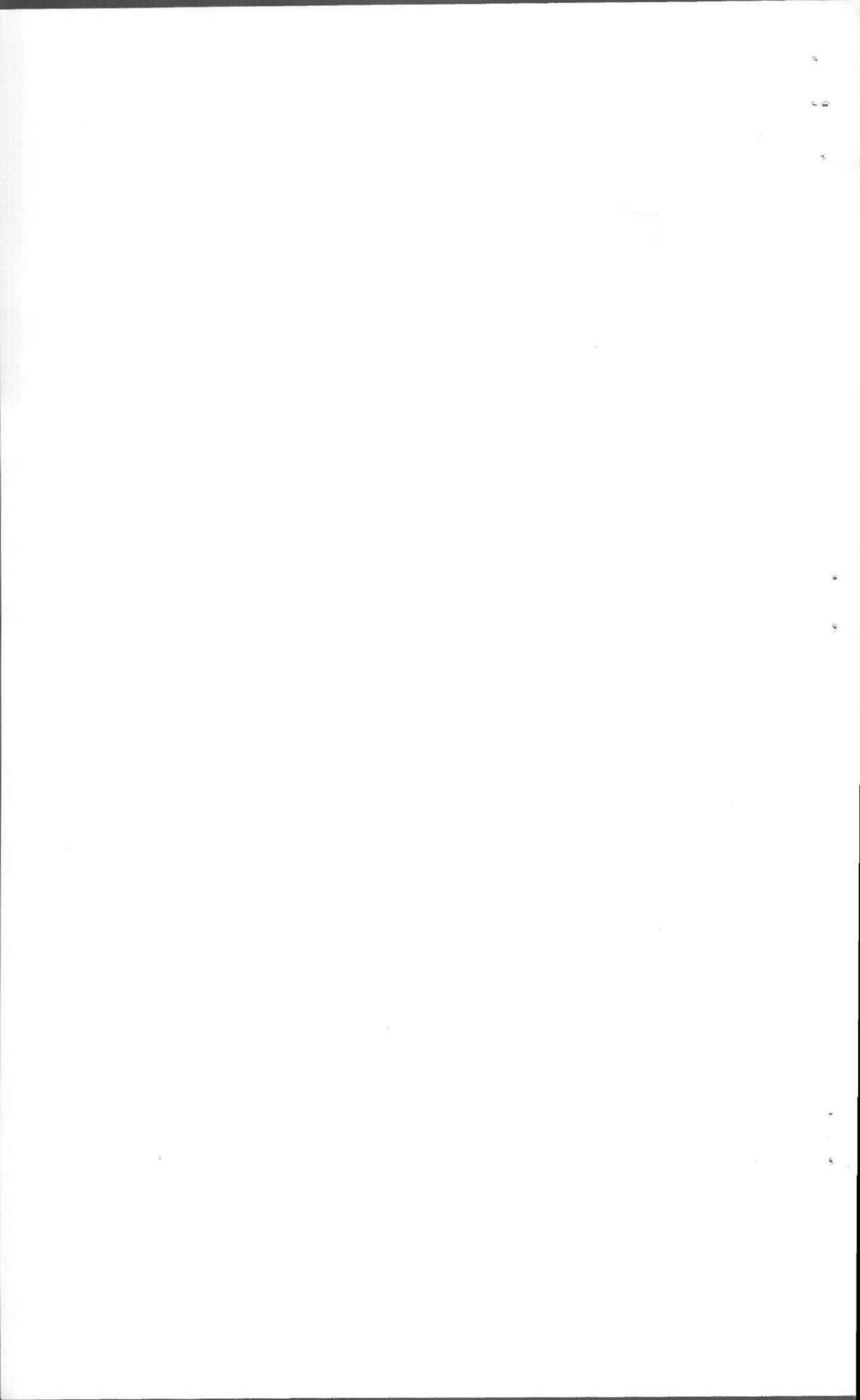
Sandip W Tandel



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बदर-१२/	
७५३९	६८
२०२०	

[Handwritten initials]



80

SIGNED, SEALED AND DELIVERED By the with in named Company 'Sunil Mantri Realty Limited' through the hands of its Director Shri Ranjeet Rane pursuant to the Resolution passed by the Company on _____ who have signed and executed these Presents in token thereof in presence of

MR.RANJEET RANE

Ranjeet



I Accept

Mr.Jinendra Durge

Durge

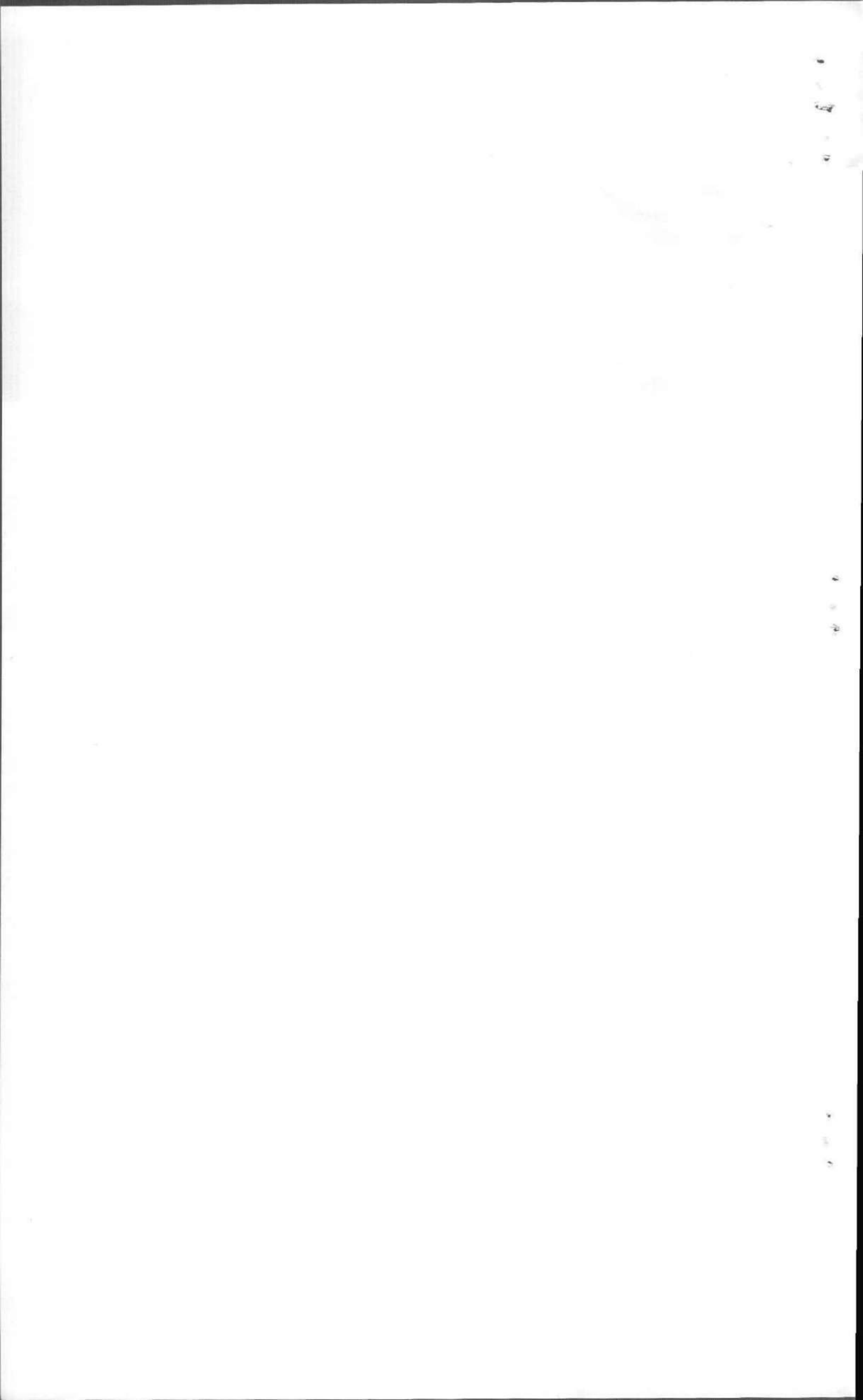


Sherrud



वदर-१२/	
७५३९	७)
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वदर-१२/ IV	
४९६०	४
२०१०	





SUNIL MANTRI REALTY LTD.

87

LIST OF DIRECTORS AS ON 16TH APRIL, 2010

Name and Date of Birth	Designation	Address
Mrs. Sarita Mantri 18.06.1963	Managing Director	GA-1, Court Chambers 35, New Marine Lines, Mumbai 400020
Mr. Ranjeet Rane 08.01.1979	Director	Abhishek C.H.Soc. LT., 16/B/22, MHADA Complex, Dindoshi, Mumbai, 400097, Maharashtra.
Mr. Abhishek ladda 15.12.1983	Director	66/67, Jay Villa Bungalow, Opp. Balaji Mills, Jaynarayan Ladda Marg, Shivaji Nagar, Sangli-416416

Certified True Copy

For SUNIL MANTRI REALTY LIMITED

x 
DIRECTOR



बदर-१२/IV	
२९६०	५
२०१०	

बदर-१२/	
७५३९	७२
२०१०	

8

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 विश्वास शाम सावंत
 SHAM GANGARAM SAWANT
 29/05/1980
 Permanent Account Number
 BIVPS8627K
 Signature



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 S S MHADLEKAR
 SITARAM GANGARAM MHADLEKAR
 29/11/1987
 Permanent Account Number
 APOPM6309P
 Signature

बदर-१२/१७	
४९६७	७
२०१०	

बदर-१२/१७	
७५३९	७४
२०१०	

Scan
4.11

DATED THIS ___ DAY OF _____, 2010

BETWEEN

SUNIL MANTRI REALTY LIMITED.

... 'THE PROMOTER'

AND

Mr. Prashant Shaligram Rehpade

Mr. Shaligram Narayan Rehpade

... 'THE PURCHASER'

ARTICLES OF AGREEMENT

84

04/2010
15:59 am

दुय्यम निबंधकः
सह दु.नि.का-बोरीवली 6





दस्त गोषवारा भाग-1

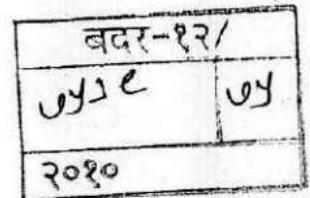
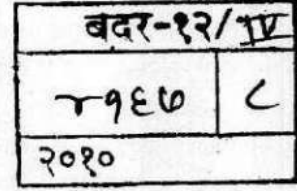
वदर12

दस्त क्र 4167/2010

दस्त क्रमांक : 4167/2010

दस्तावा प्रकार : मुखत्यारनामा

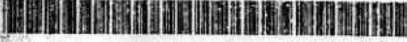
क्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाम: मे.सुनिल मंत्री रियाल्टी लि.चे संचालक रणजीत राणे - - पत्ता: घर/फ्लॅट नं: 18/13/ बी गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: म्हाडा कॉम्प्लेक्स शहर/गाव: मालाड पू मु तालुका	लिहून देणार वय 30 सही		
नाम: जिनैद - दुर्गे पत्ता: घर/फ्लॅट नं: जी ए 1 गल्ली/रस्ता: - ईमारतीचे नाव: कोर्ट चॅम्बर्स ईमारत नं: - पेठ/वसाहत: - शहर/गाव: न्यु मरीन लाईन्स मुं तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 30 सही		



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दस्त गोषवारा भाग - 2

वदर12

दस्त क्रमांक (4167/2010)

दस्त क्र. [वदर12-4167-2010] चा गोषवारा
बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 5000

पावती क्र.: 4174 दिनांक: 23/04/2010

पावतीचे वर्णन

नांव: मे. सुनिल मंत्री रियाल्टी लि.चे संचालक
रणजीत राणे - -

दस्त हजर केल्याचा दिनांक : 23/04/2010 10:53 AM

निष्पादनाचा दिनांक : 23/04/2010

दस्त हजर करणा-याची सही :

Sajid

100 : नांदणी फी

180 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)).

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

280: एकूण

दस्ताचा प्रकार : 48) मुखत्यारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 23/04/2010 10:53 AM

शिक्का क्र. 2 ची वेळ : (फी) 23/04/2010 10:56 AM

शिक्का क्र. 3 ची वेळ : (कबुली) 23/04/2010 10:57 AM

शिक्का क्र. 4 ची वेळ : (ओळख) 23/04/2010 10:57 AM

दस्त नोंद केल्याचा दिनांक : 23/04/2010 10:57 AM

दु. निबंधकाची सही सह दु. नि. का-बोरीवली 6

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तपत्रेज करून घेणा-यांना व्यक्तीशः ओळखतात
व त्यांची ओळख पटवितात.

1) म्हादलेकर - शरद , घर/फ्लॉट नं.:

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: सेक्टर 15

शहर/गाव: वाशी नवी मुंबई

तालुका: -

पिन: -

2) विश्वास - सावंत , घर/फ्लॉट नं: -

गल्ली/रस्ता: लिहून घेणाऱ्या प्रमाणे

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

वदर-१२/१४	
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२०१०	

प्रमाणित करण्यात येते की, व
दस्तावजे एकूण.....पैसे आहेत.

सह दुय्यम निबंधक, बोरीवली क्र. ६
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही
सह दु. नि. का-बोरीवली 6

वदर-१२/ ४१६७

पुस्तक क्रमांक व क्रमांक.....

नोंदला. 23 APR 2010

दिनांक :

सह दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा



वदर-१२/	
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२०१०	

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Election Commission Of India
 भारत निवडणूक आयोग
 IDENTITY CARD
 ओळख पत्र

MT/35/212/249140



Elector's Name : Kote Sanjiv
 मतेदाराचा नाव : कोटे संजीव
 Father's/Mother's/Husband's Name : Manikchand
 वडील/आई/पति चे नाव : मणिकचंद
 Sex : M लिंग - पु
 Age as on 1.1.1994 : 20
 1.1.1994 चे वय

Handwritten signature

संजीव कोटे
 नि.ज.५ (मो.प.५) मध्ये
 ठाम ३१० (पु)



DRIVING LICENCE

FORM 6
 Section 16(1)



Driving Licence No. MAH/102/102/2599
 Date of Issue 29/10/02
 Name of the Licence Holder A.D. Palshikar
 Son/wife/daughter of Palshikar

Specimen Signature/Thumb Impression of the Holder of the licence:
A.D. Palshikar
 Name to be written across the photograph

Handwritten signature

बदल १२२/

बदल-१२२/	
५५३८	७७
२०१०	

31/07/2010

दुय्यम निबंधकः

3:50:27 pm

सह दु.नि.का-बोरीवली 6

दस्त गोषवारा भाग-1

बदर12

दस्त क्र 7539/2010

दस्त क्रमांक : 7539/2010

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा उस्ता

1 नाव: प्रशांत शालिग्राम रेहपाडे
पत्ता: घर/फ्लॅट नं: ए 39
गल्ली/रस्ता: सहार रोड
ईमारतीचे नाव: स्नेहवर्षा अपार्टमेंट
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: अंधेरी पू मुं
तालुका: -
पिन: -
पें नं:

लिहून घेणार

वय 37

सही

Prashant

2 नाव: शालिग्राम नारायण रेहपाडे
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: वरीलाभाणे
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पें नं: फॉर्म 60

लिहून घेणार

वय 70

सही

Shri

3 नाव: मे.सुनिल मंत्री रियाल्टी लि.तर्फे रणजीत राणे तर्फे
मुखत्यार जिनेंद्र दुर्गे - -
पत्ता: घर/फ्लॅट नं: जी ए 1
गल्ली/रस्ता: -
ईमारतीचे नाव: कोर्ट चेंबर
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: न्यु मर

लिहून घेणार

वय 30

सही

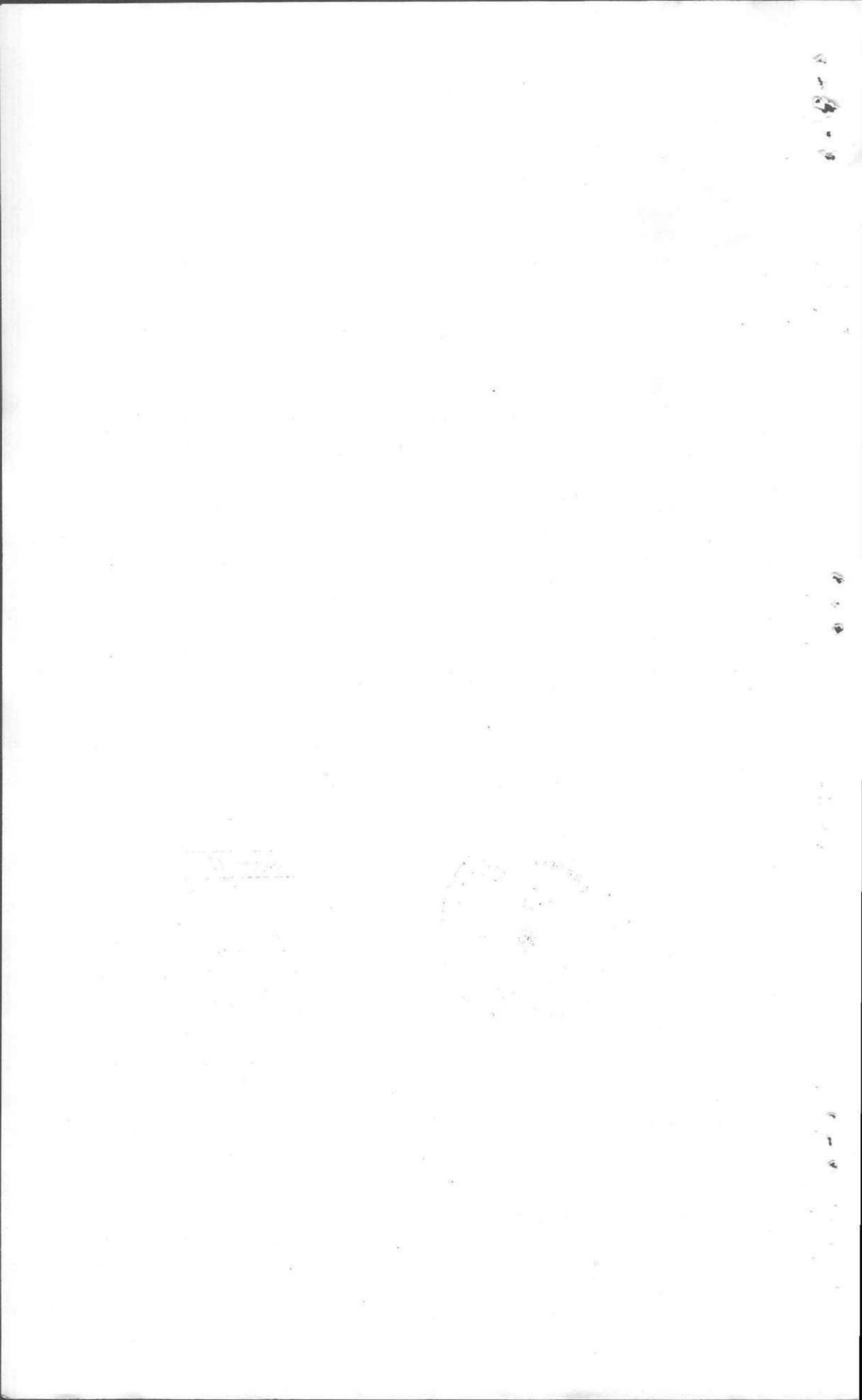
Dr. S. S.

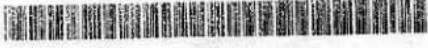
बदर-१२/

७५३९

०८

२०१०





दस्त गोषवारा भाग - 2

बदर12

दस्त क्रमांक (7539/2010)

दस्त क्र. [बदर12-7539-2010] वा गोषवारा
वाजार मुल्य :3254000 भोबदला 8733740 भरलेले मुद्रांक शुल्क : 319300

शक्ती क्र.:7551 दिनांक:31/07/2010
पावतीचे वर्णन
नांव: प्रशांत शालिग्राम रेहपाडे

दस्त हजर केल्याचा दिनांक :31/07/2010 03:43 PM
निष्कादनाचा दिनांक : 31/07/2010
दस्त हजर करणा-याची सही :

30000 :नोंदणी फी
1600 :नकल (अ. 11(1)), मुद्रांकनाची
नकल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

31600: एकूण

दस्तावा प्रकार :25) करारनामा
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 31/07/2010 03:43 PM
शिक्षा क्र. 2 ची वेळ : (फी) 31/07/2010 03:48 PM
शिक्षा क्र. 3 ची वेळ : (कबुली) 31/07/2010 03:50 PM
शिक्षा क्र. 4 ची वेळ : (ओळख) 31/07/2010 03:50 PM

दु. निबंधकाची सही, सह दु. नि.का-बोरीवली 6

दस्त नोंद केल्याचा दिनांक : 31/07/2010 03:50 PM

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

1) संजय - कोटे, घर/फ्लॅट नं: रुम नं 4
गल्ली/रस्ता: -

ईमारतीचे नाव: लोकमान्य नगर

ईमारत नं: -

पेट/बसाहत: -

शहर/गाव: ठाणे व

तालुका: -

पिन: -

2) आदित्य - पळसीकर, घर/फ्लॅट नं:

गल्ली/रस्ता: बरीलप्रमाणे

ईमारतीचे नाव: -

ईमारत नं: -

पेट/बसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



बदर-१२/
७५३९ ७९
२०१०

प्रमाणित करण्यात येते की, या
दस्तावाचे एकूण.....पाने आहेत.

सह दुय्यम निबंधक, बोरीवली क्र. ६
मुंबई उपनगर जिल्हा.

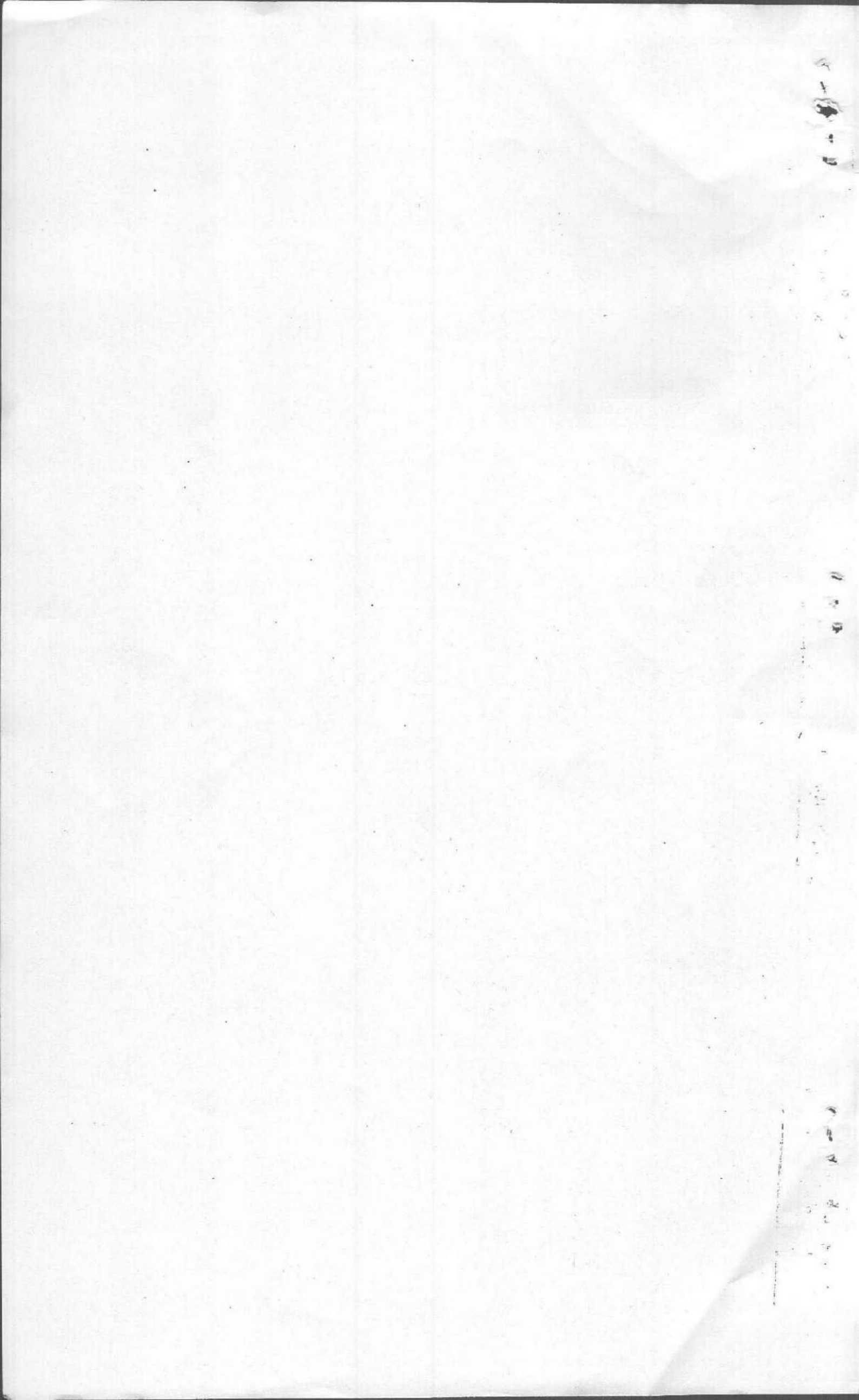
A.D. Palshikar

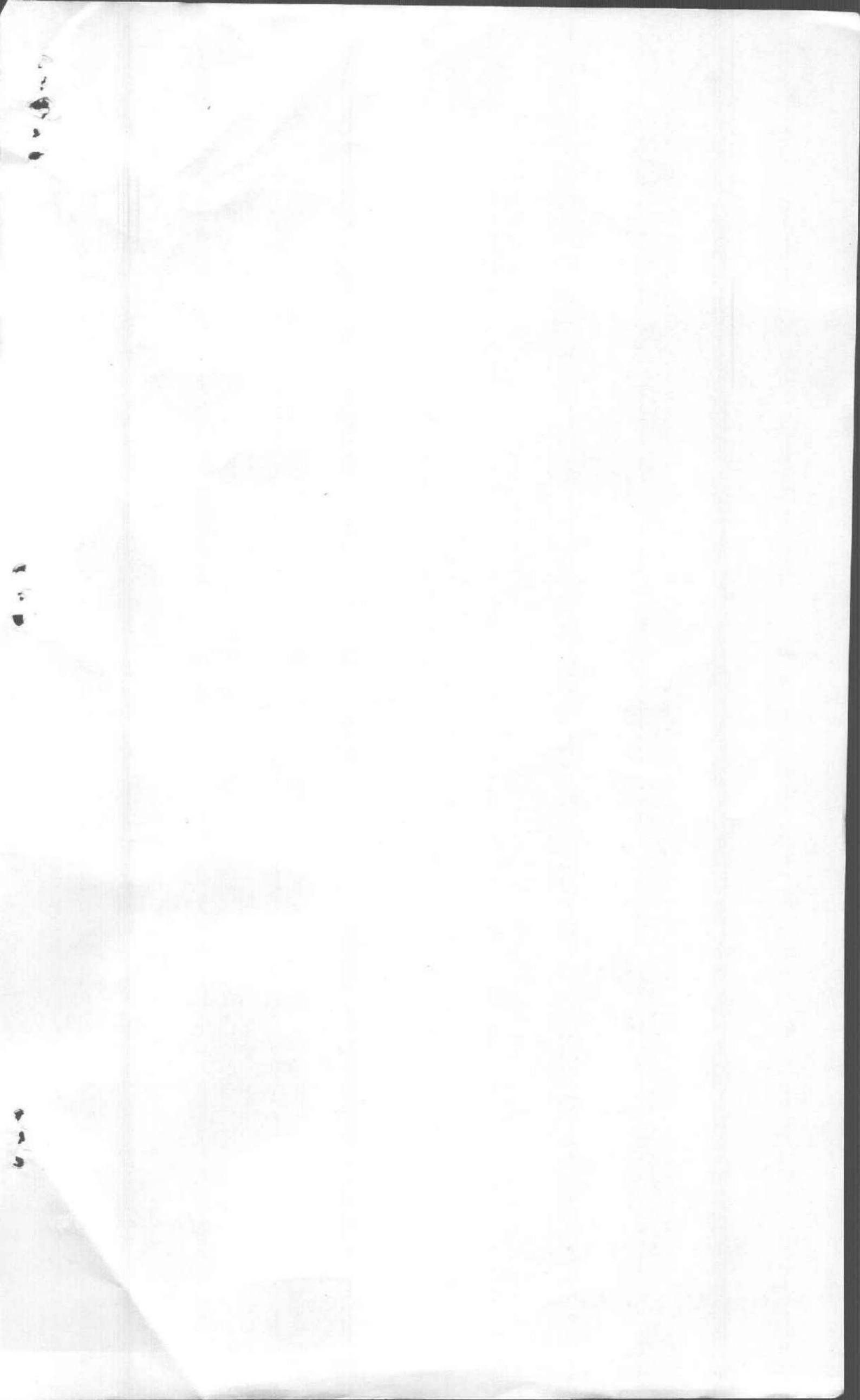
दु. निबंधकाची सही
सह दु. नि.का-बोरीवली 6

बदर-१२/ ७५३९ /२०१०
पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला. 31 JUL 2010
दिनांक :

सह दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा







Scan
4-11

DATED THIS _____ DAY OF _____, 2010

BETWEEN

SUNIL MANTRI REALTY LIMITED.

... 'THE PROMOTER'

AND

Mr. Prashant Shaligram Rehpade

Mr. Shaligram Narayan Rehpade

... 'THE PURCHASER'

ARTICLES OF AGREEMENT

IndusInd Bank Ltd

Payoff Advice

Loan Payoff Details as on : 05-10-2024

Interest Collected upto date : 04-10-2024

ACCT NUM	CRNCY CODE	SOL ID
ML01271N	INR	0018

ACCOUNT NAME : S PRASHANT REHPADE

RATE OF INTEREST : 10.25

ACCOUNT LIABILITY : 10,941,498.17 INR

PENDING PRINCIPAL : 10,941,498.17 INR

PENDING INTEREST : 87,228.00 INR

a.Till value date : 87,228.00 INR

b.After value date : 0.00 INR

BANK CHARGES : 0.00 INR

OTHER CHARGES : 0.00 INR

PENDING FEE : 1,117.40 INR

WAIVED AMOUNT : 0.00 INR

WAIVED FEE AMOUNT : 0.00 INR

PAYOFF FEE : 0.00 INR

REFUND AMOUNT : 0.00 INR

ADDI INTEREST(UIC) : 0.00 INR

NEW DISCOUNT RATE : 0.00

DISCOUNT AMOUNT : 0.00 INR

DSA PENALTY AMOUNT : 0.00 INR

HOLIDAY INTEREST AMOUNT : 0.00 INR

THE NET PAYOFF AMOUNT IS : 11,029,843.57 INR
