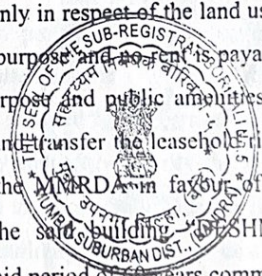


and/or to raise additional storeys or structures in accordance with the plans sanctioned or which may hereinafter be sanctioned and the Purchaser/s hereby further agree/s that even after being admitted as member/s of the said Society, he/she/they will consent to the Society giving to the Developers/Joint Developers full facility, assistance and co-operation to enable the Developers/ Joint Developers to make the said additions and alterations and/or to raise additional storeys or structures complete and fit for occupation in all respects and for the aforesaid purpose the Developers/ Joint Developers shall be entitled to utilize and/or make connection from all water pipe-lines and storage tanks, sewerage and drainage pipe-lines, electric cables and and electric lines and other convenience and amenities to the said additional storeys or structures which may be constructed by the Developer/s Joint Developers and the Purchaser/s hereby consent/s to the same and he/she/they shall not raise any objections whatsoever.

20. The Developers/Joint Developers have informed the Purchaser/s that as per the aforesaid Agreement to Lease dated 5th October 2001 entered into between MMRDA of the One Part and the Developers of the Other Part, rent is payable only in respect of the land used for commercial and para-commercial purpose and no rent is payable for land to be used for residential purpose and public amenities. The Developers shall cause to assign and transfer the leasehold rights in respect of the said property by the MMRDA in favour of a Co-operative Housing Society of the said building "SHRISHRIMUKH PARK" for the remainder of the said period of 60 years commencing from 5th October 2001.
21. The Developers/Joint Developers shall in respect of any amount payable by the Purchaser/s under the terms and conditions of this agreement have first lien and charge on the said premises agreed to be acquired by the Purchaser/s.



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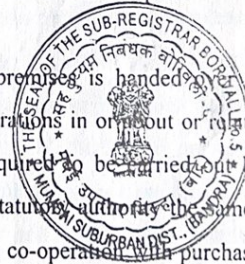
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22. The Purchaser/s hereby agree/s and undertake/s to be a member/s of the Co-operative Society to be formed in the manner hereinafter appearing and also from time to time to sign and execute applications for registration, other papers and documents necessary for the formation and registration of the Society and duly fill in sign and return the same within ten days of the same being forwarded by the Developers/ Joint Developers to the Purchaser/s. No objection shall be taken by the Purchaser/s if change/s or modification/s are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or other competent authority as the case may be. The Purchaser/s shall be bound from time to time to sign all papers and documents and to do all other things as the Developers/Joint Developers may require him/her/them to do from time to time for safeguarding the interests of the Developers/Joint Developers and of other purchasers of the different premises in the said building. Failure to comply with the provisions of this clause will render this agreement ipso facto to come to an end and the earnest money deposited and other monies paid by the Purchaser/s shall stand forfeited by the Developers/Joint Developers.

23. After the possession of the said premises is handed over to the Purchaser/s, if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, Municipality or any statutory authority the same shall be carried out by the Purchaser/s in co-operation with purchasers of the other premises in the said building at their own cost and the Developers/Joint Developers shall not be in any manner liable or responsible for the same.

24. The Purchaser/s shall at no time demand partition of his/her/their interest in the said building it being agreed and declared by the Developers/ Joint Developers that this interest in the said building is impartible and it is agreed that the Developers/Joint Developers shall not be liable to execute any document in respect of the said premises in favour of the Purchaser/s.

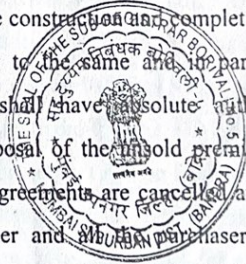


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25. The Developers/Joint Developers shall after the construction of the said building is completed in all respects and after the occupation certificate is granted by the concerned authority get the Purchaser/s admitted as member/s of the Co-operative Society which may be formed by the purchasers of different premises of the said building. The said Co-operative Society shall then be entitled to look after and/or manage the affairs of the said building. The conveyance/assignment of leasehold rights in respect of the said plot shall be executed or cause to be executed by the Developers/Joint Developers in favour of such Society only after completion of the entire building.

26. In the event of the said Society being formed or registered or in the event of the Purchaser/s being admitted as a member/s of the said Society before the sale of all the premises in the said building, the power and authorities of the said Society so formed and registered of the Purchaser/s and other purchasers of the premises in the said building shall be subject to the overall control of the Developers/Joint Developers in respect of any of the matters concerning the said building the construction and completion thereof and all amenities appertaining to the same and in particular the Developers/Joint Developers shall have absolute authority and control as the regards the disposal of the leasehold premises, or the premises of the/of which the agreements are cancelled at any stage for some reason/s or the other and the Purchaser/s of such premises shall be admitted as member/s of the said Co-operative Society with the same rights and the same benefits and subject to the obligations as the Purchaser/s and the other members of such Co-operative Society may be entitled/liable to and without reservation or conditions whatever and the Purchaser/s and the other members of such Co-operative Society may be entitled/liable to and without reservation or conditions whatever and the Purchaser/s hereby agree/s to give consent to admit such purchasers as the members of such Co-operative Society as aforesaid without raising any objection whatsoever.



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27. All letters, receipts or notice issued by the Developers/ Joint Developers dispatched under the certificate of posting to the last address known to them of the Purchaser/s will be sufficient proof of receipt of the same by the Purchaser/s and shall completely and effectively discharged the Developers / Joint Developers. For this purpose the Purchaser/s has/have given the following complete address:

14 Rehmania House, Bldg No-33, off, S.V.
Road, Andheri (W) Mumbai. 400058

28. All costs, charges and expenses in connection with the formation of the CO-OPERATIVE SOCIETY as well as the costs of preparing, engrossing, stamping and registering all the agreements or any other document/s or documents required to be executed by the Developers/ Joint Developers or Purchaser/s as well as the entire professional cost/s of the Advocate of the Developers/Joint Developers in preparing and approving such documents shall be borne and paid by the PROPOSED SOCIETY or PROPORTIONATELY by all the purchasers or holders of premises in the said building including the Purchaser/s herein and the proportionate share of the Purchaser/s shall be such amount as may be fixed by the Developers/Joint Developers whose decision/s in this respect will be final and binding on the Purchaser/s. The Developers/Joint Developers shall not be liable to contribute anything towards such charge/s and expenses and the same shall be paid by the Purchaser/s to the Developers/Joint Developers immediately on demand.

29. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 as amended upto date or any other provisions of law applicable thereto.
30. All costs, charges and expenses including registration charges of this agreement shall be borne and paid by the Purchaser/s. The Purchaser/s is/are fully aware of the provisions of the Bombay

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Stamp Act, as amended upto date. If any stamp duty over and above stamp duty already paid on this agreement is required to be paid or is claimed by the Superintendent of Stamps, Mumbai or concerned authority, the same shall be borne and paid by the Purchaser/s alone including the penalty, if any. The Developers/Joint Developers shall not be liable to contribute anything towards the same nor shall the Purchaser/s hold the Developers/Joint Developers liable and/or responsible towards the said stamp duty. The Purchaser/s shall indemnify the Developers/Joint Developers against any claim from the Stamp Authorities or other concerned authorities in respect of the said stamp duty to the extent of the loss or damage that may be suffered by the Developers/Joint Developers. The Purchaser/s shall also fully reimburse the expenses that may be required to be incurred by the Developers/ Joint Developers in consequence upon any legal proceedings that may be instituted by the authorities concerned against the Developers/Joint Developers for non-payment and/or under-payment of stamp duty by the Purchaser/s.

31. The Purchaser/s shall immediately after execution of this agreement lodge the same for registration with the Sub-Registrar of Assurances and shall within two days after lodging the same furnish to the Developers/Joint Developers a Xerox copy of the receipt issued by the Sub-Registrar to enable the Developers/Joint Developers to admit execution thereof before the Sub-Registrar of Assurances.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands in Mumbai on the day and year hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

Brihan Mumbai Municipal Corporation, District Mumbai Suburban, Taluka Borivali, Village Goregaon. All those pieces or parcels of land or ground situate lying and being at Goregaon, Taluka Borivali, District Mumbai Suburban in Brihanmumbai

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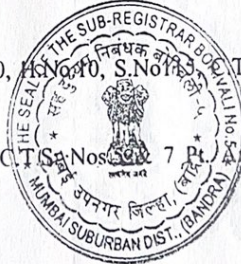
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bearing C.T.S. Nos. 154 and 155 and admeasuring and bearing particulars as under:

S.No.	City Survey No.	Area of land in Sq. mtrs.
110/1 pt.	155	4768.00
115/4 pt.	155	3163.30
115/4 pt.	154	23.70
Total:		7955.00

which property is sub-divided by a natural sub-division by virtue of existing 25 metres wide D.P. Road comprising of Plot B, sub-dividing it into two portions, one portion being Plto C on the Southern side and the other portion comprising of Plot A, Plot D and Plot E on the Northern side of the said D.P. Road. The said entire property is bounded as follows:

- On North : Part of Nallah and S. No.115, C.T.S. No.153 (1 to 50);
- On South : S.No.8, C.T.S. Nos. 5 & 6 Pt. Known as Karimi Park;
- On East : S.No.110, 110/1, S.No.115, C.T.S. No.153 (1 to 50);
- On West : S.No.9, C.T.S. Nos. 7 Pt. and 5 & 7 and nallah.



THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land marked as Plot A in the lay out plan annexed hereto forming part of the larger property more particularly described in the First Schedule hereinabove written, which Plot A, admeasures about 4595 sq. metres bears C.T.s. No.154 and 155 (Pt.) and is bounded as under :

- On or towards the North : By C.T.S. No.153;
- On or towards the South : By existing 25 metres wide D.P. Road;
- On or towards the East : By S.No.110/1, C.T.S. No.153;
- On or towards the West : By Nallah.

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THE THIRD SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land being the Eastern portion of the said Plot A wherein the said proposed Building B is shown in the layout plan admeasuring 2761.88 sq. meters and having an FSI of 5293.33 sq. metres and bearing C.T.S. Nos.154 (Pt.) and 155 (Pt.) and is bounded as under:

- On or towards the North : By C.T.S. No.153;
On or towards the South : By existing 25 metres wide D.P. Road;
On or towards the East : By S.No.110/1, C.T.S. No.153;
On or towards the West : By commercial building under construction for HDFC Building.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

Developers Premises:-

1. FLATS

FLOORS	WING	FLAT NOS.
1 st , 3 rd , 5 th Floors	'A'	All flats.
7 th Floors		Flat No.1
2 nd , 4 th , 6 th		All Flats
7 th Floor		Flat No.2
1 st , 3 rd , 5 th Floor		All Falts
7 th Floors		Flat No.2, 4
2 nd , 4 th , 6 th		All Flats
7 th Floor	'D'	Flat No.3, 4



2. SHOPS & COMMERCIAL PREMISES

SHOPS: NOS.3,4,6,7,8

- COMMERCIAL : 3rd, 4th, 5th, 6th Entire Floor.
Ground Floor 50%
First Floor 50%

3. PARKING SPACES

50% OF OPEN AND STILT PARKING.

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THE FIFTH SCHEDULE ABOVE REFERRED TO:

Developers Premises:-

1. FLATS

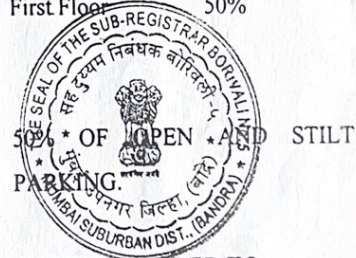
FLOORS	WING	FLAT NOS.
2 nd , 4 th , 6 th Floor	'A'	All flats.
7 th Floors	'A'	Flat No.2
1 st , 3 rd , 5 th	'B'	All Flats
7 th Floor	'B'	Flat No.1
2 nd , 4 th , 6 th Floor	'C'	All Flats
7 th Floor	'C'	Flat No.1,3
1 st , 3 rd , 5 th	'D'	All Flats
7 th Floor	'D'	Flat No.1,2

2. SHOPS & COMMERCIAL PREMISES

SHOPS: NOS.1,2,5,9

COMMERCIAL : 2nd Floor Entire
Ground Floor 50%
First Floor 50%

3. PARKING SPACES



THE SIXTH SCHEDULE ABOVE REFERRED TO:

DESCRIPTION OF COMMON AREAS & COMMON FACILITIES:

1. Common areas shall include:-

- Areas covered under the external and internal walls and pardis (built up areas).
- Staircases, lobbies, passages and landings, common terraces (excluding pocket/attached terraces abutting certain flats and, as such, exclusively allotted to Purchaser of the said flat) Open spaces appurtenant to the building including garden and unallotted open spaces.

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2. Common facilities in the building shall include:-
- a) Overhead and underground water storage tanks and water pipes, water meter, pump room with pumps and accessories.
 - b) Drainage and sewerage including septic tank and soak etc.
 - c) Electrical common load wiring, starters/ switches and all common wirings.
 - d) Common lights in staircases, landings, gates, terrace and compounds.
 - e) Compound gate/s.
 - f) Common compound walls.
 - g) Servants toilet.
 - h) Society office.



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SIGNED AND DELIVERED

By the withnamed)

"DEVELOPERS")

MODERN TILES CO.PVT. LTD.)

In the presence of)

G. A. to Modern Tiles Co Pvt Ltd.

[Signature]

Jayanti Patel / Vasini Patel.

SIGNED AND DELIVERED

By the withnamed)

"JOINT DEVELOPEPRS")

J.V.CONSTRUCTIONS &)

DEVELOPERS)

In the presence of)

For J. V. Constructions & Developers

[Signature]

Partner

SIGNED AND DELIVERED

By the withnamed

"PURCHASER/S"

MR./MRS./MISS Innovative
Ideals & Services (India)
Pvt Ltd.

In the presence of

[Signature]

WITNESSES:

1.

2.



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RECEIVED of and from the Purchaser/s abovenamed, a sum of
Rs. 9,00,000/- (Rupees Nine Lacs only. _____
_____ only) being the earnest money as per Clause 3(a) of the
Agreement, by Cheque/P.O./D.D. No. 772487 dated 14/02/2007
779864 dated 06/04/2007
on Bank of Maharashtra.

-DEVELOPERS / JOINT DEVELOPERS

Shri J. Y. Constructions & Developers

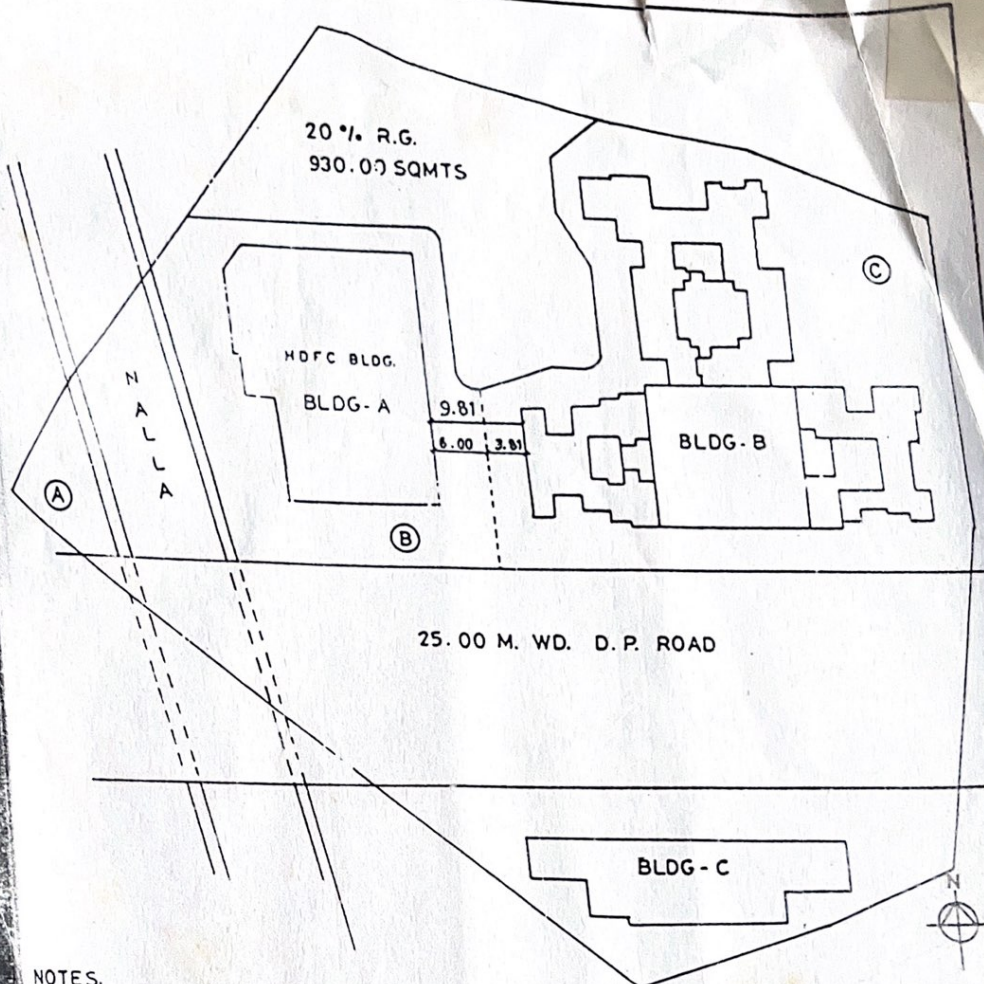
[Handwritten Signature]
Partner



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ANNEXURE "A"

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NOTES.

DESCRIPTION	LAND AREA SQMTS.	BUILT UP AREA / F.S.I. SQMTS.
1) NET AREA OF PLOT A+B+C = 4595.00		
2) TOTAL PERMISSIBLE F.S.I ON PLOT A+B+C		8806.63
3) LAND AREA OF HDFC BLDG. 'A' (INCLUSIVE OF PROPORTIONATE R.G) (3513.30 X 4595.00 / 8806.63)	1833.12	3983.30
4) BUILT UP AREA OF HDFC BLDG. 'A'		3983.30
5) LAND AREA OF RESI./COMM. BLDG. 'B' (INCLUSIVE OF PROPORTIONATE R.G)	2761.88	293.33
6) BUILT UP AREA OF RESI./COMM. BLDG. 'B'		293.33
7) 20% R.G FOR BLDG. A & B ONLY. (930.00)		---
8) NALLA (PLOT-E)	335.00	---
9) D.P ROAD (PLOT-F)	2100.00	---
10) PLOT-D (ECO HOMES)	925.00	---
	7955.00	



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PLAN SHOWING PLOT BEARING C.T.S. NO:154,155.
OF VILLAGE GOREGAON, TALUKA BORIVALI, IN
OSHIWARA DISTRICT CENTRE, ADMEASURING
7955.00 SQMTS.

ARCHITECT
ASHOK GANDHI