

मूल्यांकन पत्रक (बांधीव क्षेत्र - बांधीव)		16 March 2016, 02:48:27 PM	
Valuation ID बरल-6	201603162019	2802	9 907
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग	2016 मुंबई(उपनगर) मालाड (पूर्व) (बोरीवली)	36.60 मि. वि. यो. सुझा इन्डिपेंडेंट हाई हद व पश्चिमेत	
उप मूल्य विभाग	62/293 शुभाग: उत्तरेस पठाणवाडी रस्त्याची हद, पूर्वेस दक्षिणेत्तर गाव हद.		
सर्व्हे नंबर / व. भू. हल्ल्यांक :	सि.टी.एस. नंबर#610		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
66600	132900	166200	246800
			औद्योगिक
			132900
			भोजमापनाचे एकक
			चौरस मीटर
बांधीव क्षेत्राची माहिती			
मिळकतीचे क्षेत्र-	161.14 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 to 2 वर्षे
उद्ववाहन सुविधा-	अग्रे	मजला -	5th floor To 10th floor
मजला निहाय घट/वाढ = 105% apply to rate= Rs.139545/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर) + खुल्या जमिनीचा दर) = (((139545-66600) * (100 / 100)) + 66600) = Rs.139545/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = * 161.14 = Rs.22486281.3/-		
B) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	27.88 चौरस मीटर = 27.88 * (0 * 25/100) = Rs.926313/-		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमजल्याचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इगारती भोवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 22486281.3 + 0 + 0 + 0 + 926313 + 0 + 0 + 0 = Rs 23412594.3/-		

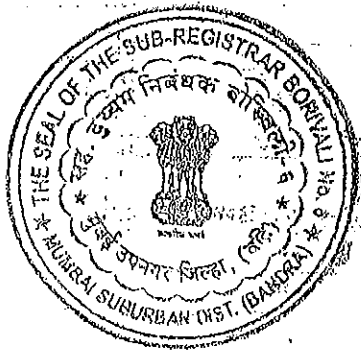
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बाल-पं		
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Hot Payment Successful. Your Payment Confirmation Number is 85346419

Form ID	1670372636
Date	12:13:59

CHALLAN		MTR Form Number - 6	
GRN NUMBER	MH008134982201516E	Barcode	
Department	Inspector General Of Registration	Payee Details	
Receipt Type	Stamp Duty & Registration Fee together/Registration Fee	Dept. ID (If Any)	
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6 Location	PAN No. (Applicable)	
Year	Period: From : 01/10/2014 To : 31/03/2099	Full Name	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	GENERAL ARUNKUMAR VAIDYA MARG
0030045501 Stamp Duty	1514000.00	Road/Street, Area /Locality	FLAT NO 701, 7TH FLOOR, A WING, JP DECKS MALAD EAST MUMBAI
0030063301 Registration Fee	30000.00	Town/ City/ District	
	0.00	PIN	4 0 0 0 9 7
	0.00	Remarks (If Any) :	
	0.00	SecondPartyName=MS J P INFRA MUMBAI PVT LTD~	
	0.00		
	0.00		
	0.00		
	0.00		
Total	1544000.00	Amount in words	Rupees Fifteen Lakhs Forty Four Thousand Only
Payment Details:IDBI NetBanking Payment ID : 85346419		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332016031611181	
Cheque- DD No.		Date	16/03/2016 12:13:59
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	



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AGREEMENT FOR SALE

'THIS AGREEMENT FOR SALE OF FLAT is made and entered into at Mumbai on this 1st day of mar 2016 ("this Agreement") BETWEEN M/s. J P INFRA (MUMBAI) PVT. LTD. a Company duly incorporated under the Companies Act, 1956, having Corporate Identity No.U45200MH2006PTC 160428, having their registered office at 4th Floor Viraj Towers, Western Express Highway, Near WEH Metro Station Andheri (East), Mumbai 400 093, hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART; AND Mr. Ananay Khanna, residing at Sai Kripa, 1-A, Walmi Raod, Amarkunj Chunabhatti, Bhopal, Madhya Pradesh - 462016, hereinafter referred to as "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/its/their respective heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners from time to time of the said firm, the heirs, executors, administrators of the last surviving partner and it's permitted assigns and in case of a company its successors and permitted assigns) of the OTHER PART;

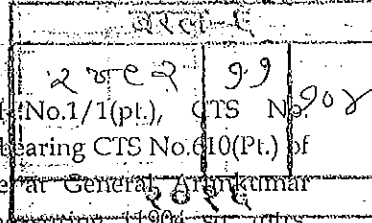
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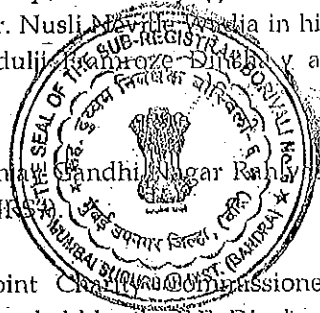
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WHEREAS:



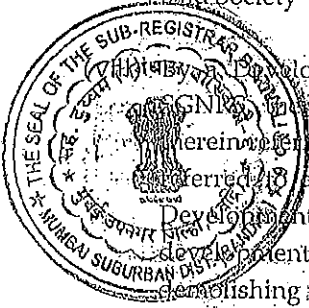
- (i) Originally the land bearing Survey No.267, No.1/1(pt.), CTS No. 610A/1/A/1B earlier forming part of larger property bearing CTS No.610(Pt.) of Village Malad (East), Taluka Borivali, MSD situate at General Arunkumar Vaidya Marg, Malad (East), Mumbai 400 097 admeasuring 11904 sq. mtrs. (hereinafter referred to "the said Land") as more particularly described in the FIRST SCHEDULE written hereunder was held in equal share by (i) the F.E. Dinshaw Trust, a Public Charitable Trust and (ii) Mr. Nusli Neville Wadia in his capacity as the Administrator of the Estate of Edulji Framroze Dinshaw as tenants-in-common.
- (ii) The said Land was occupied by the members of Santa Sandhi Sanghatna, a registered public charitable trust ("SGNRS")
- (iii) By an order dated 6th November, 1990, the Joint Charity Commissioner sanctioned sale of the said land as a share thereof was held by the F.E. Dinshaw Trust as stated above, to SGNRS for the consideration and on the terms and conditions contained therein which inter alia stipulated that the sale be completed within a period of six months from the date of the order, which period of time was extended by the Office of the Charity Commissioner to 31st December, 1991.
- (iv) Accordingly, by a Deed of Conveyance dated 24th October, 1991 made by and between the Trustees of the F.E. Dinshaw Trust therein collectively referred to as the First Vendor and Mr. Nusli Neville Wadia in his capacity as the Administrator of the Estate of Edulji Framroze Dinshaw therein referred to as the Second Vendor, both collectively referred to as the Vendors of the One Part and the Trustees of the SGNRS therein referred to as the Purchasers of the Other Part and registered with the office of the Sub-Registrar of Assurances under Serial No. 5356 of 1991, the said Trustees of the F.E. Dinshaw Trust and Mr. Nusli Neville Wadia jointly granted, conveyed, sold and transferred to the Trustees of the said SGNRS the said Land at or for the consideration therein mentioned.
- (v) By a Notification dated 28th October, 1991, CTS No. 610 (part) admeasuring 13829 sq. meters at Malad (East) situate at General Arunkumar Vaidya Marg, Malad (East), Mumbai 400 097 (hereinafter referred to "the said Larger Land") was declared as a slum area by the Deputy Collector and Competent Authority, Borivali under the provisions of the Maharashtra Slum Area (Improvement Clearance and Redevelopment) Act, 1971 ("the Slum Act"). The said Land forms a portion of the said Larger Land.
- (vi) Pursuant to an application made by the SGNRS under Section 36(1)(a) of the Bombay Public Trusts Act, 1950, the Joint Charity Commissioner, by an order dated 27th November, 2008, sanctioned the alienation of development rights in respect of the said Land by SGNRS in favour of the Promoter or its nominee subject to certain terms and conditions as stipulated in the said order.



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(vii) The said slum dwellers organized themselves into a proposed co-operative society namely Sanjay Gandhi Nagar (SRA) Co-operative Housing Society (Proposed) having its office at Survey No.267, H. No. 1/1(pt.), C.T.S No.610(Pt.) at Malad (East) situate at General Arunkumar Vaidya Marg, Malad (East), Mumbai-400.097. The said proposed Society has since been registered as a Society under the Maharashtra Co-operative Societies Act, 1960 (hereinafter called "the said Society").



Development Agreement dated 18th June, 2009 made by and between SGNRS, therein referred to as the Owners of the First Part, the said Society, herein referred to as the said society of the Second Part and the Promoter therein referred to as the developers of the Third Part, (hereinafter called "the said Development Agreement") the SGNRS granted unto the Promoter herein, the development rights in respect of the said Land to develop the same by demolishing existing structures/buildings on the said Land and by constructing buildings for rehabilitation of members of the said Proposed Society and also constructing building(s) for sale in the open market as per the scheme sanctioned by the Slum Rehabilitation Authority ("SRA").

- (ix) By an order dated 23rd November, 2009 the Zilla Adhikari, Mumbai Suburban Zilla gave his sanction to sub-division of CTS No. 610/A/1/A/1 admeasuring 1,19,950.30 sq. mtrs. into two portions- (i) one part admeasuring 11904 sq. mtrs bearing CTS No. 610A/1/A/1B being the said Land held by the SGNRS and (ii) the other part admeasuring the balance area of 1,08,046.60 sq. mtrs. bearing CTS No. 610/A/1/A/1.
- (x) By a letter dated 20th August, 2010, the Upper Zilla Adhikari provided to the SRA, Annexure-II containing details of the slum dwellers as prepared by the office of the Upper Zilla Adhikari.
- (xi) By an order 13th August, 2010, the Deputy Collector and Competent Authority (ULC), Greater Mumbai stated that the proceedings under section 10 of the Urban Land (Ceiling & Regulation) Act 1976 were abated and lapsed and that the Authority has no objection to develop the said Land as per the DCR.
- (xii) The SRA issued a Letter of Intent bearing No. SRA/ENG/2296/PN/PL/LOI dated 15th October, 2010 in favour of the Promoter granting permission for the development of the said Land in accordance with the proposed Slum Rehabilitation Scheme under the provisions of Regulations 33(10) read with Appendix IV of the Development Control Rules, 1991 on the detailed terms and conditions mentioned therein (hereinafter called "the said LOI").
- (xiii) By a Deed of Confirmation dated 18th March, 2011 made by and between SGNRS, therein referred to as the owners of the First Part, the said Society, therein referred to as the said society of the Second Part, the Promoter therein referred to as the Developers of the Third Part and Mr. Jankaram Wadekar, Mr. Hamsa Sayyed and Mr. Devanand Palav in their capacity as the Executive Committee Members of the said Society therein collectively referred to as the confirming parties of the Fourth Part (hereinafter called " the said Deed of Confirmation")

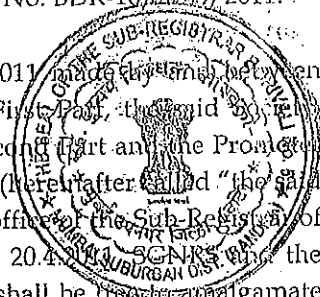
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and registered with the office of the Sub-Registrar of Assurances under Serial No. BDR-16/2702/2011, the parties to the said Development Agreement confirmed the execution of the said Development Agreement a copy whereof was annexed to the said Deed of Confirmation.

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(xiv) Simultaneously, with the execution of the said Deed of Confirmation an Irrevocable Power of Attorney also dated 18th March, 2011 (hereinafter called "the said Irrevocable Power of Attorney") has also been executed by the said SGNRS and the said Society in favour of the Promoter and registered with the office of the Sub-Registrar of Assurances under Serial No. BDR-16/2703/2011.

(xv) By a Supplemental Agreement dated 18th March, 2011 made between SGNRS, therein referred to as the owners of the First Part, the Promoter therein referred to as the confirming party of the Second Part and the Promoter therein referred to as the developer of the Third Part (hereinafter called "the said Supplemental Agreement") and registered with the office of the Sub-Registrar of Assurances under Serial No. BDR-16/3835/2011 on 20.4.2011, the said Proposed Society confirmed that the Promoter shall be free to amalgamate the said Land with any other Slum Rehabilitation Scheme as permissible under the DCR and also permitted the Promoter to create a charge or a mortgage on the sale portion of the said Land or any part thereof along with un-divided share of the said land subject to the condition that the area on which the members of the said Society are to be rehabilitated are not affected by such encumbrance.



(xvi) A revised Letter of Intent bearing No. SRA/ENG/2296/PN/PL/LOI dated 30th July, 2011 was issued by the SRA in favour of the Promoter in supersession of the said earlier Letter of Intent dated 15.10.2010 (hereinafter called "the said Revised LOI").

(xvii) The Ministry of Environment and Forest has, vide its letter dated 13th October 2011 addressed to the Developer, granted the necessary environmental clearance for development work proposed to be carried on the said land.

(xviii) The Developers propose to construct one or more sale buildings on a portion of the said Land in accordance with the Intimation of Approval ("IOA") and Commencement Certificate ("CC") issued and/or which may be further issued by the SRA for this purpose (hereinafter referred to as "the said Sale Building"). The Promoter has obtained the approval of plans from the SRA vide IOA bearing No. SRA/ENG/2470/PN/PL/AP dated 13th May 2011 and have also obtained CC bearing No SRA/ENG/2470/PN/PL/AP dated 18th August 2011 and further CC up to 28nd floor has been granted by endorsement dated 21st December, 2015. The Purchaser confirms that the Purchaser is aware that there would be at-least one or more buildings for such number of floors as may be permissible under the SRA Scheme and do hereby expressly grant his consent for construction of the said Sale Building as the Developers may desire.

(xix) The Purchaser/s has inspected and have satisfied himself / herself / itself / themselves the following documents:-

(i) Title certificate issued by Advocate Mukesh Jain;

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(i) Plans and specification of the said Sale Building.		
(ii) List of fixtures, fitting and amenities including the provisions for one or more lifts provided or to be provided.		

(xx) The Purchaser has also satisfied himself/ herself/ itself/ themselves about the Promoter's title to the said Land as also the right of the Promoter to construct and sell the residential flats in the said Sale Building.



The Purchaser has agreed to purchase from the Promoter residential Flat No.701 on the 7th floor of the said Sale Building, known as "JP Decks". (hereinafter referred to as "the said Premises") and more particularly described in the second Schedule being constructed on the said Land on the terms and conditions as set out hereinafter and both the parties are executing this agreement as required under the MOFA.

(XXII) Income Tax Permanent Account Number of the Parties are as under:-

NAME OF THE PARTY	PAN
J. P. INFRA (MUMBAI) PVT. LTD.	AACCV2529A
ANANAY KHANNA	BLIPK8741A

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

1. The parties herein agree and declare that the recitals as incorporated hereinabove shall form the integral part of operative part of this agreement.
2. The Promoter shall sell to the Purchaser/s and the Purchaser/s shall purchase from the Promoter on "ownership basis" residential Flat No.701 on the 7th Floor in "A" Wing of the said Sale building known as "JP DECKS". The Flat No.701 in "A" Wing is more particularly described in the Second Schedule hereunder written.
3. The said Land shall be notionally divided into two parts viz. "Rehab Plot" for the rehab building and "Sale Plot" for the sale building.
4. The said Sale Building shall be constructed by the Promoter in accordance with the plans, designs, specifications approved by the concerned authority and which have been seen and approved by the Purchaser with only such variations and the modifications as the Promoter may consider necessary or as may be required by the concerned local authorities/the government to be made in them or any of them. Provided always that such variation modification should not reduce area of the said flat or change its floor.
5. The Carpet area of the said Premises is 76.57 sq. mts. including the enclosed balcony area; the sanctioned Plans include the provisions for Niche; Duct and Slabs; Flower beds; Elevational Features etc. of about 57.71 sq. mtrs. For beneficial use of the said Premises. The Purchaser shall not be entitled to claim use of similar facilities available with other flats.

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10.	The Purchaser/s	agree/s to pay to the Promoter interest at the rate of 24% per annum on all amounts, which become due and payable by the Purchaser/s to the Promoter under the terms of this Agreement from the date the said amounts become payable by the Purchaser/s to the Promoter till payment and/or realization.

10. The Purchaser/s agree/s to pay to the Promoter interest at the rate of 24% per annum on all amounts, which become due and payable by the Purchaser/s to the Promoter under the terms of this Agreement from the date the said amounts become payable by the Purchaser/s to the Promoter till payment and/or realization.

11. It is an essential and integral term and condition of this Agreement, that only on the payment of full amount of the purchase price and all other amounts, charges, dues, outgoings, deposits, tax, cess, penalties etc. payable hereunder, having been paid on its due date/s without any default by the Purchaser/s to the Promoter (and not otherwise), will the Purchaser/s have or be entitled to claim any rights, against the Promoter under this Agreement and/or in respect of the said Premises.

12. The Purchaser shall pay to the Promoter the installments of price mentioned in clause (7) of this Agreement within 15 days of intimation by the Promoter that installment has become due on their respective due dates, time being the essence of the contract.

13. In the event of the Purchaser/s making any default in payment of any installment of the purchase price and/or other payments under this Agreement on their respective due dates and/or in observing and performing any of the terms and conditions of this Agreement and the default continuing, in spite of 15 days' notice to be sent by the Promoter to the Purchaser/s to remedy the breach, the Promoter will be entitled to terminate this Agreement in which event the consequences hereinafter set out shall follow:-

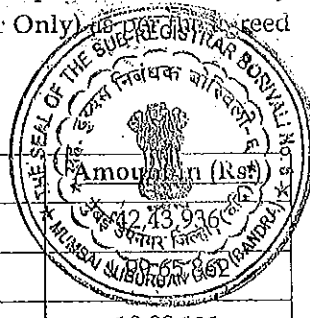
- (a) The Purchaser/s shall cease to have any right against the Promoter in respect of the said Premises or any part thereof;
- (b) The Promoter shall be entitled to sell the said Premises at such consideration and on the terms and conditions and to such other person or party as the Promoter may in its absolute discretion deem fit and proper;
- (c) on the realization of the entire resale consideration from such other person or party of the said Premises the Promoter shall refund to the Purchasers the amount paid by the Purchaser/s to the Promoter in pursuance of this Agreement after deducting there from:-
 - (i) 10% of the purchase price of the said Premises which shall stand forfeited;
 - (ii) the taxes and outgoings, if any, due and payable by the Purchaser/s in respect of the said Premises up to the date of termination of this Agreement;
 - (iii) Interest on unpaid installments at 21% upto the date of termination.
- (d) The Promoter shall not be liable to pay to the Purchaser/s any interest, compensation, damages, costs or otherwise. The said amount shall be accepted by the Purchaser/s in full satisfaction of all his/her/its/their claims under this Agreement and/or in or to the said Premises;

14. The Promoter shall give possession of the said Premises to the Purchaser on or before April, 2017, on best effort basis subject to extension of time for a further

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6. The Purchaser shall pay to the Promoter a lump sum amount of Rs.3,02,73,600/- (Rupees Three Crore Two Lacs Seventy Three Thousand Six Hundred Only) being the purchase price of the said Premises, which includes proportionate price of the common areas and facilities appurtenant to the said flat (hereinafter referred to as "the purchase price"). The purchase price is exclusive of Service Tax, VAT or any other cases, rate, taxes or penalty payable or levied or which may be levied hereafter on the sale of flat and all other charges including monthly contribution charges, deposits which are payable by the Purchaser/s under this Agreement or otherwise.
7. The Purchaser has paid to the Promoter a sum of Rs.42,43,936/- (Rupees Forty Two Lac Forty Three Thousand Nine Hundred Thirty Six Only) on or before the execution of this Agreement (the payment and receipt whereof the Promoter hereby admits and acknowledges) and shall pay to the Promoter balance amount of purchase price of Rs.2,60,29,664/- (Rupees Two Crore Sixty Lac Twenty Nine Thousand Six Hundred Sixty Four Only) as per the agreed payment schedule as appearing herein below:-

Sr. No.	Particulars of Installments	Amount (Rs)
1	Before Execution of Agreement	
2	On Execution of Agreement	
3	On Initiation of 28 th Slab	10,08,111
4	On Initiation of 31 st Slab	10,08,111
5	On Initiation of 34 th Slab	10,08,111
6	On Initiation of Brick Work	15,25,789
7	At the time of Possession	15,13,680
	Total:	3,02,73,600/-



The time shall be essence of the contract as to aforesaid payments to be made by the Purchaser to the Promoter.

8. The Purchaser/s is/are aware that the area of the said Premises may increase or decrease to the extent of 2% (two percent) of the area mentioned herein due to column offset, tiling, ledges, plaster, skirting etc.
9. At the request and instance of the Purchaser/s and for the convenience of the Purchaser/s, the Promoter has granted and permitted the Purchaser/s to park his/ her/ their light motor vehicles in 2 (Two) car parking/s space on podium/under stilt/ basement/compound, which the Purchaser/s shall be entitled to utilize for his/ her/ their personal use without payment of any consideration by him/her/them to the Promoter. The right to use such car parking space shall be governed and controlled by the Society or Common Organization of the Purchasers of flat(s) in the sale building. The location and other details viz. car park numbering, etc. shall be intimated at the time of handing over of possession of the said Premises.

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period of 6 (six Months). If the Promoter fails or neglects to give possession of the said Premises to the Purchaser/s except on account of reasons beyond its control and of its agents, as per the provisions of Section 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, (hereinafter, for the sake of brevity referred to as "MOFA", by the aforesaid date/s and/or by the date or dates prescribed in Section 8 of MOFA, the Promoter shall be liable, on demand to refund to the Purchaser/s, the amounts already received by it in respect of the said Premises with simple interest at 9% per annum from the date the Promoter receives the same, till the date the amounts and interest thereon are repaid. Provided that by mutual consent it is hereby agreed that the dispute as to whether the stipulation specified in Section 8 have been satisfied or not will be referred to the arbitration of an independent person nominated by the Promoter who shall act as a sole Arbitrator. Till the entire amount and interest thereon is refunded by the Promoter to the Purchaser/s, there shall subject to prior encumbrances if any, be a charge on the said Premises, provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of the said Premises, if the completion of the building in which the said Premises is to be situated is delayed on account of:-

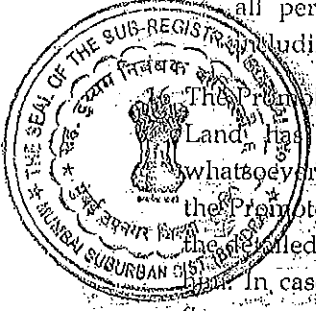
- (i) Non-availability of steel, cement, other building materials, sufficient water or electricity supply;
- (ii) War, civil commotion or act of God;
- (iii) Any notice, order, rule, notification or directive of the Government and/or any other competent authority or any Court or Tribunal or any quasi-judicial body or authority;
- (iv) Other force majeure or unforeseen circumstances or conditions or other causes beyond the control of the Promoter or its agents.

15. The following expressions used herein shall mean the following, namely:-

- (a) "The said Premises" shall mean the Flat No.701 on the 7th Floor, in "A" Wing, of the building;
- (b) "Possession Date" shall mean April, 2017;
- (c) "Address of the Purchaser" shall mean Sai Kripa, 1-A, Walmi Raod, Amarkunj Chunabhatti, Bhopal, Madhya Pradesh - 462016.
- (d) "Building Name" shall mean "JP DECKS";
- (e) "Maintenance Contribution" shall mean Rs.5,08,800/- paid approximately for period of 24 months from the date of possession.
- (f) "The Carpet Area" shall mean the net usable floor area within a building excluding that covered by the walls. The carpet area of the flat shall include the area of the balcony of such a flat. The carpet area of the said flat is 76.57 sq. mts.;
- (g) The term "Purchaser" herein may include the female gender or in the event there is more than one Purchaser, the derivative term used herein

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with reference to the said expression shall be construed accordingly. If the Purchaser is a Partnership Firm, the said term unless repugnant to the context or meaning thereof mean and include the partners from time to time of the said firm and the heirs, executors and the executors of the last surviving partners. If the Purchaser is a Company or Society, the said term shall wherever appropriate mean and include its successors and assigns. In other cases, the said term wherever appropriate shall mean and include all persons claiming right, title and interest through such Purchaser including his/her/their successors in interest.



The Promoter hereby declares that no part of the floor space index of the said Land has been utilised by the Promoter elsewhere for any purpose whatsoever. In case the floor space index of the said Land has been utilised by the Promoter elsewhere, then the Promoter shall furnish to the Purchaser all the detailed particulars in respect of such utilisation of the floor space index by the Promoter. In case while developing the said Land the Promoter has utilised any floor space index of any other land or property by way of floating floor, space index, then the particulars of such floor space index shall be disclosed by the Promoter to the Purchasers.

17. The Purchaser shall have pro rata undivided share in the common area and facilities in the aforesaid Sale building and also in the limited common area and facilities.

18. The common area and facilities for the whole of the Sale building are as under:-

- (i) Paving around the building as per the Rules of Municipal Corporation of Greater Mumbai;
- (ii) Compound lights and entrance lobby;
- (iii) The plot on which Generators (if any) are lodged;
- (iv) Lifts;
- (v) The installation of Central Services such as Electricity, water, Tanks/Pumps, motors, ducts and in general all apparatus and all installations fittings and fixtures which may be provided for common use;
- (vi) D.G. Back-up for lighting and common services;
- (vii) R.C.C. underground, overhead tanks and rain water harvesting tanks with required number of pumps of approved capacity and make;
- (viii) The said sale plot on which the building is proposed to be constructed;
- (ix) All other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common use (unless included in limited common areas and facilities). All of the above facilities are subject to approval from MCGM.

19. The limited common facilities for said flat are as under:-

- (i) Common Toilet(s), if any;
- (ii) Terrace / areas at the respective floor;

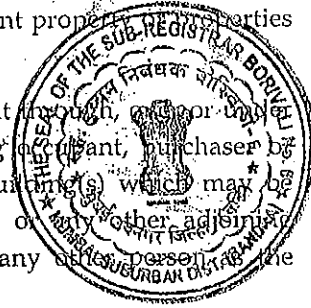
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- (iii) R.C.C. underground tanks and rain water harvesting tanks with two pumps of approved capacity and make for the said Tower;
- (iv) R.C.C. staircase with Kadappa treads, R.C.C. Paradi with wooden hand railings / M. S. Railings;
- (v) One light point per landings;
- (vi) Passages on the ground/stilt floor as well as each floor of the building;

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20. The Promoter has informed the Purchaser/s and the Purchaser/s are aware and hereby accepts and agrees and give irrevocable Consent to the Promoter as under:-

- (i) to develop the said land along with other adjacent properties as an integrated development of larger complex;
- (ii) to grant any Right of Way or license of any right in, over or under the said land to any person or party including occupant, purchaser or person entitled to any area or areas in any Building(s) which may be constructed by the Promoter on the said land or any other adjoining property or properties to the said land or to any other person as the Promoter may desire or deem fit;
- (iii) to revise the boundary or area of the layout in respect of the said land and to submit any revised layout or amended building plans for the purpose of revision of the layout in respect of the said land as the Promoter may desire or deem fit from time to time;
- (iv) to amalgamate or sub-divide or club the aforesaid scheme with any other scheme/s on the said land or any other property or properties as the Promoter may desire or deem fit in their absolute discretion as may be permissible under D.C. Regulation;
- (v) to take benefit of any approval of development rights which may become available in respect of the said land with any other property or properties either adjoining the said property or otherwise as may be permissible in law;
- (vi) that the right of the Purchaser/s shall be restricted only to the said Premises and the Purchaser/s shall have no right to any space, area or inside or outside the building and the same shall continue to belong to the Promoter;
- (vii) it is repeated for the sake of clarity that the right of the Promoter to revise the layout and redevelop any portion(s) of the said land is neither affected nor restricted in any manner on account of the execution of this Agreement in favour of the Purchaser/s herein and all such rights are reserved unto the Promoter without any restriction in any manner whatsoever;
- (viii) notwithstanding what is contained herein to the contrary, the Purchaser/s do hereby irrevocably authorize the Promoter to submit any revised plan for the purpose of making any amendment, change or modification in the Building Plans in respect of the said Sale Building in which the



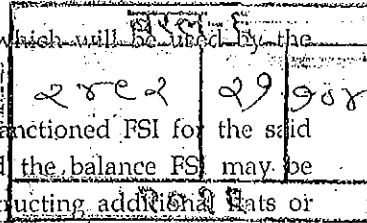
Purchaser/s has/have agreed to purchase the said Premises as provided in the Maharashtra Ownership of Flats Act, 1963, as the Purchaser/s is/are aware that the Promoter has balance Floor Space Index (FSI) and/or development rights in respect of the said land and/or the Promoter may become entitled to any additional development rights or FSI in future and the Promoter intend to construct either additional floor or floors, annex structures or additional wings to the said Sale building and the Purchaser/s has/have no objection or dispute regarding the same in any manner whatsoever;

Promoter may construct a separate Rehab Wing or building or additional floors for the accommodation of eligible slum dwellers who may become eligible in a future date;

If any further FSI is granted or any further FSI is available by use of any T.D.R. or otherwise hereafter even after execution of Conveyance or Assignment in favour of Society, then the Promoter shall have exclusive right to use such FSI/TDR and to carry out such construction on the said land on the building constructed on the said land. The Purchaser and the Society will not have right to carry on any further construction if possible by use of any T.D.R. or otherwise any further F.S.I. is granted or to consume any F.S.I. even permitted in future. However, the costs, charges and expenses of such construction shall be borne and paid by the Promoter. The Purchaser and the Society will not object to carrying on such construction by the Developers;

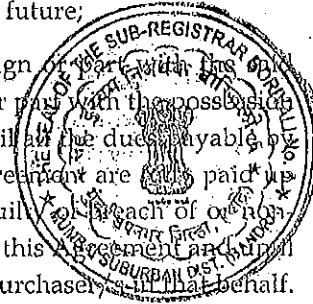
- (xi) the aforesaid provision regarding construction to be carried on in future by the Promoter and their right to sell the same on ownership basis and the Society/ Association of Purchaser or Limited Company to admit such Purchaser as member shall continue to remain in effect even after the project is completed;
- (xii) the Purchaser/s declare and confirm that he/she/they/it are aware that the Building in which the said Premises(s) is/are situate may be interconnected building alongwith other building/s under development by the Promoter and the Purchaser have nothing to do with the ground area and the same are not in proportion to each other and the Purchaser/s shall not be entitled to claim any further or other right to the area other than the ground area under its Sale Building and the plinth area and/or the said sale plot beneath the plinth area of the Sale Building;
- (xiii) so long as it does not in any way affect or prejudice the right of the Purchaser/s in respect of the said Premises(s), the Promoter shall be at liberty to sell, convey and transfer or otherwise to deal with all other flat(s) and spaces in the said Sale building and Promoter are entitled to deal with its right, title and interest in the said land in any manner they may deem proper;
- (xiv) there are separate accesses to the building(s) for the occupants of the Rehabilitation Building(s) and for the Purchaser of the Sale Building. The Promoter may grant right of way to the other Rehab residents and users, inter alia, prospective Purchasers of other sale wing / building in the

revised layout as aforesaid, from the access which will be used by the Purchaser/s;



(xv) the Purchaser/s is/are aware that the total sanctioned PSI for the said land may not be fully consumed in-situ and the balance PSI may be consumed on the said Sale Building by constructing additional flats or additional wings or building. The Purchaser/s hereby gives his/her/their/its consent and No Objection for any such further construction to be carried on the said land and/or on the said Sale Building, by way of further levels or by way of new Wing or Wings or separate structure or building by the Promoter in future;

(xvi) the Purchaser shall not let, sub-let, transfer assign or part with the Premises, interest or benefit of this Agreement or part with the possession and/or personal license of the said Premises until all the dues payable by the Purchaser/s to the Promoter under this Agreement are fully paid up and only if the Purchaser have/had not been guilty of breach of observance of any of the terms and conditions of this Agreement and the Promoter have permitted in writing to the Purchaser/s in that behalf. The Promoter will be entitled to impose such condition including payment of transfer fees as may be decided by the Promoter for giving Consent for such Transfer;



(xvii) the Purchaser/s shall observe and perform all the rules, bye-laws and regulations which the Society/Common Organisation of Purchaser of flats may frame at its inception and the addition, alterations or amendments thereof that may be made from time to time for the repairs, protection and maintenance of the said Sale building and the said Premises(s) and on the observance and performance of the Building Rules, Regulations and Laws for the time being of the concerned authority/authorities. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Society/Common Organisation of Purchasers of flats regarding the occupation and use of the said Premises and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement;

(xviii) the Promoter has furnished to the Purchaser the particulars of estimated outgoings of the said Premises;

(xix) till a Conveyance or Assignment of the said sale building is executed, the Promoter shall be entitled with or without workmen, surveyors agents and others, at all reasonable times, to enter into the said Premises and the said Sale Building or any part thereof to view and examine the state and conditions thereof;

(xx) the possession of the Common Areas in the said Sale Building shall remain with the Promoter whose responsibility shall be to supervise (through the Maintenance Agency) the maintenance and upkeep of the same until the same is taken over as per applicable laws or directions of the Government/ Statutory body, by the common organization of the

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purchasers or any other body or Association formed as per provisions of the law;

(xxi) if the building, or any part thereof gets demolished and/or gets damaged on account of any act of God including earthquake, riots, floods or any other natural calamity, act of enemy, war or other causes beyond the control of the Promoter, such losses and damages incurred to the structure will be fully sustained by the Purchaser/s along with the Purchasers of other flats and the Promoter shall not be responsible for such damage. The Purchasers shall have to make good the loss so sustained by them;



(xii) the Promoter hereby reserve their right to give for the purpose of advertisement or by putting up hoardings or Neon Light hoardings etc. on open spaces in the said land including on the terrace and compound walls for the said purpose on such terms and conditions as the Promoter may desire. The said right shall continue to subsist even after the execution of Conveyance or assignment of the said sale building in favour of the estate or common organization to be formed by the flat Purchasers;

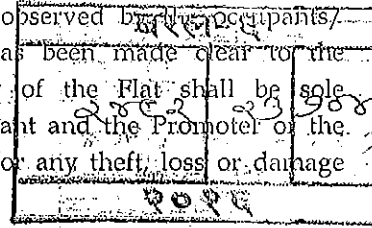
(xxiii) if any, Municipal rates, taxes, cess, assessments are imposed on the said land due to such advertisements or hoardings put up on the open spaces or terraces or any other portion or compound walls of the said land, the same shall be borne and paid wholly by the Promoter. The Promoter shall be exclusively entitled to the income and profits that may be derived by the display of such advertisement, hoardings at any time hereafter. The flat Purchaser/s will not object to the same for any reason whatsoever and shall allow the Promoter, their agents, servants, etc. to enter into the said land, the terrace and any other open spaces in the said land for the purpose of putting and/or preserving and/or maintaining and/or removing the advertisements and/or hoardings. The Promoter shall be entitled to transfer or assign such right to any person or persons whom they may deem fit and the flat Purchasers or the estate or common organization to be formed by the flat Purchasers shall not raise any objection thereto.

21. The Purchaser is aware that the Promoter or the Maintenance Agency nominated by the Promoter shall provide certain Maintenance Services in the said Sale Building until expiry of 2 years from the date of obtaining full Occupation Certificate. The Purchaser hereby agrees to pay his share of costs, charges, expenses and fees payable for the said services to the promoter or the Agency as the case may be. Thereafter the said Society/Common Organization of flat Purchaser/s shall enter into Maintenance and Service Agreement with the Promoter and/or the said Agency appointed by the Promoter for Maintenance and Services in the said Sale Building for such fees and on such terms and conditions as may be agreed upon. This condition is an essence of the contract".

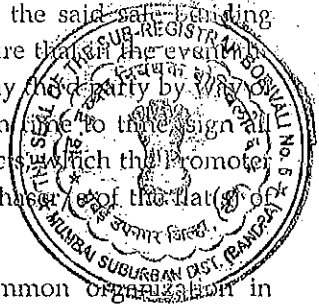
22. The Purchaser state that it is in his/her/its/their interest to help the Maintenance Agency in effectively keeping the flat(s) and the said Sale building secured in all ways. The Purchaser/s hereby agrees and accepts that for security reasons, the Maintenance Agency shall be at liberty to enforce a

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framework of guidelines to be followed and observed by the occupants/visitors to the said building. However, it has been made clear to the Purchaser/s that the entire internal security of the Flat shall be sole responsibility of the owner/ Purchaser/ occupant and the Promoter of the Maintenance Agency shall not be responsible for any theft, loss or damage suffered by the owner/ Purchaser/ occupant.



23. The Purchaser/s agrees that the Purchaser/s shall from time to time sign all relevant applications, papers, documents, and do all the acts, deeds and things in pursuance to the transaction as the Promoter may require for safeguarding the interests of the other Purchaser/s of Premises of the said sale building including the Purchaser/s. The Purchaser/s shall ensure that in the event the Purchaser/s gives possession of the said Premises to any third party by way of lease or Licensee or otherwise, such person shall from time to time sign all applications, papers and documents and do all other acts which the Promoter may require for safeguarding the interests of the Purchaser/s of the flats of the said Sale Building.
24. There may be separate Co-operative Society or common organization in respect of the Sale building or there may be one Co-operative Society or common organization of one or more Sale building. The decision of the Promoter in respect of the formation of the Society and grant of Conveyance or Assignment of the said Sale Building shall be valid and binding on the Purchaser and such Society/Societies or common organization
25. The Promoter shall endeavor to take all necessary steps to get the Conveyance or Assignment of the said sale building executed and registered within a period of 1 (one) year after all the flats are sold by the promoters or within a period of 1 year of registration of the society, which ever may be later.
26. The Flat Purchasers is aware that there is going to be building(s) / wing(s) which shall be constructed on a portion of the Rehab Plot for accommodating the eligible slum dwellers of the said land and the building where they will be accommodated will be called Rehab Building/Wing(s).
27. The Promoter shall also be entitled to sell the TDR and/or DRC of the said land any part thereof, exclusively for its own benefit.
28. Each of the Purchaser and/or the Society shall be liable to maintain, repair, renovate, reconstruct, re-build, on the said land the electric sub-station, drainage line, electric cables, common water pipeline, or any other common facilities to be used and enjoyed by the occupants of the saleable building. The liabilities shall arise to do so from the date of the Purchaser is offered the possession on obtaining Occupation Certificate of his/her/their said flat or on execution of the Conveyance or Assignment of the said sale plot and the said Sale building in favour of the society of which he/she/they may become member, whichever is earlier. Thereafter, the Promoter will not be liable to repair, maintain, renovate, reconstruct or re-build the said common facilities. Necessary covenants to this effect shall be made in the Conveyance or Assignment of the said sale plot and the said Sale building to be executed in favour of the Society.

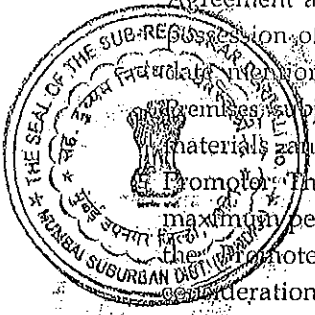


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29. The said Premises shall contain amenities, details whereof are given in Annexure "A" herein. Further common amenities provided for use of all the purchasers of flat in the said Sale Building viz. "JP DECKS" shall be used by all residents of the both the Sale buildings being constructed on the said lands.

30. Under no circumstances, shall the Purchaser get possession of the said Premises without first paying to the Promoter all the amounts due under this Agreement and also including interest due thereon. The Promoter shall give possession of the said Premises to the Purchaser on or before the possession of the said Premises mentioned on receipt of Occupation Certificate in respect of the said Premises, subject to the normal trade circumstances and availability of building materials and other relevant factors, if any, beyond the control of the Promoter. The Purchaser shall be liable to take possession of the flat within a maximum period of 15 days from the date of receipt of the notice thereof from the Promoter for this purpose against payment of balance purchase consideration and deposits, time being essence of the contract.



31. The stamp duty and registration charges, including penalty, if any, payable in respect of this Agreement shall be borne and paid by the Purchaser/s alone. The Service tax, value added tax (VAT) or any such other levy or tax as may be imposed by the government shall also be borne and paid by the Purchaser/s on accrual thereof. The Promoter shall not be liable to pay or contribute any amount towards the same.

32. The Purchaser shall, in addition to all the other amounts due and payable under this Agreement, pay the stamp duty, registration charges and all other costs, charges and expenses relating to all other documents to be executed by the Purchaser/s and/or the Promoter or the Society till Conveyance or Assignment of the said sale plot and the said Sale building of the property in favour of the Society and other outgoings. The Purchaser shall also pay to the Municipal Corporation, Government or other public body or authority his/her/their share of development or betterment charges or any other cess, tax, levy or payment that may hereafter be charged, levied or sought to be recovered in respect of the said sale plot, the said Sale building and other structures standing thereon or any part thereof or the said Premises and car parking space under stilt/car parking in the basement / car parking on the compound/car parking on the Podium.

33. In the event of any stamp duty, registration charges or any other levy, cess, tax or payment becoming due or payable at any time before the Conveyance or Assignment of the said sale plot and the said Sale building of the said land to the Society, the Purchaser shall deposit with the Promoter the amount proportionately or actually due in respect of the said Premises before the Promoter give possession of the said Premises or any time thereafter.

34. Nothing contained in these presents is intended, nor shall be construed to be a grant, demise or assignment in law of the said Premises or any part of the said Sale Building or the said sale plot or the said land to the Purchaser. However, as and when any right or interest is created in the said Premises in favour of the Purchaser, then the same shall be subject to the Promoter's first lien and charge on the said Premises in respect of any unpaid amount payable by the Purchaser/s under this Agreement.

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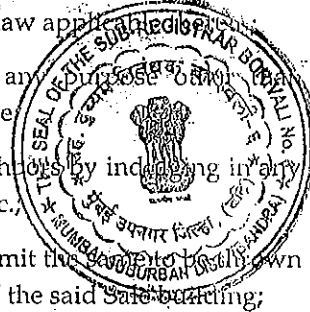
35. The Promoter shall be entitled to sell, transfer or assign all their rights, title and interest in the said land (subject to the rights and interests created in favour of the Purchaser) including in respect of the unsold flats in the said Sale Building but without in any manner affecting the Purchaser's rights.

36. The Purchaser has already inspected the site and acquainted himself/herself; itself, themselves with the nature of the Promoters' title to the said land and their right to sell the said Premises on "ownership basis" and shall not raise any requisition or objection thereto hereafter.

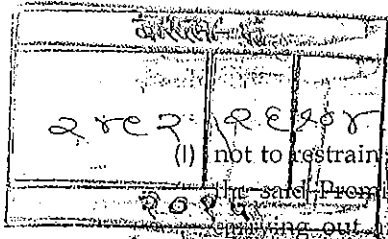
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37. The Purchaser shall, from the date of taking possession of his/Her/his said flat hereby agrees to:-

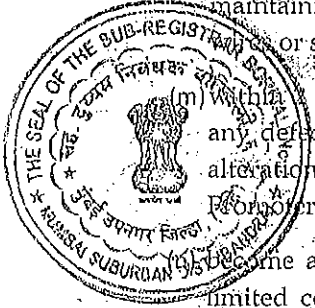
- (a) maintain the said Premises at his/her/its/ their own costs as a prudent person in good and tenable condition;
- (b) not to use the same in violation of any provision of law applicable thereto;
- (c) not to use or permit the same to be used for any purpose not permissible under any law for the time being in force;
- (d) not to cause any nuisance or annoyance to the neighbours by indulging in any acts such as noise pollution, slaughter of animals, etc.,;
- (e) not to throw any dirt, rubbish or other refuse or permit the same to be thrown in the passage or in the compound or any portion of the said Sale building;
- (f) not to do or suffer to be done anything in or about to the said Sale building or the said Premises or in the staircase and /or fire escape passage and/or the common passages which may be against the rules or regulations and by-laws of the Municipal Corporation, MHADA and/or any other concerned authority;
- (g) not to do or cause to be done any act or thing which may render void or voidable any insurance of the said Sale building or any part thereof or cause any increase in premium to be paid in respect thereof;
- (h) not to demolish or cause to be demolished the said Premises or any part thereof or make or cause to be made any change, addition or alteration whatsoever in or to the said Premises or any part thereof nor any alteration in the elevation and outside colour scheme of the said Sale Building and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC, *Pardis* or other structural members in the said Premises or any part thereof;
- (i) not to refuse or neglect to carry out any work directed to be executed in the said Sale building or in the said Premises after he/she/they had taken possession thereof, by a competent authority, or require or hold the Promoter liable for execution of such works;
- (j) not to encroach upon or make use of any portion of the said Sale building or open space of the compound not agreed to be acquired by him/ them or otherwise not forming part of the said Premises;
- (k) not to stock or keep any material, object or any other item in the open space of compound and/or park any vehicle in the compound;



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(l) not to restrain the Promoter or their servants and agents from entering upon the said Premises for inspecting the same at any reasonable hours or from carrying out any construction or repair work on any part of the said Sale building or the said Premises for proper maintenance or continuation of the facilities and amenities provided therein including making, repairing, maintaining, cleaning and keep clean and in good condition all surfaces, drains, pipes, cables, wires, gutters and other conveniences belonging to or serving or used for the said Sale building and also for laying down, maintaining, repairing and testing drainage and water pipes and electric or similar purposes;



(m) within (two) years of the possession if the Purchaser points out in writing any defect in construction (which defect is not caused by any unauthorized alteration by the Purchaser), then the said defect shall be rectified by the Promoter;

time a member of the Co-operative Society, or any other association or limited company formed by all such Purchasers of the said Premises and from time to time sign all letters, writings, communications, applications forms and registration documents and to do all other acts, deeds, matters and things as the Promoter and/or the said Co-operative Society/Associations/Limited company shall require him to do;

- (o) observe, perform and comply with all the bye-laws, rules and regulations of the Co-operative Society / Associations / Limited Company;
- (p) not to sell, transfer, assign, let, grant leave and license, dispose of or in any other manner deal with, dispose of or part with physical possession of the said Premises or any portion thereof or his right, title and interest thereto or therein or under this Agreement to any other person before paying to the Promoter all the amounts payable to them hereunder and without first obtaining their prior written consent in that behalf from the Promoter;
- (q) not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to danger 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, which may damage or likely to damage the staircase, common passage or any other structure of the building and the said flat(s). In case of any alterations approved by the Promoter and the Corporation, to carry out such alterations with light weight concrete blocks so as to ensure that the structural stability of the building is not affected in any manner.
- (r) pay to the Promoter the monthly contribution as may be determined by the Promoter from time to time due for the period commencing from seven days after the said Premises is offered for occupation by the Purchasers regularly on or before the 5th day of each and every month towards his/her/their provisional proportionate share of any and other expenses, outgoings and expenses due in respect of the said Premises on account of the following, interalia viz.: -
 - (i) maintenance, repairs to the building, the compound, the compound

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walls, water pumps and electrical fittings, drainage and plumbing installations and fittings, etc.;

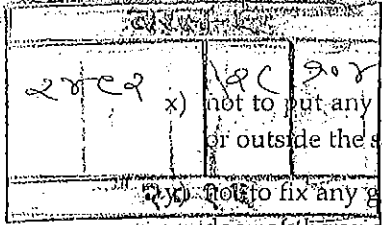
- (ii) cost of keeping the property clean and lighted;
- (iii) Decorating and/or painting the exterior of the building and passages and staircases;
- (iv) Municipal and other taxes, cesses, levies and premium in respect of the insurance of the building, the said sale plot revenue, assessments, etc.;
- (v) salaries and wages of persons employed for watching and/or cleaning the property, operating water-pumps, maintaining
- (vi) water & Sewerage charges & taxes etc.;
- (vii) electricity charges for lifts and for salaries of
- (viii) sinking & other funds as may be determined by the Promoter;
- (ix) rent & cost of water meter or electric meters;
- (x) cost of water supplied by water tankers;
- (xi) all other outgoings due in respect of the said land including those incurred for the exclusive benefit of a Purchaser and/or his tenement/flat;

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- s) not to do or permit to be done any act or thing which may render void or voidable any Insurance of the said land and sale building in which the said land is situated or any part thereof or whereby any increased premium shall become payable in respect of the said building and / or the said Premises(s);
- t) to pay to the Promoter within 7 days of demand by the Promoter, his/her/their share of security deposit charges / premium demanded by the concerned local authority or Government for giving water drainage, electricity or any other service connection to the building in which the said Premises is situated;
- u) 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, on account of change of user of the said Premises by the Purchaser, viz. user for any purpose other than for commercial purpose;
- v) use the said Premises shall be used for the purpose of residence and shall not be utilized for showroom, restaurant, coaching classes, warehouse, or any such other purposes;
- w) pay proportionate share of property tax to the Mumbai Municipal Corporation assessed on the whole building Provided However that if any special taxes and/or rates are demanded by the Municipal Corporation or any other authority by reason of any permitted use other than for residence or any other user of the said Premises, the Purchaser alone shall bear and pay such special taxes and rates;

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not to put any signage or board in the said Sale building or any part thereof or outside the said Premises except as may be permitted by the Promoter;

not to fix any grill(s) or any other objects outside the window(s) and/or main door of the said Premises other than what has been provided by the Promoter at the time of giving possession of the said Premises;

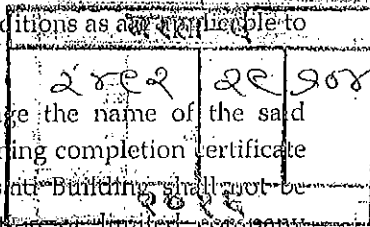
z) Not to tamper with the elevation and aesthetic of the building in any manner whatsoever.

The Promoter has informed the Purchaser and the Purchaser is aware that the Promoter and or the Society of said sale building will be required to provide right of way to all development plan reservation of the layout till the time alternate access is made available through any other Public Road/ Municipal Corporation Road/ D.P. Road.

The Purchaser is aware that the swimming pool proposed by the Developer on top of last podium as per approved plans are to be used and maintained the Purchaser/s of all flats in the building. The Purchaser is also aware that all the amenities provided in the layout such as swimming pool, club-house, gardens etc. will be common for the use of purchaser of both the sale buildings in the layout.

40. The amounts of deposits and outgoings payable by different Purchaser have been fixed provisionally by the Promoter and the said Premises Purchasers shall be bound by the same. After the execution of Conveyance or assignment in favour of the Society, the Society may revise and re-fix the amounts payable for the said Premises. The excess of collections, if any, by the Promoter over the outgoings shall be paid over by the Promoter to the Society on execution of Conveyance or Assignment of the said sale plot and the said Sale building of the said land to it as if it constituted a part of the deposit collected under this clause, subject to adjustment and treatment in the same manner as herein mentioned. If the amount of monthly contribution fixed by the Promoter is found to be short, the Purchaser shall pay to the Promoter such revised amount as may be fixed by the Promoter.
41. The Purchaser/s has represented and warranted to the Promoter that it has the power and authority to enter into and execute this Agreement.
42. This Agreement constitutes the entire Agreement between the parties and revokes and supersedes all previous correspondence, allotment letters, writings and applications between the parties, wherever written, oral or implied, if any, concerning the matters.
43. The terms and conditions of this Agreement shall not be changed or modified except by written amendments duly agreed and signed by the parties. The terms and conditions and various provisions embodied in this Agreement shall be incorporated in the Conveyance deed and shall form part thereof.
44. The Purchaser/s shall lodge the Agreement for registration with the Sub-Registrar of Assurances at Mumbai within the time limit prescribed by the Registration Act, 1908 from the date hereof and after due intimation the Promoter shall attend such office and admit execution of the Agreement for sale.

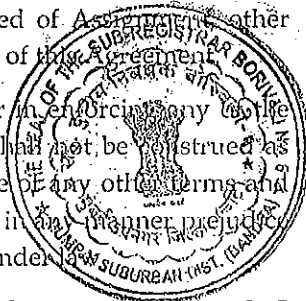
45. The Promoter hereby confirms all the terms and conditions as set forth in this Agreement to it.



46. The Promoter shall be entitled to and may change the name of the said Building once or more than once on or before obtaining completion certificate for the said Building. However the name of the said Building shall not be changed by the Co-operative Society, or association or limited company formed by all such purchasers of flats of said Building without written consent of the Promoter.

47. The Advocates and Solicitors for the Promoter shall prepare and/or approve as the case may be the Deed of Conveyance or Deed of Assignment or other supplemental documents to be executed in pursuance of this Agreement.

48. The delay or indulgence on the part of the Promoter in enforcing any of the terms hereof, or any forbearance or giving of time shall not be construed as waiver on their part of any breach or non-compliance of any other terms and conditions hereof by the Purchaser nor shall the same in any manner prejudice any of the Promoter's rights hereunder or otherwise under this Agreement.



49. The Purchaser is also an Investor (or person) within the meaning of Article 5 (g-a) (ii) of Schedule I of the Bombay Stamp Act 1958 and the subsequent Purchaser under a subsequent sale shall within a period of one year from the date of this agreement be entitled for adjustment of duty if any, paid on this agreement. Provided that this clause shall automatically lapse if no such transfer as above is made within the said period of one year. Further provided that in the event of any change in the provisions of law in this respect, this clause shall stand amended mutatis mutandis. The Promoters shall have no liability in the matter of adjustment of duty.

50. All letters, receipts and/or notices dispatched by the Promoter under Certificate of Posting/courier to the Purchaser at his/her/their address given in the Agreement shall be deemed to have been properly delivered to him/her/them on the 7th (seventh) day of its posting. That the Purchaser/s shall have their complete and correct address(es) registered with the Promoter at the time of registration and it shall be their responsibility to inform the Promoter by registered post acknowledgement due about all subsequent changes, if any, in their address(es), failing which all demand notices and communications posted at the first registered address(es) shall be deemed to have been received by him/her/them at the time when those should ordinarily reach at such address(es) and the Purchaser/s shall be responsible for any default in payment and other consequences that might occur therefrom.

51. Even if the Conveyance or Assignment of the said sale plot and the said Sale building of the property is executed in favour of the Society, the Promoter will not be bound to hand over possession of the said Premises to the Purchaser or to the Society unless and until all the amounts which are due and payable by the Purchaser to the Promoter under this Agreement or otherwise are paid along with interest, if any, to the Promoter. The Promoter shall have lien for unpaid price along with interest, if any, receivable by them as also for any other amount payable by the Purchaser to the Promoter. Till such amount

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with interest, if any, is paid to the Promoter, the Purchaser or the Society will not be entitled to possession of the said Premises. The possession of the Promoter shall continue till then.

52. The promoter shall not be liable to render any account for the amount so collected at (iv) and (v) and (vi) below.

Particulars	Amount (Rs.)
(i) Subhouse Development	Rs.6,50,000/-
(ii) Maintenance Contribution Approximately for period of 24 months from the date of possession.	Rs.5,08,800/-
(iii) Share Money Application	Rs.600/-
(iv) Legal Charges	Rs.25,000/-
(v) Society Formation & Registration Charges	Rs.25,000/-
(vi) Deposit Towards Water & Electric Meter and in respect of installation of piped gas.	Rs.50,000/-
Total: Rs.12,59,400/- (Rupees Twelve Lacs Fifty Nine Thousand Four Hundred Only)	

53. The Purchaser/s is aware that the maintenance charges are on ad-hoc basis and the same may be pro-rata adjusted as per the actual expenses incurred.

54. The Promoter has issued Senior Secured Unlisted Redeemable Non Convertible Debentures ("SSURNCDs") and in order to secure the said SSURNCDs, the Promoter has mortgaged the entire project viz. "JP Decks" in favour of GDA Trusteeship Ltd. as per the terms of the Debenture Trust cum Mortgage Deed dated 7th July, 2015 registered with the Sub-Registrar of Assurances, Borivali No.6, Mumbai Suburban District bearing registration Sr. No. BRL6-5279-2015. As stipulated in the said Debenture Trust cum Mortgaged Deed, all cheques/drafts towards the purchase price should be made payable to the Escrow Account viz. JP Infra (Mumbai) Pvt. Ltd., Escrow Account No. 03210350000315 maintained with HDFC Bank Ltd. Mumbai Branch. The Promoter is entitled to take further loan and other facilities from any Banks or Financial Institutions and the Purchasers shall not be entitled to raise any objection in that behalf in so far as the right title and interest of the Purchaser/s then existing on their respective flats.

55. The Promoter hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority, at the time of sanctioning the plans and shall before handing over possession of the said Premises to the Purchaser obtain from the concerned local authority occupation and/or completion certificate of the said Sale building / part thereof.

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56. The Transferable Development Right (T.D.R.) and /or the Development Right Certificate (D.R.C.) which may be at any time issued for the said land or any part of the land or arising out of Development of the said property shall always belong to the Promoter. The Purchaser or the common organization of all Purchasers will not have any share, right, title, interest or claim therein. The Promoter shall be entitled to sell, dispose of or alienate the Transferable Development Right (T.D.R.) And/or Development Rights Certificate (D.R.C.) of the said land or any part thereof to any person or persons of their choice. The price or Consideration received by selling, transferring or alienating such T.D.R., D.R.C. shall always belong absolutely to the Promoter. The Purchaser or the common organization will not have any share, right, title, interest or claim therein. If required by the Promoter requisite provisions will be made in Conveyance or Deed of Assignment of the said Sale Plot in favour of the common organization of all the Purchasers.

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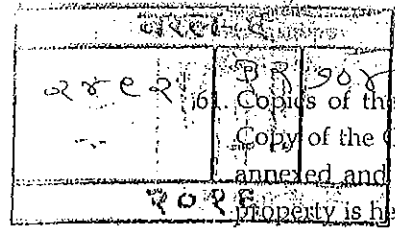
57. Notwithstanding whatever may have been mentioned hereinabove, the Purchaser is aware that the Promoter may construct further storeys on the said tower as may be permissible as per relevant rules and regulations. The Purchaser hereby gives his/her/its/their consent as contemplated under section 7-A of Maharashtra Ownership Flat Act to the Promoter to construct such additional floors on the said Sale building. However, costs, charges and expenses of such construction shall be borne and paid by the Promoter. Purchaser and the Society of the Flat Purchasers will not object in carrying out such construction by the Promoter on ground of nuisance or on any other ground.

58. If at any time further construction is carried on, as herein before provided, by the Promoter, then he/they shall be entitled to sell the flats in such further construction on ownership basis to others for his/their own benefit and shall be entitled to the price and consideration received from them for his/their own use and benefit. The Purchaser and the said society will not have any share, right, title, interest or claim therein. The Society shall admit the Purchaser as a member of such new and/or additional construction in the society without charging any fees, transfer fees or consideration except normal admission fee and share money amounting to Rs.600/- (Rupees Six Hundred Only) to acquire shares of Society.

59. The aforesaid provision regarding construction to be carried on in future by the Promoter and their right to sell the same on ownership basis and the Society or Association or common organization or Limited Company to admit such Purchasers as member shall continue to remain in effect even after the project is completed.

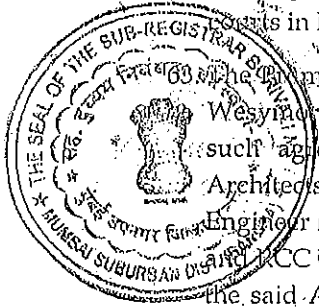
60. The Promoter shall enter into separate agreements with the Purchasers of different Premises in the said building for sale to them on ownership basis on terms and conditions substantially similar hereto and the benefit of this and such other agreements shall ensure for benefit of all Purchasers in the said Sale Building and shall be available for enforcement not only against the respective Purchaser there under but also against all Purchasers in the building and the provisions of such agreements shall bind to the extent applicable, transferees of the said Premises from the original Purchaser also.

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60. Copies of the IOD and CC are hereto annexed and marked Annexure "B". Copy of the Certificate of Title issued by Mr. Mukesh Jain, Advocate is hereto annexed and marked Annexure "C". Copy of the Property Card of the said property is hereto annexed and marked Annexure "D". A copy of lay-out plan and Floor Plan is annexed and marked as Annexure "E".

62. All disputes concerning this agreement shall be subject to the jurisdiction of Courts in Mumbai.



63. The Promoter have entered into a standard agreement with an Architect M/s Wesleyan Consultant Pvt. Ltd., registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects. The Promoter have appointed JW Consultants LLP, structural Engineer for preparation of the structural design and drawings of the Building. The Purchaser accept the professional supervision of the said Architect and the said Structural Engineer till the completion of the said Sale Building.

64. At the time of taking possession of the said Premises, the Purchaser shall pay to the Promoter such amount as they in their turn might have paid to the Reliance Energy Limited or Tata Power Company Ltd. as deposit for electric meters to be fitted to the said Premises.

65. The Purchaser/s agree/s that the size of the said Premises shall be as per the plans approved by Slum Rehabilitation Authority or concerned statutory authority which are already inspected by the Purchaser/s and have completely satisfied himself/ herself/ themselves in respect thereof and the Purchaser/s shall not make any grievance alleging the inadequacy of area of the said Premises to Slum Rehabilitation Authority. Further the Purchaser/s agree/s that he/she/they shall not misuse the area earmarked in the approved plans for Gymnasium for any other purposes than using the same for fitness center and shall also ensure that the society or any other organization to be formed by the Purchasers of flats, as stated hereinabove, shall not misuse the area earmarked in the approved plans for Gymnasium for any other purposes than using the same for fitness center. The swimming pool and club house approved are exclusively for the use of all the residents of said building and it shall not be commercially exploited and further it shall be used only for the approved users and shall not be misused for any other purposes.

66. If the building or any part thereof gets demolished and/or gets damaged on account of any act of God including earthquake, riots, floods or any other natural calamity, act of enemy, war or any other causes beyond the control of the Promoter such losses and damages incurred to the structure will be fully sustained by the Purchaser along with the other Purchasers and the Promoter shall not be responsible for such loss/damage. The Purchasers shall have to make good the loss so sustained by them.

67. If any dispute, difference or question shall arise between the parties hereto or any person or persons claiming through any party hereto or between the persons claiming through the parties hereto with regard to interpretation of any one or more clauses herein or as to the rights, liabilities and obligations of the parties or accounts or as to the damages, then the same shall be referred to

arbitration. Arbitration proceedings shall be under the provisions of Arbitration & Conciliation Act, 1996 or any modification or re-enactment thereof.

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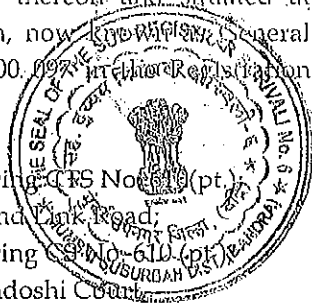
IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and signatures this day and year first hereinabove written.

FIRST SCHEDULE ABOVE REFERRED TO:

(The said Land):

ALL THAT piece and parcel of land admeasuring 11904 square meters or thereabouts bearing Survey No.267, Hissa 1/1(pt.), CTS No. 610A/1/A/1B 610(pt.) of Malad (East) having structure standing thereon and situated at Goregaon Mulund Link Road, Opposite Gokuldhara, now Goregaon Mulund General Arunkumar Vaidya Marg, Malad (East), Mumbai 400 097 in the Region of Eastern District of Mumbai Suburban and bounded as follows:

- On or towards the North : By Plot of land bearing CTS No. 610 (pt.)
- On or towards the South : By Goregaon Mulund Link Road
- On or towards the East : By Plot of land bearing CTS No. 610 (pt.)
- On or towards the West : By boundary of Dindoshi Court



SECOND SCHEDULE ABOVE REFERRED TO:

(The said Premises)

Flat No. 701 on the 7th Floor of the said Sale Building "JP Decks" in "A" Wing lying and located on the property most particularly described in the first schedule herein;

SIGNED AND DELIVERED)
 By the within-named Promoter)
 M/S. J P INFRA (MUMBAI) PVT LTD)
 Through the hands of its Director)
 Virendra Agarwal)
 In the presence of)



For J.P. INFRA (MUMBAI) PVT. LTD.

Virendra Agarwal
 DIRECTOR

SIGNED AND DELIVERED)
 By the withinnamed "Purchaser")
 Ananay Khanna)



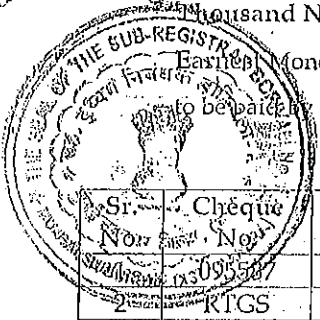
in the presence of

- 1) *[Signature]*
- 2) *[Signature]*

Ananay Khanna

RECEIPT

RECEIVED on 0 before the execution of these presents)
and from the within named Purchaser the sum of)
Rs. 42,43,936/- (Rupees Forty Two Lac Forty Three)
Thousand Nine Hundred Thirty Six Only) being the)
(oney/part - consideration within mentioned agreed)
to be paid by him/her/it/them to us.)



Sr.	Cheque No.	Date	Bank	Amount in Rs.
		16-02-2016	Bank of India	10,00,000
	RTGS	08-03-2016	RTGS	32,43,936
TOTAL				42,43,936/-

(Rupees Forty Two Lac Forty Three Thousand Nine Hundred Thirty Six Only)

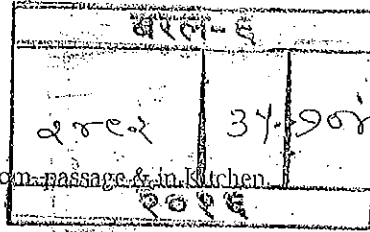
WE SAY RECEIVED
FOR J P INFRA (MUMBAI) PVT. LTD.

(DIRECTOR)

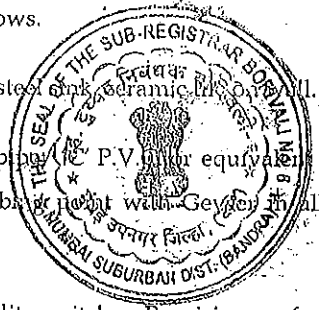
Witnesses

- 1.
- 2.

ANNEXURE - 'A'



1. Flooring Vitrified flooring in living room, bedroom, passage & in kitchen.
2. Door Door frame and door shutter with veneer / laminate finish.
3. Windows Powder coated aluminum sliding windows.
4. Kitchen platform Granite kitchen platform with stainless steel sink, ceramic tiles on wall.
5. Toilet/Bathroom Concealed plumbing with 'C' class G.I. pipes & P.V. filter equivalent with C.P. fittings with adequate plumbing & vent with Geyser in all bathrooms.
6. Wiring Concealed copper wiring with good quality switches. Provision of telephone and intercom. Provision for lighting/illumination from entrance i.e. from compound wall gate till lift shall be made.
7. Intercom Provision for intercom facility shall be made for all flats with connection from main security cabin and in lift to security cabin and also from flat to flat.
8. Gas Connection Provision of gas connection shall be made for each flat.
9. Internal Paint High quality Acrylic Emulsion/velvet/luster paint in all rooms.
10. External Paint Best quality cement paint to withstand in all weather.
11. Water Tank R.C.C. underground water tank & overhead water tank with flushing tank & fire tank shall be provided as per requirement of M.C.G.M. with necessary pump arrangement.
12. Rain harvesting Optimum use of rain water rain harvesting system.
13. Landscaping Good landscaping with garden shall be made.
14. Health club All modern facility and equipment shall be provided.
15. Swimming Pool Big size swimming pool suitable for all age.
16. Entrance Lobby Triple height grand entrance with guest waiting area.
17. Lift Entrance Designer passage for lifts.
18. Elevator High speed elevator with decorative cage.



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Annexure 'B'

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ROPE		10A

SLUM REHABILITATION AUTHORITY

5th floor, Gitan Niman Bhavan, Bandra (E) Mumbai - 400 051

Intimation of Approval under Subregulation 2.3 of Appendix
of D.C.R. No. 33 (10) D1-15-10-97 for B/hamunba

3 MAY 2011

No. SRA/ENG/2470/PN/PI/AP



To,

M/s. J.P. Infra (Mumbai) Pvt. Ltd.
2nd floor, Mourya Land Mark-II
Off. Link Road, Andheri (W),
Mumbai-400 059.

With reference to your Notice letter No. 0080 dated 31/01/2011 and delivered on 31/01/2011, 200 and the plans, Sections, Specifications and Description and further particulars and details of your building at on plot bearing CTS No. 610 (pt.) of village Malad (E), Taluka Borivli, Dist. MSD situated Opp. Gokuldhara, Gen. A.K. Valdiya Marg, Malad (E), Mumbai.

furnished to me under your letter dated 31/01/2011, 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, 1966 as amended up-to-date, subject to the following conditions:

- A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UP TO PLINTH LEVEL
- A.1) That the Commencement Certificate u/s. 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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Subject to your so modifying your intention as to comply the aforesaid mentioned conditions & requirements. You will be at liberty to proceed with the said building or work at any time before the day of _____ 200 but not to be to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time when you are drawn to the special instructions and notes accompanying this Intimation of Approval.

[Signature]
Executive Engineer (S.R.A.)

SPECIAL INSTRUCTIONS

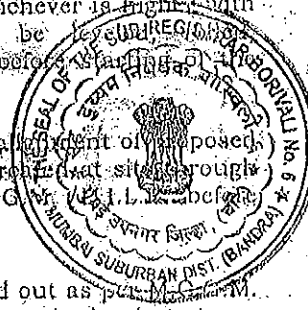
- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD ON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R.C. & P. Act 1960, as amended, the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (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 / Mumbai Suburban 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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- 5) That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with minimum earth, boulders etc. and shall be consolidated and sloped towards road side before starting of any work.
- 6) That the regular/sanctioned /proposed lines of proposed D.P. road and reservations shall be got demarcated at site through A.E. Survey/ E.E. (T & C)/E.E. (D.P.) of M.C.G. before applying for C.C.
- 7) That the sanitary arrangement shall be carried out as per specifications and drainage layout shall be submitted and got approved before C.C.
- 8) That the existing structures proposed to be demolished shall be demolished only after obtaining clearance from MCHP with necessary phase programme with agreement of affected slum dweller shall be submitted and got approved before C.C.
- 9) 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 or whenever demanded by the Executive Engineer (SRA).
- 10) That the requisite premiums/ deposits as per Circular No.7 vide SRA/1372/dated 25-11-97 etc. shall be paid before C.C.
- 11) That you shall submit layout and get the same approved before obtaining CC of the 1st rehab bldg. and conditions thereof will be done before occupation of the building.
- 12) That the conditions of Letter of Intent shall be complied with at appropriate stage i.e. before C.C./Further C.C./Occupation.
- 13) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours to cover the compensation. The compliance of same shall be intimated to this office.
- 14) That the Indemnity bond indemnifying the CEO (S.R.A.) and his staff for ownership damages, risks, accidents, etc. shall be submitted. An registered undertaking regarding no nuisance



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caused to the occupiers shall also be submitted before requestin
for C.C./starting of work.

That the development charges as per MR&P Act amended upto date
shall be paid before issue of C.C.

That the Registered undertaking shall be submitted alongwith plan
for agreeing to hand over the setback land/D.P. road free of
compensation and that the handing over certificate for the same
shall be obtained from concerned Assistant Commissioner/D.P.
Department of M.C.C.M. and that the ownership of the setback
land/D.P. road will be transferred in the name of M.C.C.M. before
requesting C.C. of last 25% development in the S.R. Scheme.



- 17) That the Reg. u/t. in prescribed Proforma agreeing to demolish the
excess area if constructed beyond permissible F.S.I. shall be
submitted before C.C.
- 18) That the Registered Undertaking from the Developer as well as
Society shall be submitted for the following
 - i) Not misusing pocket terrace.
 - ii) Not misusing part staff.
 - iii) Meter room
 - iv) Society office
 - v) Servants toilet
 - vi) Podium area/parking area
 - vii) Nitch portion
 - viii) Elevation treatment
 - ix) Refuge area
- 19) That you shall appoint Third-Party Quality Auditor with prior
approval of Dy.Ch.Eng. (S.R.A.) / E.E. (S.R.A.) for supervision of
S.R. Scheme.
- 20) That you shall appoint the Project Management Consultant with
prior approval of Dy.Ch.Eng. (S.R.A.) / D.E. (S.R.A.) for the scheme
and P.M.C. shall submit quarterly progress report to the Slum
Rehabilitation Authority during the progress of the work.
- 21) That you shall pay maintenance deposit at the rate of 20,000/- per
tenement as decided by the authority from time to time. The



SRA/ENQ/2470/EN/PL/AP

infrastructure charges at the rate of Rs. 560/- per sq.mt. shall be paid.

- 22) That you shall submit the NCCs/remarks before requesting for C.C. and the requisition shall be complied with before occupation certificate/B.C.Ci, as applicable from the following concerned authority.

- (1) A.A.& C Ward
- (2) H.E.
- (3) C.F.O.
- (4) Tree Authority
- (5) Dy. Ch. Eng. (SWD)
- (6) Dy. Ch. E. (S.P.) (P & D)
- (7) Dy. Ch. Eng. (Roads)
- (8) P.C.O.
- (9) B.S.E.S./Reliance Energy/Electrical Co.
- (10) M.T.N.L. - Mumbai
- (11) E.E. (R.W.H.) of M.C.C.M.
- (12) E.E. (Sewerage)



- 23) That you shall submit the phasewise programme for development of infrastructure works, reservations, amenities, etc. in the layout and approving the layout and same shall be developed accordingly.

- 24) That you shall not reduce front open space less than 2.5 mtr. at any floor level due to proposed elevation features.

- 25) That the requisition of regulation no. 45 & 46 of D.C. Regulations 1991, amended upto date shall be complied and records of quality of work, verification report, etc. shall be maintained at site till completion of the entire work.

- 26) That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before obtaining C.C. for last 25% of built up area.

- 27) That you shall get the plot boundaries demarcated from City Survey Officer (SRA) before starting the work as per Regulation No. 38 (27) of D.C. Regulations 1991 prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding; to prove possession of holding in phase programme as per removal/cleaning of structures on plot before requesting C.C. of composite building.

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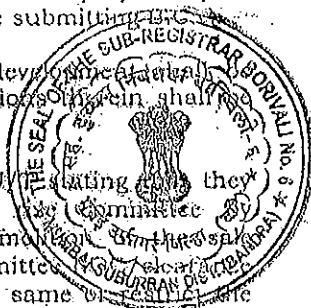


- 28) That you shall submit structural design and submitted by structural consultant on record shall be got vetted from the registered structural consultant before issuing plinth C.C. of rehab building.
- 29) That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDP), if the same is required to be demolished for development under SRA.
- 31) That the structural design considering the provision of seismic/wind load or calculations for the proposed work will be submitted before requesting for C.C.
- 32) That the conditions mentioned in the release letter of E.E. D.P. of M.C.C.M. under No. CHH/42/DPWS/P/N dtd. 21/4/2009 shall be complied with before requesting for C.C.
- 33) That the P.C.O. charges shall be paid to Insecticide officer before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. of concerned ward of M.C.C.M. and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide officer shall be complied with.
- 34) That the proportionate sewer line charges as worked out by By Ch. Eng. (Sewerage Planning) shall be paid in that office of M.C.C.M. before requesting for C.C.
- 35) That the basement will be complying with the Basement Rules and Regulations and Registered undertaking for not misusing the basement shall be submitted before requesting for C.C.
- 36) That the building shall be designed complying requirements of all the relevant I.S. codes including I.S. code 1893 for earthquake design. The certificate to that effect shall be submitted from Structural Engineer before requesting for C.C.
- 37) That the soil investigation shall be done and report thereof shall be submitted with structural design and calculation before requesting for C.C.

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BRA/ENG/2470/RN/DL/AP

- 38) That the requirement of regulation no. 40 & 41 of D.C. Regulation 1991 amended upto date shall be incorporated in proposed plan and requirements shall be complied with before submitting B.C.
- 39) That the N.O.C. from MOEF for proposed development shall be submitted before starting of work and conditions therein shall be complied with.
- 40) That the developer shall submit Registered U/V of the State they will incorporate all requirements of High Rise Committee by submitting plans for approval including demarcation of high rise building, if constructed without high rise committee & without claiming any compensation for the same of high rise building upto 70:00 mtr.
- 41) That the developer shall submit NCC of CFO for the two way 6.00 mtr. internal access for High Rise Rehab & Sale bldg.
- 42) That the developer shall include suitable condition in sale agreement stating that the swimming pool approved exclusively used by Residents of sale bldg. & NCC for respective department shall be insisted.
- 43) That you shall obtain NCC/clearance for High Rise Committee.



B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE: -

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked by this office staff.
- 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and periodical report, stage wise on quality of work carried out shall be submitted by Architect with test result.
- 4) That the minimum plinth height shall be 30 cm above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm above the high plinth level.

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That the remarks of electric supply company shall be submitted before requesting C.C. for further C.C.

That the N.O.C. from Civil Aviation Department shall be submitted to this office for the proposed height of the building.

THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.

That some of the drains shall be laid internally with C.I. pipes.

- 2) 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 developed accordingly including providing streetlights and S.W.D. The completion certificate shall be obtained from E.E. (R.C.)/E.E. (SWD) E.E. (P.O) before submitting building completion certificate.
- 3) That the dustbin shall be provided as per requirement of this office.
- 4) That carriage entrance over existing SWD shall be provided and compensation for same shall be paid before requesting occupation.
- 5) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) or as per his remarks and a completion certificate shall be obtained and submitted before applying for occupation certificate/B.C.C.
- 6) That the requirements from the M.T.N.L./ Reliance Energy /concerned electric Supply Co., shall be obtained and complied with before asking occupation permission.
- 7) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 8) That 3.00 meter wide paved pathway up to staircase shall be provided.
- 9) That the surrounding open spaces, parking spaces and terrace shall be kept open and not built upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.

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SRA/ENQ/2470/PN/PL/AP

- 10) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 11) That the completion certificate of E.E.T.C. & E.R. (SWP) shall be obtained & submitted before occupation/O.C.C.
- 12) That the N.O.C. from Inspector of Lifts, P.W.D. be obtained and submitted to this office.
- 13) That the drainage completion Certificate from E.R. provision of septic tank/soak pit shall be submitted.
- 14) All the conditions of Letter of Intent shall be complied asking for occupation certificate of sale/composite building.
- 15) That all the eligible slum dwellers shall have to be rehabilitated as per the prevalent certified Annexure-II issued by Competent Authority before requesting occupation certificate for sale/Composite bldg.
- 16) That the laminated stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted canvas should be submitted.
- 17) The laminated Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 18) That the single P.R. cards for the amalgamated plot shall be submitted before requesting for occupation/before requesting development beyond 75% E.U.A. in the S.R. Scheme.
- 19) That layout R.G. shall be developed as per provisions of D.C. Regulations, 1991 amended upto date.
- 20) That the N.O.C. from the A.E.W.W. P/N Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 21) That no dues pending certificate shall be obtained from A.E.W.W. P/N Ward of M.C.G.M. before O.C.C.
- 22) That the D.P. Reservation/D.P. Road/ set back shall be developed as per Municipal Specification & handed over to MCGM and shall be transferred in the name of MCGM, a certificate to that effect shall be submitted from concerned authority.



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SRA/ENG/2470/PN/PL/AP

23) That completion certificate from C.F.O. shall be submitted.

That the provision of Rain Water Harvesting as per the design prepared by the approved consultants in the field shall be made before asking occupation of sale/composite building.

That you shall display bilingual sign boards on site & painting of SRA logo on rehab bldgs. As per circular no. SRA/Admin/Circular no. 64/569/2004 dtd. 14-10-2004.

That the developer shall submit the final completion certificate from Ch. Eng. (M & E) of MCGM, for artificial light and ventilation for internal ducts.

27) That you shall submit P.R. Card and CTS plan thereby clearly earmarking the rehab plot and sale plot and built up area as per the approved layout.

28) That terraces, sanitary blocks, nahans in kitchen shall be made water proof and the same will be provided by method of ponding and all sanitary connections shall be made leak proof and smoke test shall be done.

29) That the site supervisors laminated certificate for quality of work and completion of work shall be submitted.

30) That you shall submit separate P.R. Card in words for the buildable & non-buildable reservation in the name of MCGM.

31) That you shall submit the conveyance deed for rehab component and sale component or composite component before obtaining occupation certificates, respectively.

D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE H.C.C.

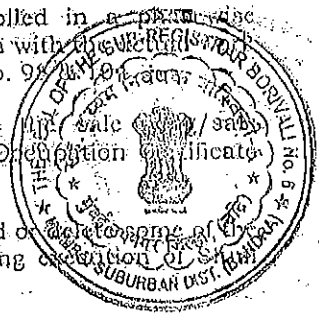
1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.

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NOTES:

1. That C.C. for sale building shall be controlled in a proper manner as decided by CEO (SRA) in proportion with the of rehabilitation component as per Circular No. 98/2008.
2. That no occupation permission of any of building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.
3. That CEO (SRA) reserves right to add or amend or delete some of above mentioned conditions if required, during execution of Rehabilitation Scheme.



[Handwritten Signature]

Executive Engineer - I
Slum Rehabilitation Authority

282 2008

NOTES



- (1) The work should not be started unless approved plans are submitted and 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, 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 boarding is completed and application made to the Ward Officer of M.C.C.M. with the required deposit for the construction of carriage entrance over the road side drain.
- (6) Owners shall intimate the Hydraulic Engineer of M.C.C.M. or his representative in wards of M.C.C.M. at least 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 utilized for their construction work 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 work and bills prepared against them accordingly.
- (7) The boarding or screen wall for guarding the deposit of building materials shall be constructed before starting any work even though no materials may be expected to be stored in front of the property. The scaffolding, bricks, sand, traps, debris etc. should not be deposited over footpath 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 abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from L.S.E.
- (10) The work above plans should not be started before the notice shown to this office Sub-Engineer (S.E.) concerned and acknowledgment is obtained from him regarding correctness of the open space dimension.
- (11) The application for sewer drain 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 also 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.C.M. and as per the terms and conditions for sanction to the layout.
- (14) Footpath ground or unutilized 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.C.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 broken glass pieces at the rate of 0.125 cubic metres per 10 Sq. Mtr below pavement.



DUPLICATE		208	208
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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A") 088

No. SRA/ENG/2470/PN/PL/AP

COMMENCEMENT CERTIFICATE

18 AUG 2011

TO,

M/s. J. P. Infra (Mumbai) Pvt. Ltd.
203, Morya Land Mark II, 2nd Flr,
Off Link Road, Andheri (West),
Mumbai 400 053.

Sir,

With reference to your application No. 6688 dated 31/01/2011

Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 44 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 610 (pt)



of village Malad (East) T.P.S. No. -
ward P/North Situated at Gen. Arunkumar Vaidya Marg, Opp. Gokuldham.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI

U/R No. SRA/ENG/2296/PN/PL/LOT dt. 30/07/2011

IDA U/R No. SRA/ENG/2470/PN/PL/AP dt. 13/05/2011

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. Deepak V. Power
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 Plinth level of Sale building.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Sd/-
Executive Engineer (SRA) - II
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

SRA/ENG/2470/PN/PL/AP

12 DEC 2012

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This C.C. is now re-endorsed as per approved plan dtd. 02.01.12 and granted for further work up to 9th upper floor as per amended plan dtd. 02.01.2012.

Sd/-

(Deepak V. Pawar)
Executive Engineer -II
Slum Rehabilitation Authority



Duplicate Copy

19 SEP 2013

[Signature] 17/9/13

Executive Engineer
Slum Rehabilitation Authority

No. SRA/ENG/2470/PN/PL/AP 13 JUL 2014

This C.C. is now granted for further work up to 22nd floor as per amended plan dt 2/01/2012

[Signature] 11/7/14

Executive Engineer
Slum Rehabilitation Authority

No. SRA/ENG/2470/PN/PL/AP

12 DEC 2013

This C.C. is now granted for further work up to 28th floor as per amended plan dt 2/01/2012

[Signature] 21/4/14

Executive Engineer
Slum Rehabilitation Authority

Annexure 'C'

2502 49 2015
MUKESH JAIN & ASSOCIATES

Mukesh Jain
Jaswant Khatodiya
Divya Kundnani
Hitesh Jain

406 & 407, A-Wing, Plinnacle Corporate Park,
Opp. BKC Telephone Exchange,
Dandri Kery Complex, Mumbai - 400 051
Tel. : 022-8726 8778 / 0725 8877
Email : mjmukeshjain@gmail.com

SECOND SUPPLEMENTAL TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN



Re: In respect of free sale portion of SRA Project lying and located at Plot No. 1/1, C.T.S No. 610A/1/A/1B at Malad (East) situate at General Anand Marg, Malad (East), Mumbai 400-097 having land area admeasuring 1190 sq. mtrs. (hereinafter referred to the said "Plot") as more particularly described in the First Schedule hereunder ["Project"].

Further to our Title Certificate dated 18th February, 2013 and Supplemental Title Certificate dated 31st May, 2013, wherein we have certified the title of our client, namely J.P. Infra (Mumbai) Pvt. Ltd. ("Developers") having their address at 203, Morya Land Mark II, 2nd Floor B/7, Off. New Link Road, Andheri (W), Mumbai - 400 053 in respect of the free sale building constructed/to be constructed on the said Plot (hereinafter referred to as the "Free Sale Building") and more particularly described in the Second Schedule hereunder. Copies of the same are annexed herewith.

The following events have taken place.

1. Charge cum Mortgage of Central Bank of India, Andhra Bank and United Bank of India (hereinafter referred to as "CBI Consortium") on the Second Schedule Property was redeemed vide Deed of Redemption/Re-conveyance dated 29th July, 2015 duly registered with the Sub-Registrar of Assurances at Andheri-Borivali 6 Suburban District under sr. no. BRL-6-5924/2015 on 29th July, 2015. Form No. CHG-4 has also duly filed with the Registrar of Companies, Maharashtra, Mumbai.



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MUKESH JAIN & ASSOCIATES

CHARTERED ACCOUNTANTS

2. Our client has Issued Senior Secured Unlisted Redeemable Non-Convertible Debentures ("SSURNCDs") for Rs. 105 cr and in order to secure the said SSURNCDs, our client has mortgaged Inter alia the rights of entire Project In favour of GDA Trusteeship Limited ("Debenture Trustee") as per the terms of the Debenture Trust Deed dated 7th July, 2015 registered with the Sub-Registrar of Assurances, Borivali No.6, Mumbai Suburban District under sr. no. BRL- 6-5279/2015 dated 7th July, 2015.

Further commencement certificate upto 22nd floors has been obtained by endorsement dated 11th July, 2014 on commencement certificate dated 18th August, 2011.

4. We have caused to be taken search of the records of Sub-Registrar of Assurances at Mumbai, Bandra S.R.O from the year 2012 to 2015. Subject to the observations made therein as regards non-availability of records, our clerk Mr. Devendra Chitins has not come across any adverse entry in respect of the pieces and parcels of land in question which may be inconsistent with the holder's title on the free sale rights first mentioned hereinabove. Search Report dated 11th August, 2015 of Mr. Devendra Chitins attached herewith and marked as **Exhibit-A**.

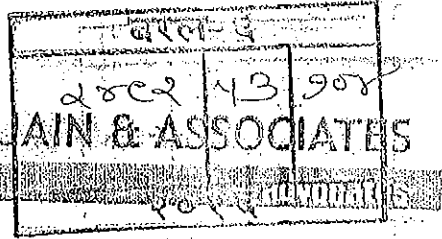
In the light of the above, save and except what has been stated hereinabove we repeat and reiterate our earlier legal opinion issued as if the contents thereof are physically incorporated herein.

Provided always that our certificate of title shall be subject to:

- a. third party rights which may have been created in favour of purchasers of various premises/unit in the free sale building of the Project.
- b. subsisting registered mortgage in favour of GDA Trusteeship Limited.



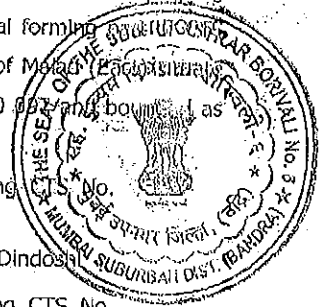
MUKESH JAIN & ASSOCIATES



FIRST SCHEDULE MENTIONED HEREINABOVE
(the said Plot)

All that piece or parcel of land admeasuring 11904 sq. mtrs. or thereabouts bearing Survey No. 267, Hissa No. 1/1, CTS No. 610A/1/A/1B [original forming No. 610A/1/A/1 which was originally a part of CTS No. 610] of Malad (East) Municipal Corporation at General Arunkumar Valdyia Marg, Malad (East) Mumbai 400 052 and bounded as follows:

- On or towards the EAST : By Plot of land bearing 610(pt.)
- On or towards the WEST : By village boundary of Dindos
- On or towards the NORTH : By Plot of land bearing CTS No. 610(pt.)
- On or towards the SOUTH : By Goregaon Mulund Link Road



SECOND SCHEDULE MENTIONED HEREINABOVE

(the Free Sale Building)

All that residential building constructed/to be constructed on the said Plot as more particularly described in the First Schedule appearing hereinabove admeasuring 11904 sq. metres or thereabouts by utilization of Floor Space Index (FSI) of 19205.71 sq. metres or thereabouts as sanctioned in Letter of Intent dated 30th July, 2011 of the Slum Rehabilitation Authority.

Place: Mumbai

Dated: 11th August, 2015

Mukesh Jain
Advocate



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Murresh Jain

M.Com., LL.B.
ADVOCATE

301, KOTUJERHOUSE

23A, New Marine Lines

Mumbai - 400 020

Tel (C) : 2208 2504

Telex : 2208 8110

Fax : 2642 0660

E-mail: advmurreshjain@gmail.com



TO WHOMSOEVER IT MAY CONCERN

We have investigated the title of our client J.P. Infra (Mumbai) Pvt. Ltd. ("Developers") having their address at 203, Morya Land Mark II, 2nd Floor B/7, Off. New Link Road, Andheri (W), Mumbai - 400 053. In respect of free sale portion of SRA Project Wing and located at Survey No. 267, H. No. 1/1, C.T. S.No. 610A/1/A/1B at Malad (East) situate at General Anankumbh Valdyia Marg, Malad (East), Mumbai 400 057 having land area admeasuring 1100 sq. mtrs (hereinafter referred to "the said Land") as more particularly described in the Second Schedule written hereunder and observed the following:

2. It appears that the said Land was originally held in equal shares by (i) the F.E. Dinshaw Trust, a Public Charitable Trust and (ii) Mr. Nussli Neville Wadia in his capacity as the Administrator of the Estate of Eduilji Framroze Dinshaw as tenants-in-common.

3. The said Land was occupied by the members of Sanjay Gandhi Nagar Rahvasi Sanghatna, a registered public charitable trust ("SGNRS"). The members of SGNRS were disloused from the footpath of Jagannath Phosale Marg, Nariman Point, Mumbai.

4. By an order dated 6th November, 1990, the Joint Charity Commissioner sanctioned sale of the said land as a share thereof was held by the F.E. Dinshaw Trust as stated above, to SGNRS for the consideration and on the terms and conditions contained therein which inter alia stipulated that the sale be completed



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Within a period of six months from the date of the order, which period of time was extended by the Office of the Charly Commissioner to 31st December, 1991.

5. Accordingly, by a Deed of Conveyance dated 24th October, 1991 made by and between the Trustees of the F.E. Dinshaw Trust therein collectively referred to as the First Vendor and Mr. Nusli Neville Wadia in his capacity as the Administrator of the Estate of Edulji Framroze Dinshaw therein referred to as the Second Vendor, both collectively referred to as the Vendors of the One Part and the Trustees of the SGNRS therein referred to as the Purchasers of the Other Part and registered with the office of the Sub-Registrar of Assurances under Serial No. 5356 of 1991, the said Trustees of the F.E. Dinshaw Trust and Mr. Nusli Neville Wadia conveyed, sold and transferred to the Trustees of the said SGNRS the land at for the consideration therein mentioned.



6. By a Notification dated 28th October, 1991, CTS No. 610 (part) amounting to 13829 sq. metres or thereabouts at Malad (East) situate at General Arunkumar Vaidya Marg, Malad (East), Mumbai 400 097 (hereinafter referred to "the said Larger Land") as more particularly described in the First Schedule written hereunder was declared as a slum area by the Deputy Collector and Competent Authority, Borivali under the provisions of the Maharashtra Slum Area (Improvement Clearance and Redevelopment) Act, 1971 (the Slum Act). The said land forms a portion of the said Larger Land.

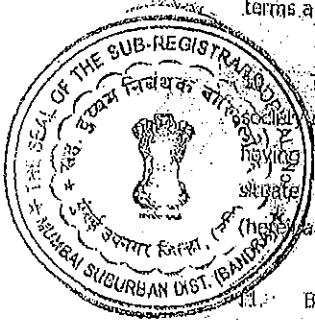
7. By a letter dated 7th June, 2007 addressed to the Secretary, SGNRS, the Deputy Collector and Competent Authority (ULC), Greater Mumbai stated that the SGNRS is permitted to retain the land for fulfillment of its aim and objects and is permitted to develop the said Land as per the Development Control Regulations ("DCR") of the Corporation.

8. By a Memorandum of Understanding dated 14th December, 2007 made by and between SGNRS through its Trustees therein referred to as the society of One Part and our client therein referred to as the Developers being the party of the Other Part, the said SGNRS agreed to appoint our client as the Developer to develop the said Land in terms of Regulation 33(14)(D) or Regulation 33(10) of the DCR as the case may be subject to the terms and conditions contained therein.



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9. Pursuant to an application made by the SGNRS under Section 36(1)(a) of the Bombay Public Trusts Act, 1950, the Joint Charity Commissioner, by an order dated 27th November, 2008, sanctioned the alienation of development rights in respect of the said Land by SGNRS in favour of our client or its nominee subject to certain terms and conditions as stipulated in the said order.



The said slum dwellers organized themselves into a proposed co-operative society namely Sanjay Gandhi Nagar (SRA) Co-operative Housing Society (Proposed) having its office at Survey No. 267, H.No. 1/1, C.T.S No. 610(Pt.) at Malad (East) at General Arunkumar Vaidya Marg, Malad (East), Mumbai 400 097 (hereafter called the said Proposed Society).

11. By a Development Agreement dated 18th June, 2009 made by and between SGNRS, therein referred to as the Owners of the First Part, the said Proposed Society, therein referred to as the said society of the Second Part and our client therein referred to as the developers of the Third Part, the SGNRS granted unto our client development rights in respect of the said Land to develop the same by demolishing existing structures/buildings on the said Land and by constructing buildings for rehabilitation of members of the said Proposed Society and also constructing building(s) for sale in the open market as per the implementation of the scheme which may be sanctioned by the Slum Rehabilitation Authority ("SRA").

12. By an order dated 23rd November, 2009 the Zilla Adhikari/Mumbai Suburban Zilla gave his sanction to sub-division of CTS No. 610/A/1/A/1, admeasuring 1,19,980.30 sq. mtrs. into two portions (i) one part admeasuring 11904 sq. mtrs. being the said Land held by the SGNRS and (ii) the other part admeasuring the balance area of 1,08,046.60 sq. mtrs.

13. By a letter dated 20th August, 2010, the Upper Zilla Adhikari provided to the Slum Rehabilitation Authority ("SRA"), Annexure -II containing details of the slum dwellers as prepared by the office of the Upper Zilla Adhikari. The said Annexure-II certifies that out of a total number of 327 slum dwellers, 162 were eligible for rehabilitation, 133 were not eligible for rehabilitation and the eligibility of the remaining 32 was undecided at that stage.

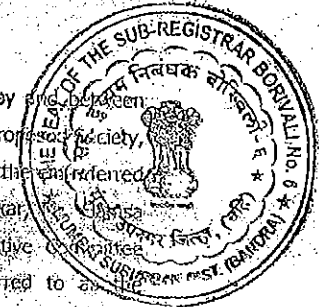


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14. By an order-13th August, 2010, the Deputy Collector and Competent Authority (U.C), Greater Mumbai stated that the proceedings under section 10 of the Urban Land (Ceiling & Regulation) Act 1976 were abated as lapsed and the Authority had no objection to develop the said Land as per the DCR.

15. The SRA issued a Letter of Intent on 15th October, 2010 in favour of our client granting permission for the development of the said Land in accordance with the proposed Slum Rehabilitation Scheme on the detailed terms and conditions mentioned therein.

16. By a Deed of Confirmation dated 18th March, 2011 made by and between SGNRS, therein referred to as the owners of the First Part, the said Proposed Society, therein referred to as the said society of the Second Part, our client therein referred to as the Developers of the Third Part and Mr. Jankaram Wadetar, Sayyed and Mr. Devchand Patil in their capacity as the Executive Members of the said Proposed Society therein collectively referred to as the confirming parties of the Fourth Part and registered with the office of the Sub-Registrar of Assurances under Serial No. BDR-16/2702/2011, the parties to the Agreement confirmed the execution of the Development Agreement dated 18th June, 2009 which was annexed to the said Deed of Confirmation.



17. Simultaneously, with the execution of the said Deed of Confirmation, an Irrevocable Power of Attorney also dated 18th March, 2011 has also been executed by the said SGNRS and the said Proposed Society in favour of our client and registered with the office of the Sub-Registrar of Assurances under Serial No. BDR-16/2703/2011.

18. By a Supplemental Agreement dated 18th March, 2011 made by and between SGNRS, therein referred to as the owners of the First Part, the said Proposed Society, therein referred to as the confirming party of the Second Part and our client therein referred to as the developer of the Third Part and registered with the office of the Sub-Registrar of Assurances under Serial No. BDR-16/3835/2011, SGNRS and the said Proposed Society confirmed that our client shall be free to amalgamate the said Land with any other Slum Rehabilitation Scheme as permissible under the DCR and also permitted our client to create a charge or a mortgage on the sale portion of the



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said Land or any part thereof subject to the condition that the area on which the members of the said Society are to be rehabilitated are not affected by such encumbrance.

19. By a revised Letter of Intent dated 30th July, 2011 Issued by the SRA in favour of our client in supersession of the earlier letter of Intent dated 15th October, 2010, the SRA allowed a maximum FSI of 3.00 to be consumed on the said Land on the following terms and conditions mentioned therein which inter alia included the following:

Sr.No.	Description	Area in Sq. Mts.
1.	Area of the plot/slum	11904.00
2.	Deduction : Area under 47.50 m wide D.P. Road	200.00
3.	Net Plot area	11704.00
4.	Plot area for FSI	11904.00
5.	Max. FSI permissible on plot	3.00
6.	Max. BUA permissible on plot	35712.00
7.	Rehab BUA	16506.29
8.	Passage area & Amenity structure area	6983.04
9.	Rehabilitation component	23489.33
10.	Sale component permissible	23489.33
11.	Total BUA sanctioned for project	39995.62
12.	FSI sanctioned for project	3.36
13.	Sale in situ BUA proposed	19205.21
14.	Total BUA proposed in situ	35712.00
15.	No. of slum dwellers to be re-accommodated	Res.-162 nos.
16.	No. of PAP tenements generated in scheme	423
17.	Area of non-buildable reservation/road to be surrendered: Area under 47.50 m wide D.P. Road	200.00

20. By a letter dated 13th October, 2011, Government of Maharashtra, Environment Department granted environmental clearance for redevelopment of the said Land on the detailed terms and conditions mentioned therein.



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21. Our client has obtained approval of plans (IOA) for rehabilitation buildings as amended from time to time and initially obtained commencement certificate upto the plinth level for all rehabilitation buildings which has been renewed/extended from time to time.

22. Our client has also obtained approval of plans (IOA) vide letter date 13th May, 2011 of SRA for sale building as amended from time to time and have also obtained commencement certificate dated 18th August, 2011 from SRA upto the plinth level for the said sale building.

23. The Property Card shows that the said Land stand in the name of SGNRS.

24. Vide order dated 20th December, 2011, the Collector, Mumbai District granted Non-Agricultural (NA) permission to SGNRS.

25. Our client had mortgaged the development rights in said Land in favor of Allahabad Bank, Industrial Finance Branch, Fort, Mumbai through a Deed of Mortgage cum Charge dated 5th July, 2011 which was duly registered with the Sub-Registrar of Assurances under sr. no. BDR-16-6572/2011. The said charge was released vide Deed of Release of Mortgage cum Charge dated 15th October, 2011 which was also duly registered with the Sub-Registrar of Assurances under sr. no. BDR-16-9257/2011.

26. A sum of Rs.35 crores has been borrowed by our client from Money Matters Financial Services Limited, Inter alia against the security of the development rights in said Land through a Deed of Mortgage dated 7th December, 2011 which was also duly registered with the Sub-Registrar of Assurances under sr. no. BDR-2-10172/2011. A further sum of Rs. 15 crores has also been borrowed through a Supplemental Deed of Mortgage dated 7th June, 2012 registered with the Sub-Registrar of Assurances under sr. no. BDR-11-4766/2012.

27. A sum of Rs. 2.5 crores has also been borrowed by our client from Idea Advisory Services Limited, Inter alia against the security of the development rights in said Land through equitable mortgage by deposit of title documents vide Memorandum of Entry dated 29th September, 2012. The said loan was duly repaid as



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evidencing by no dues certificate dated 1st February, 2013 issued by the said My Idea Advisory Services Limited, Memorandum of satisfaction of charge in Registrar of Companies, Mumbai is also filed as evidencing by certificate dated 12th February, 2013.

28. On perusal of the Search Report dated 5th February, 2013 in respect of searches taken in the offices of the Sub-Registrar of Assurances at Mumbai, Bandra, and Goregaon, we do not observed any untoward entry of third party rights except what is set out herein.



We have inserted public notices in 2 newspapers, namely Free Press Journal (English) and Navshakti (Marathi), both dated 1st February, 2013 inviting claims, if any third parties in respect of the Scheduled Property. We confirm that no objection or sustainable requisition has been received in response to the said public notices.

30. In the above premises, our client became entitled to construct free sale residential building on the said plot adm. 11904 sq. metres or thereabout by utilization of development rights arising out of present FSI of 19205.71 sq. metres or thereabout (hereinafter called the free sale building) as more particularly described in the Third Schedule appearing hereinafter and the said free sale building shall be constructed as per such building plans as may be sanctioned by SRA pursuant to LOI dated 30th July, 2011.

31. In the light of the above, we hereby certify that the rights, interest and title of our client in respect of the free sale building proposed to be constructed on the said plot by utilizing development rights arising out of present FSI of 19205.71 sq. metres or thereabouts on the said plot adm. 11904 sq. metres or thereabouts as more particularly described in the Third Schedule appearing hereinafter is clear and marketable subject to performance of obligations in respect of the rehabilitation area and compliance with various terms and conditions of SRA in respect of the free sale area subject to payment, performance and observance of the obligation in respect of the rehabilitation of the slum dwellers, rights of bargain if any of flats in the free sale area and the subsisting mortgage as more particularly set out hereinabove.



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THE FIRST SCHEDULE FIRST MENTIONED HEREIN ABOVE
(Larger Land)

All that piece or parcel of lands admeasuring 13928 sq.mtrs or thereabouts bearing Survey No. 267, Hissa No. 1/1 (pt.) CTS No. 610 (pt.) of Malad (East) situate at General Arunkumar Valdiya Marg, Malad (East) Mumbai 400 097 and bounded as follows:

- On or towards the EAST : By Plot of land bearing CTS No. 610 (pt.)
- On or towards the WEST : By village boundary of Dindoshi
- On or towards the NORTH : By Plot of land bearing CTS No. 610 (pt.)
- On or towards the SOUTH : By Goregaon Mulund Link Road



THE SECOND SCHEDULE FIRST MENTIONED HEREIN ABOVE
(the said Plot)

All that piece or parcel of lands admeasuring 11904 sq.mtrs or thereabouts bearing Survey No. 267, Hissa No. 1/1, CTS No. 610A/1/A/1B [original forming part of CTS No. 610A/1/A/1 which was originally a part of CTS No. 610] of Malad (East) situate at General Arunkumar Valdiya Marg, Malad (East) Mumbai 400 097 and bounded as follows:

- On or towards the EAST : By Plot of land bearing CTS No. 610 (pt.)
- On or towards the WEST : By village boundary of Dindoshi
- On or towards the NORTH : By Plot of land bearing CTS No. 610 (pt.)
- On or towards the SOUTH : By Goregaon Mulund Link Road



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THE THIRD SCHEDULE FIRST MENTIONED HEREINAFOVE
(Free Sale Area)

ALL THAT residential building which may be constructed on the said plot as more particularly described in the Second Schedule appearing hereinabove admeasuring 19205.71 sq.metres or thereabouts by utilization of Floor Space Index (FSI) of 1.920571 sq.metres or thereabouts as sanctioned in Letter of Intent dated 30th July, 2011 of Rehabilitation Authority.



Place: Mumbai

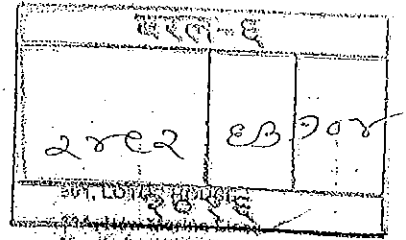
Date: 18.02.2013



Mukesh Jain
Advocate

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Mukesh Jain
M. COOK LL.B.
ADVOCATE



Mumbai - 400 020
Tel: (0) 2206 2531
Telephone: 2206 2810
Home: 2242 8690
E-mail: jsmukeshjain@gmail.com

TO WHOMSOEVER IT MAY CONCERN



We have investigated the title of our client J.P. Infra (Mumbai) ("Developers") having their address at 203, Morye Land Mark II, 2nd Floor, New Link Road, Andheri (W), Mumbai - 400 053 in respect of free sale portion of Project lying and located at Survey No. 267, H. No. 1/1, C.T.S No. 610A/1/R/1 Malad (East) situate at General Arunkumar Vaidya Marg, Malad (East), Mumbai 400 097 having land area admeasuring 11904 sq. mtrs. (hereinafter referred to "the said plot") as more particularly described in the first Schedule hereunder.

By our certificate dated 16th February, 2013, we had first issued a title certificate in respect of the free sale building to be constructed on the said plot (hereinafter referred to as "the free sale building") and more particularly described in the Second Schedule. A copy of the same is annexed herewith.

Our further observations and certifications made on the basis of further deeds and documents furnished by the Developers to us are as follows:

- a) Our client had borrowed a sum of Rs.50 Crores from Money Matters Financial Services Limited inter alia against the mortgage of their right, interest and title in the free sale development rights of the said plot. Our client has requested the said Money Matters Financial Services Limited to release the charge on the free sale development rights of the said plot and at the request of our clients, Money Matters Financial Services Limited have executed a Deed of Reconveyance dated 22nd May, 2013 registered in the office of the Sub-



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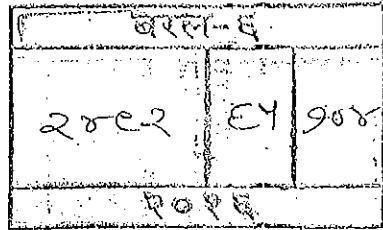
Registrar of Assurances, Borivalli No. 7, Mumbai Suburban District bearing registration Sr. No. BRL-7-4557/2013. Form No.8 modifying the charge evidencing release of the property herein has also been duly filed with the Registrar of Companies.



Our client has now raised a consortium loan from Central Bank of India, Andhra Bank and United Bank of India (hereinafter referred to as "CBI Consortium"). In order to secure the said loan, our clients have created a mortgage vide Indenture of Mortgage dated 24th May, 2013 registered on 24th May, 2013 with the Sub-Registrar of Assurances, Borivalli No. 7, Mumbai Suburban District bearing registration Sr. No. BRL-7-4626/2013 on the developmental rights of the said plot, including all right, title and interest of our client in the said plot, charge on receivables of the project and charge on all the bank accounts of our client in regards to the project including the Escrow account with Central Bank of India.

- c) Besides, several flats have been allotted by our client to various buyers.
- d) At the time of issue of the last title certificate, our client had obtained approval of plans as well as commencement certificate on the basis of approved plans dated 2nd January 2012. The said commencement certificate dated 18th August 2011 was operational only up to the plinth level and has been later endorsed for construction up to 9th floor by endorsement dated 12th December 2012.
- e) In the light of the above, it is certified that the right, interest and title of our client namely, J.P. Infra (Mumbai) Pvt. Ltd in respect of the free sale building proposed to be constructed on the said plot by utilizing development rights





arising out of present FSI of 19205.71 sq. metres or thereabouts on the said plot adm. 11904 sq. metres or thereabouts is unencumbered and marketable subject to performance of obligations in respect of the rehabilitation area and compliance with various terms and conditions of Slum Rehabilitation Authority in respect of the free sale area subject to payment, performance and observance of the obligation in respect of the rehabilitation of the slum dwellers, rights of bargain if any of flats in the free sale area and the mortgage as more particularly set out hereinabove.



FIRST SCHEDULE MENTIONED HEREINAFORE
(the said plot)

All that piece or parcel of lands admeasuring 11904 sq. mtis or thereabouts bearing Survey No. 267, Hissa No. 1/1, CTS No. 610A/1/A/10 [original forming part of CTS No. 610A/1/1, which was originally a part of CTS No. 610] of Malad (East) situate at General Arunkumar Valdye Marg, Malad (East) Mumbai 400 097 and bounded as follows:

- On or towards the EAST : By Plot of land bearing CTS No. 610(pt.)
- On or towards the WEST : By village boundary of Dindoshi
- On or towards the NORTH : By Plot of land bearing CTS No. 610(pt.)
- On or towards the SOUTH : By Goregaon Mulund Link Road



2008		
2002	2008	
2008		

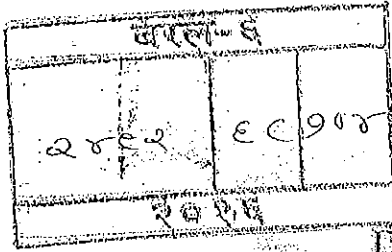
SECOND SCHEDULE MENTIONED HEREINAFOVE
(the free sale building)



ALL THAT residential building which may be constructed on the said plot as more particularly described in the First Schedule appearing hereinabove and measuring 11904 sq metres or thereabouts by utilization of Floor Space Index (FSI) of 19205.71 sq metres or thereabouts as sanctioned in Letter of Intent dated 30th July, 2011 of the Slum Rehabilitation Authority.

Dated: 31st May, 2013
 Place: Mumbai.

Advocate



DEVENDRA CHITNIS

Title Investigator,
MUNDAT

Dt: 11.08.2015

To
Mukesh Jain,
Advocate High Court,
Mumbai,

Ref: Investigation title of the property situated at
Village- Malad Tal-Borivli Mumbai
Suburban District bearing
CTS No. S.R. H.No
610(P) 267 1/1(P)



Dear Sir,

As per your instruction I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at Mumbai-Bandra, S.R.O. from the year 2012 to 2015 (4 Years) & Computer Record from the year 2012 to 2015 (4 Years). During the course of my searches the following details were found:

At Mumbai S.R.O. from 2012 to 2015 (4 Years)-Manual
2012 Record send for binding.

2013 Record Not Ready

2014 Record Not Ready

2015 Record Not Ready

At Bandra S.R.O. from 2012 to 2015 (4 Years)-Manual

2012 Record send for binding

2013 Record Not Ready

2014 Record Not Ready

2015 Record Not Ready

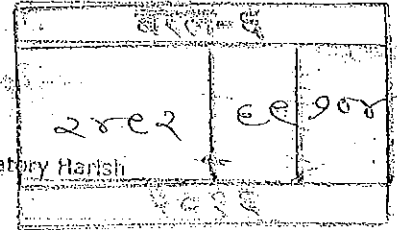
At Computer Record from 2012 to 2015 (4 years)

BDR-14-4766 Deed Of Mortgage 07.06.2012

2012 Rs.150000000/- 07.06.2012

JP Infra (Mumbai) Pvt Ltd Through Director Shubham Jain

To



Money Matters Financial Services Ltd Atho Signatory Harish
Agarwal

Sheduld: Village- Malad - CTS No 610(P) admeasuring 11904 sq
me.

BDR-12-9087 Affidavit 12.12.2012
2012 Rs.0/- 12.12.2012

Green Rig Corporation Through Partner Sirajuddin Shaikh
To

Sheduld: Village- Malad S No 267, H No 1/1(P), CTS No
/A/1C(P) , admeasuring 0 sq me.



BRL-7-4626 Deed Of Mortgage 24.05.2013
2013 Rs.90000000/- 24.05.2013

JP Infra (Mumbai) Pvt Ltd Through Director Shubham Jain
To

Central Bank Of India Through Manager A. Nagendra Kumar
Sheduld: Village- Malad S No 267, H No 1/1, CTS No 610(P) ,
admeasuring 11904 sq me.

BRL-7-5762 Deed Of Conveyance 14.12.2013
2013 Rs.11600000/- 28.06.2013

Chitravani CHS Ltd Through Chairman H. Sundresan, Chitravani
CHS Ltd Through Secretary N.C. Mistry, Chitravani CHS Ltd
Through Treasurer P.P. Seshadrinathan

To

Raghvendra Construction Pvt Ltd Through Director C. Virendra,
Raghvendra Construction Pvt Ltd Through Director Raghv M.
Ponjari

Sheduld: Village- Malad S No 267, H No 1/1(p), CTS No
610/A/1/2C , Total admeasuring 11300 sq me. Ademesuring
1937.25 sq me.

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BRL-7:6163 Agreement For Sale 09.07.2013
2013 Rs.0/- 19.07.2013

JP Infra (Mumbai) Pvt.Ltd Through Atho Signatory Virendra
Agarwal

Niwara Hak Walefire Center Through Treasure P.K. Das, Niwara
Hak Walefire Center Through Coordinator Gurbir Singh
Sheduld: Village- Malad S.No.267, H.No.1/1(P), CTS.No.610(P),
admeasuring 960 sq.ft.

2014 : NIL

BDR-12:5279 Dead Of Mortgage 07.07.2015
2015 Rs.1050000000/- 07.07.2015

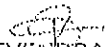
JP Infra (Mumbai) Pvt.Ltd Through Atho Signatory Virendra
Agarwal, Mumbai Shelter Housing Development Through
Partner JP Infra (Mumbai) Pvt.Ltd Through Atho Signatory
Virendra Agarwal, Mumbai Shelter Housing Development
Through Partner Vijay Omprakash & Others

To

GDA Trustyship Ltd Through Atho Signatory Dipshis Karamkar
Sheduld: Village- Malad S.No.267, H.No.1/1(p), CTS.No.610(P),
admeasuring 11904 sq.mt.

2015 : Record Not Ready Entry For Online.

NOTE: - Kindly note that, This Search Report is Subject to the
torn and Mutilated record, unready and unavailable record, and
available records in the office, Withdrawal for register of certain
years for binding and re-writing (Date Entry) By the office and
the computer Records are not maintained properly and at the
time of search some Index II are not found and I am not
responsible and/or liable for unavailable records or entries as on
date of search.


DEVENDRA CHITNIS
Title Investigator
Mumbai.

MUKESH JAIN & ASSOCIATES

Mukesh Jain
Jaswant Khatodiya
Divya Kundnani
Hitesh Jain

408 & 407 A Wing, Finance Corporate Park,
Opp. BKC Telephone Exchange,
Banera Kuna Complex, Mumbai - 400 051
Tel. : 022- 6726 8778 / 6725 8877
Email : ad@mukeshjain@gmail.com

SECOND SUPPLEMENTAL TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

2013		
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2013		

Re: In respect of free sale portion of SRA Project lying and located at Survey No. 267, H. No. 1/1, C.T.S No. 610A/1/A/1B at Malad (East) situate at General Arunkumar Vaidiya Marg, Malad (East), Mumbai 400 097 having land area admeasuring 11904 sq. ft. (hereinafter referred to the said "Plot") as more particularly described in the Schedule hereunder ["Project"].



Further to our Title Certificate dated 18th February, 2013 and Supplemental Title Certificate dated 31st May, 2013, wherein we have certified the title of our client, namely J.P. Infra (Mumbai) Pvt. Ltd. ("Developers") having their address at 203, Morya Land Mark II, 2nd Floor B/7, Off. New Link Road, Andheri (W), Mumbai - 400 053 in respect of the free sale building constructed/to be constructed on the said Plot (hereinafter referred to as the "Free Sale Building") and more particularly described in the Second Schedule hereunder. Copies of the same are annexed herewith.

The following events have taken place.

1. Charge cum Mortgage of Central Bank of India, Andhra Bank and United Bank of India (hereinafter referred to as "CBI Consortium") on the Second Schedule Property was redeemed vide Deed of Redemption/Re-conveyance dated 29th July, 2015 duly registered with the Sub-Registrar of Assurances at Andheri-Borivali 6 Suburban District under sr. no. BRL-6-5924/2015 on 29th July, 2015. Form No. CHG-4 has also duly filed with the Registrar of Companies, Maharashtra, Mumbai.



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MUKESH JAIN & ASSOCIATES

Advocates

2. Our Client has issued Senior Secured Unlisted Redeemable Non-Convertible Debentures ("SSURNCDS") for Rs. 105 cr and in order to secure the said SSURNCDS, client has mortgaged inter alia the rights of entire Project in favour of GDA Trusteeship Limited ("Debenture Trustee") as per the terms of the Debenture Trust Mortgage Deed dated 7th July, 2015 registered with the Sub-Registrar of Assurances, Borivali No.6, Mumbai Suburban District under sr. no. BRL- 6-5279/2015 dated 7th July, 2015.

Further commencement certificate upto 22nd floors has been obtained by endorsement dated 11th July, 2014 on commencement certificate dated 18th August, 2011.

4. We have caused to be taken search of the records of Sub-Registrar of Assurances at Mumbai, Bandra S.R.O from the year 2012 to 2015. Subject to the observations made therein as regards non-availability of records, our clerk Mr. Devendra Chitins has not come across any adverse entry in respect of the pieces and parcels of land in question which may be inconsistent with the holder's title on the free safe rights first mentioned hereinabove. Search Report dated 11th August, 2015 of Mr. Devendra Chitins attached herewith and marked as Exhibit-A.

In the light of the above, save and except what has been stated hereinabove we repeat and reiterate our earlier legal opinion issued, as if the contents thereof are physically incorporated herein.

Provided always that our certificate of title shall be subject to:

- third party rights which may have been created in favour of purchasers of various premises/unit in the free sale building of the Project.
- subsisting registered mortgage in favour of GDA Trusteeship Limited.



MUKESH JAIN & ASSOCIATES

FIRST SCHEDULE MENTIONED HEREIN ABOVE
(the said Plot)

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All that piece or parcel of land admeasuring 11904 sq. mtrs or thereabouts bearing Survey No. 267, Hissa No. 1/1, CTS No. 610A/1/A/1B [original forming part of CTS No. 610A/1/A/1 which was originally a part of CTS No. 610] of Malad (East) situate at General Arunkumar Valdy Marg, Malad (East) Mumbai 400 097 and bounded as follows:

- On or towards the EAST : By Plot of land bearing CTS No. 610(pt.)
On or towards the WEST : By village boundary of Dindoshi
On or towards the NORTH : By Plot of land bearing CTS No. 610(pt.)
On or towards the SOUTH : By Goregaon Mulund Link Road

SECOND SCHEDULE MENTIONED HEREIN ABOVE

(the Free Sale Building)

All that residential building constructed/to be constructed on the said Plot as more particularly described in the First Schedule appearing hereinabove admeasuring 11904 sq. metres or thereabouts by utilization of Floor Space Index (FSI) of 19205.71 sq. metres or thereabouts as sanctioned in Letter of Intent dated 30th July, 2011 of the Slum Rehabilitation Authority.

Place: Mumbai

Dated: 11th August, 2015

Mukesh Jain
Advocate



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विभाग/अंश		

महानगरपालिका

न.पु.अ.मालाङ

जिल्ला - भुवई उपनगर जिल्ला

भारतमात्रा रकमका आधारमा जिल्ला फाइदाका तथ्यांक आयोग व्याख्या फेर तपारणीको नियम बेल)



खरी नपतान -

न.पु.अ.मालाङ

भुवई उपनगर जिल्ला



सत्य प्रतिलिपी

(Signature)

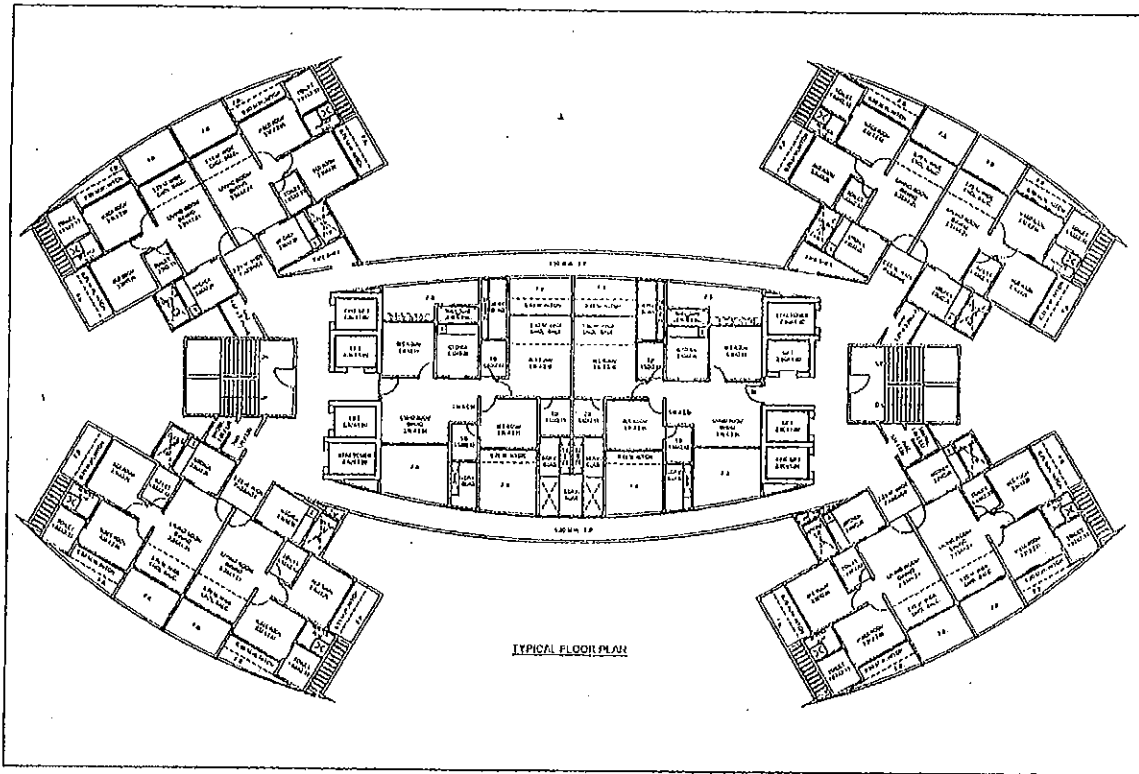
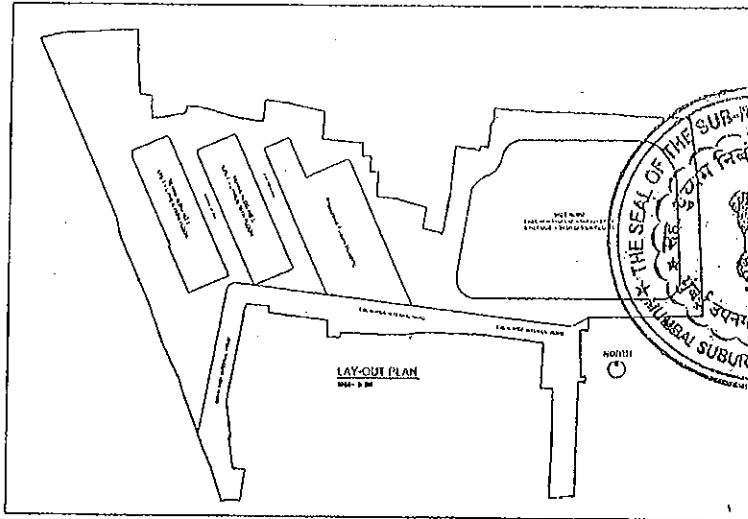
नगर प्रशासन अधिकारी

मालाङ

एवम् नोटी/पत्राचार मकान ०९
 अर्ज तयार तारीख २०/६/२०११ नकलेचे शुल्क १२०=००
 अर्ज निकाली तारीख २०/६/२०११ कागद शुल्क २=००
 अर्ज तयार करणार *(Signature)*
 अर्ज संपादन करणार *(Signature)* इच्छुण शुल्क १२२=००

Annexure 'E'

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CHALLAN
MTR Form Number-6

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2014		

GRN	MH004193175201416E	BARCODE	0 1 1 2 1 0 1 2 2 0 1 4 1 6 E		Date	01/12/2014-13:03:35	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Non-Judicial Customer-Direct Payment Sale of Non Judicial Stamps SoS Mumbai only			TAX ID (if Any)				
Office Name	BDR4_JT SUB REGISTRAR ANDHERI 2			PAN No. (if Applicable)				
Location	MUMBAI			Full Name	MS J P INFRA MUMBAI PVT LTD			
Year	2014-2015 One Time			Flt/Block No.	AS PER DO			
Account Head Details	Amount In Rs.		Premises/Building					
0030045501 Sale of NonJudicial Stamp	500.00		Road/Street					
			Area/Locality					
			Town/City/District					
			PIN					
Remarks (if Any)				PAN2--PN=RAMESHWARLAL AGARWAL AND L AXMANNATH YOGI-CA=				
Total	500.00		Amount In	Five Hundred Rupees Only				
			Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	REF No.	00040572014120183221	1K63728678	
Cheque/DD No				Date	01/12/2014-13:04:29			
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Mobile No. : Not Available

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2014		

बख्त-६		
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बख्त-६		
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CHALLAN
MTR Form Number-6

CHALLAN		
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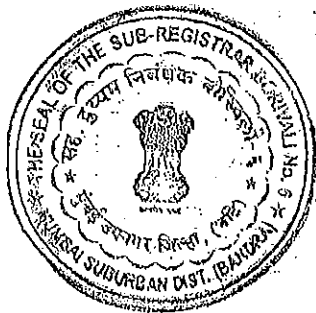
DEFACED FOR RS: 500.00

GRN	MH004193472814		Doccode	11/12/2014 13:03:35		PGNYTU	25.1	
Department	Inspector, Sub-Registrar, Registration		AMOUNT	500.00				
Type of Payment	Non-Judicial Stamp Payment		Payor Details					
(Amt. in words)	Five Hundred Rupees Only		TAX ID (If Any)					
Office Name	BDR4_JT SUB REGISTRAR ANDHERI 2		PAN No. (If Applicable)					
Location	MUMBAI		Full Name	MS J P INFRA MUMBAI PVT LTD				
Year	2014-2015 One Time		Flat/Block No.					
Account Head Details	Amount In/Rs.	Premise/Building	Road/Street					
0030045501 Sale of NonJudicial Stamp	500.00							
			Area/Locality					
			Town/City/District					
			Pin	4	0	0	4	9
			Remarks (If Any)	PAN2--PN=RAMESHWARLAL AGARWAL AND L AXMANNATH YOGI-CA=				
			Amount In	Five Hundred Rupees Only				
Total		500.00	Words					
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	REF No.	00040572014120183221	IK03720678				
Cheque/DD No	Date		01/12/2014-01:04:22					
Name of Bank	Validity unknown		Bank-Branch	STATE BANK OF INDIA				
Name of Branch	Digitally signed by VIRTUAL TREASURY		Scroll No., Date	338, 02/12/2014				

Mobile No. : Not Available
 Date: 2014/12/03
 16:14:11 IST
 Reason: Signature Document
 Location: India

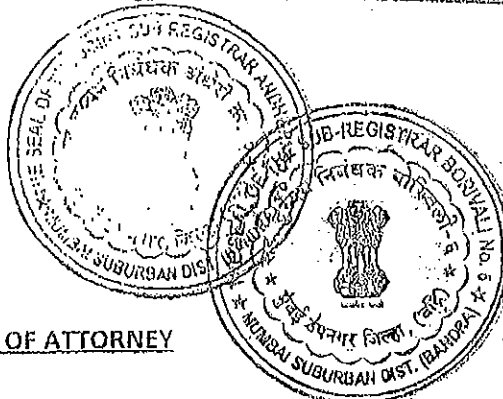
500	2	908
2014		

2008-09		
2008	2008	2008
2008		



2008-09		
2008	2008	2008
2008		

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SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Virendra Agarwal,
 Director of M/s. J P Infra Mumbai Pvt. Ltd., a company duly incorporated under
 the Companies Act, 1956, having its registered office at 203, Morya Landmark
 II, 2nd floor, Off New Link Road, Andheri (West), Mumbai – 400 053 SEND
 GREETINGS:

WHEREAS :

- (i) M/s. J P Infra Mumbai Pvt. Ltd. (hereinafter referred to as "the said Company") is engaged in the business of real estate development and is developing the land admeasuring 11904 square meters or thereabouts bearing Survey No. 267, Hissa No.1/1(pt.) CTS No.610A/1/A/1B of Malad (East), situated at Goregaon Mulund Link Road, Opp. Gokuldharm, now known as General Arunkumar Valdya Marg, Malad (East), Mumbai– 400 097 in the Registration District of Mumbai Suburban and more particularly described in the First Schedule ~~hereunder written~~ (hereinafter referred to as the "First property")
- (ii) The said Company is also developing the land being Plot Nos.41-8-43 forming party of Survey No.287, CTS No.484(pt.) situated ~~lying and being~~ at Village Vile Parle within the Registration Sub-District of Andheri Mumbai Suburban District and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "Second property").

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बंदर-६		
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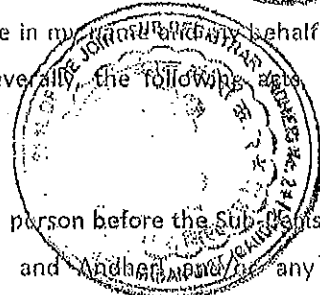
बंदर-४		
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(iii) The said Company has and shall enter into various Agreement for Sale for the Flats / Shops / Offices and any other premises in the building/ being constructed on the said First & Second property.

2802 24 2008

(iv) Due to my pre-occupation with other matters I am unable to attend the work of registration of documents before the Sub-Registrar and hence I am desirous of executing this Special Power of Attorney in favour of Mr. Rameshwari Lal Agarwal and/or Mr. Laxmannath Yogi, jointly or severally in the manner aforesaid.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH that I (Virendra) Agarwal in my capacity as Director of M/s. J P Infra Mumbai Pvt. Ltd. do hereby appoint nominate and constitute the said (1) Mr. Rameshwari Lal Agarwal and (2) Mr. Laxmannath Yogi to be my true and lawful Attorney (herein after referred to as "the said Attorney/s") for me in my personal behalf to do, execute and perform, either jointly or severally, the following acts, deeds, matters and things, that is to say.



1. To approach, represent or appear in person before the Sub-Registrar of Assurances at Mumbai, Bandra, Borivali and Andhera and any other concerned Sub-Registrar and to present the Agreement for Sale executed by me as Director of M/s. J P Infra Mumbai Pvt. Ltd. in respect of the flats and other units in the building/s being constructed on the said First and Second property described in the First & Second Schedule hereunder written as also any other Deeds, Undertakings, Affidavit, Indemnity Bond, Declaration and other documents etc. and to admit execution of such original document/s signed by me only thereof for me in my behalf and to do all acts, deeds, matters and things necessary in connection therewith.

2. And I hereby authorize my said Attorney/s or any of them to present for registration any such documents or instruments which may hereafter be made or executed or signed as aforesaid.

2902 24 2008

3. And I hereby undertake to ratify and confirm whatever my said Attorney/s or any of them shall lawfully do or cause to be done by virtue of these presents.

[Handwritten signature]

Rameshwari

[Handwritten signature]

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- 3 -

IN WITNESS WHEREOF I have hereunto set and subscribed my hands at
 Mumbai this 3rd day of Dec, 2014.

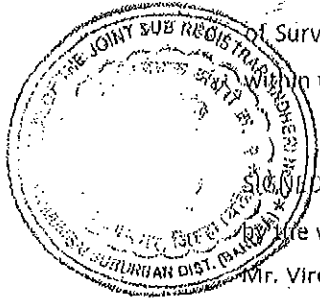
THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece of parcel of land admeasuring 11904 square meters or thereabouts bearing Survey No. 267, Hissa No.1/1(pt.), CTS No.610A/1/A/1B of Malad (East) having structure standing thereon and situated at Goregaon Mulund Link Road, Opp. Gokuldharm, now known as General Arunkumar Vaidya Marg, Malad (East), Mumbai - 400 097 In the Registration District of Mumbai Suburban.



THE SECOND SCHEDULE ABOVE REFERRED TO:

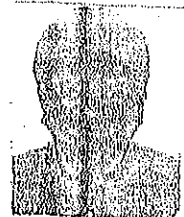
ALL THAT piece of parcel of land or ground being Plot Nos.41 & 43 forming part of Survey No.287, CTS No.484(Pt.) situate, lying and being at Village Vile Parle in the Registration Sub-District of Andheri, Mumbai Suburban District.



SOLD AND DELIVERED
 to the within-named
 Mr. Virendra Agarwal, Director of
 M/s. JP Infra Mumbai Pvt. Ltd.
 In the presence of ...
 1.
 2.

for J.P. INFRA (MUMBAI) PVT. LTD

DIRECTOR



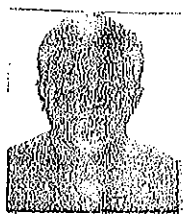
We Accept the same:
 Specimen signature of Attorney/s

Mr. Rameshwarlal Agarwal



Rameshwar Lal Agarwal

Mr. Laxmannath Yogi



Laxmannath

Before me,

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JP INFRA

वर्ष - १४		
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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF J. P. INFRA (MUMBAI) PRIVATE LIMITED HELD ON SATURDAY, 29TH NOVEMBER 2014 AT THE REGISTERED OFFICE OF THE COMPANY AT 203, MORYA LAND MARK II, NEW LINK ROAD, ANDHERI WEST, MUMBAI-400053.

The Company has entered and/ or shall be entering into various Agreements for Sale of flats with various Purchasers in JP Decks at Gokuldhara, A K Vaidya Marg, Goregaon East, Mumbai-400097 & Chalet Amar at CTS No. 484 (pt) C.D. Burfiwala Road, Village Vile Parle (West) Mumbai-400043. The Company has authorized Mr. Virendra Agrawal, Director of the Company to execute the said sale Agreements. Due to pre-occupation with other matters, Mr. Virendra Agrawal is unable to attend to the Registration of the sale Agreements with the sub-Registrar. It has therefore been decided that Mr. Virendra Agrawal as Director of the Company shall execute and register a Power of Attorney in favour of Mr. Rameshwarlal Agarwal and/ or Mr. Laxmannath Yogi to attend the office of Sub-Registrar and admit execution of the Sale Agreements on behalf of Mr. Virendra Agrawal.

RESOLVED THAT Shri Virendra Agrawal, Director of the Company be and is hereby authorized to execute and lodge for registration a Special Power of Attorney in favour of Mr. Rameshwarlal Agarwal and/ or Mr. Laxmannath Yogi to attend the office of Sub-Registrar and admit execution of the Sale Agreements duly sign by Mr. Virendra Agrawal as Director of the Company.

RESOLVED FURTHER THAT Shri Virendra Agrawal Director of the Company, is hereby authorized to do all such acts, things and matters as may be required from time to time, on behalf of the Company in connection with the above.

RESOLVED FURTHER THAT the Company do hereby agree to ratify all acts, deeds, matters and things done by Shri Virendra Agrawal.

For J. P. INFRA (MUMBAI) PRIVATE LIMITED

V. Agrawal

Director
Name: Virendra Agrawal
DIN: 00510844



वर्ष - १४		
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J P INFRA (MUMBAI) PVT. LTD.

203, 2nd Floor, Morya Landmark II, Off, New Link Road, Andheri (West), Mumbai - 400 053.

T: 022 42415678 / F: 022 42415679 | info@jpinfra.com | www.jpinfra.com (CIN U45200MH2006PTC160128)

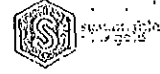
बदर-६		
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बदर-४ III		
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२०१४		



YOUR POWER BILL



Name : J.P. INFRA (MUMBAI) PVT.LTD.
 Address : 203 2ND FLOOR,
 MARYA LANDMARK II
 OFF LINK ROAD
 ANDHERI WEST OPP INFINITY MALL
 ANDHERI MUMBAI 400053

Consumer No.: 2084752	
Bill No	71103/2060
Bill Date	07.10.2014
Bill Period	01.09.2014 To 30.09.2014
Bill Month	SEP 2014
Meter No.	RI-7947262
Metered Units	6,867
Units Billed	7,546
Tariff Cbl.	LY (1) - Comm. > 20 kW and < 50 kW
Next Meter Reading Date	31.10.2014
MTRU	M-299590
Supply Division	BORIVI
Type of Supply	3PHASE
Zone	SC

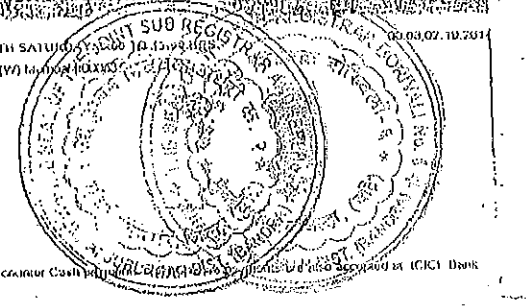
128,869.00 0.00 128,869.00

Bill Amount On or Before Discount Date - 14.10.2014
 Rs. 127,883.00

Bill Amount On or Before Due Date - 25.10.2014
 Rs. 128,869.00

Discount available last month Rs. 105.00
 CALL : 1-800-209-5161 (24 x 7 Toll Free No.)
 For bill & payment facilities log on to ep.tatapower.com
 For further communication please write to customer.care@tatapower.com

Tata Power Customer Relations Centre - MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 7th & 4th SATURDAY: 10:00 TO 15:00 HRS
 Shop No 07, 7A Shri Hari Co-op Society, RTO Road, Lokhandwala Complex, Landmark - Hbl to Ambekar Hall, Andheri (W) Mumbai 400053
 Unit No. 8, 65, Copernicus Avenue, Sakinaka Rd, Opp Sakinaka Telephone Exchange, Sakinaka Mumbai 400072
 Electronic Drop Box:
 - TATA POWER CUSTOMER CARE, RTO ANDHERI (W) ANDHERI (W) Mumbai 400053.
 Cheque Drop:
 - Tata Power Customer Relations Centre, Shop No 07, 7A Shri Hari Co-op Society, RTO Road Andheri (W) Mumbai 400053.
 Tata Power Drop Box:
 - Pali Pali, Plot No 9, Survey No. 141/Cis 032/15, Anandvilas Village, Andheri (W) Mumbai 400053.
 - Oberoi Springs, New Mangruis Cakes Factory, Lokhandwala Link Road, Andheri (W) Mumbai 400053.
 Cash payments are also accepted at 112 Cash Waiver Centers, SUVIDHA Outlets & ICICI Bank Branches (Over the counter Cash payments only) & at SKYPAY Cheque Drop Boxes.



5 Star Split AC

New Purchase & Exchange Programme

Get more power for your money. Includes 15 months warranty.

SCCOLY016ML290S00/SC/000040/ YEL 42415678

Message to the Consumer
 Tata Power wishes you and your family a very happy festive season filled with happiness success & prosperity. Save on your energy cost by using BEE star-rated appliances.
 In case of fire / accident, Call: 25774399. For all other queries / complaints, Call: 1-800-209-5161.

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

U. Shankar
 M. Shankar
 Head - Distribution Customer Service

300-8 II
 2900 99/90
 2028

बरेल-६
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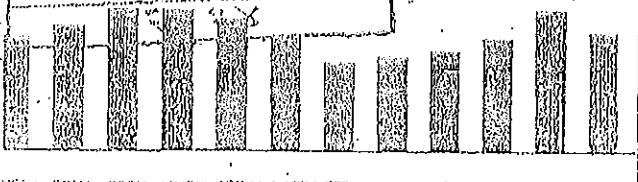
Sl. No.	Category	Units	Value	Value	Value	Value	Value	Value	Value	Value
31-79-17282	Opening Rtg:	296,790,000,000	10,275,000,000	176,270,000,000	09,035,000,000	40,083,000,000	243,076,000,000	46,760,000	43,560,000	42,700,000
	Diff:	0,007,000,000	236,000,000	3,100,000,000	1,834,000,000	1,157,000,000	5,347,000,000	46,760,000	43,560,000	42,700,000
	M.F:	1,000,000						1,000,000		
	Adj:									
	Units:	0,007	236	3,100	1,834	1,157	5,347	47	46	46
	Closing Rtg:									
	Opening Rtg:									
	Diff:									
	M.F:									
	Adj:									
	Units:									
	Closing Rtg:									
	Opening Rtg:									
	Diff:									
	M.F:									
	Adj:									
	Units:									

TOTAL METERED UNITS (MWH)-6,067 TOTAL BILLED UNITS (MWH)-7,640 TOTAL REVAN-6347 TOTAL RWA-7
 Difference between the Total Billed Units and Total Metered Units is due to Wheeling Losses of R-Intra Network (9.0% for LT and 1.94% for HT) paid to R-Intra.
 Consumer No.: 2084752

45.00	15.00	47.00	30.55	0.789 / 0.000
45.00	113,325.00	115,678.00	12,09,2014	85300.00

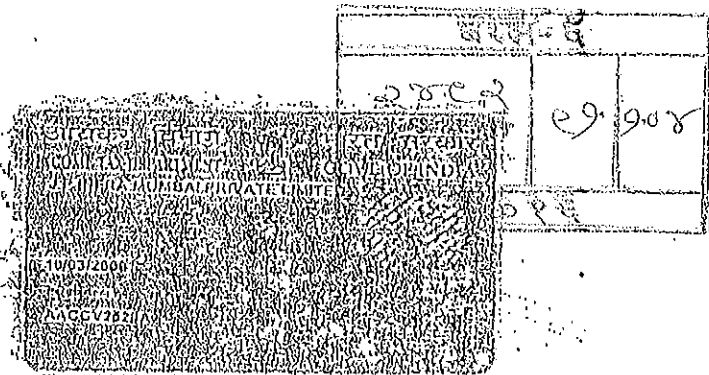
C	7,546	16,754.02		
Total	7,546	16,754.02		
AUG 2014	6,059	6,950	43	0.790
JUL 2014	6,566	7,215	46	0.782
JUN 2014	7,641	8,307	49	0.816
MAY 2014	7,676	8,329	48	0.611
APR 2014	6,077	7,557	48	0.780
MAR 2014	6,170	6,717	46	0.764
FEB 2014	5,210	5,360	41	0.751
JAN 2014	5,210	5,732	41	0.742
DEC 2013	6,618	6,171	42	0.761
NOV 2013	5,993	6,393	45	0.787
OCT 2013	7,772	6,393	47	0.705
SEP 2013	5,291	6,913	45	0.703

- Energy Charges 44596.00
- LT-D-R Ratio 27 to 0 hrs @ Rs 0.15 (at) 104.25
- LT-D-R to 12 hrs @ Rs 0.50 9911.00
- LT-D-R to 22 hrs 1271.00
- Domestic Charges 6710.00
- Fuel Adjustment Charges 0.00
- Grid Safety Surcharge @ Rs 3.020 / Unit 26910.64
- Wheeling Charges @ Rs. 1240 / Unit 9357.04
- Wheeling Charges @ Rs. 2000 / Unit 0.00
- Regulatory Asset Charges @ Rs 11.31 6995.77
- Electricity Levy @ 12.00 % 16754.02
- Tax on Sale of Electricity @ Rs 0.2900 1735.50
- Power Factor Surcharge / Incentive @ 12 % 11026.37
- Adjustments 0.00
- Total (1 to 14) 131059.00
- Delayed Payment Charges 0.00
- Interest on Arrears 0.00
- Outstanding Arrears 0.00
- Order Charges (Person / Air Tolling / Open Access) 0.00
- Advance Payment Available 0.00
- Load Factor Incentive for last month 0.00
- Discount (15 to 21) 130965.66
- Discount (15 to 21) before 14.10.2014 985.00
- Net Arrears 127053.00
- Security Deposit (SD) Due 0.00
- Charged on Total Metered Units per month
- Cost paid to R-Intra for usage of Intra network
- Cost of Total Power's meters deducted from the latest bill



Sl. No.	Category	Value	Value	Value
LT-D-R	LT-D-R Ratio 27 to 0 hrs @ Rs 0.15	104.25		
LT-D-R	LT-D-R to 12 hrs @ Rs 0.50	9911.00		
LT-D-R	LT-D-R to 22 hrs	1271.00		
LT-D-R	Domestic Charges	6710.00		
LT-D-R	Fuel Adjustment Charges	0.00		
LT-D-R	Grid Safety Surcharge	26910.64		
LT-D-R	Wheeling Charges	9357.04		
LT-D-R	Wheeling Charges	0.00		
LT-D-R	Regulatory Asset Charges	6995.77		
LT-D-R	Electricity Levy	16754.02		
LT-D-R	Tax on Sale of Electricity	1735.50		
LT-D-R	Power Factor Surcharge / Incentive	11026.37		
LT-D-R	Adjustments	0.00		
LT-D-R	Total	131059.00		
LT-D-R	Delayed Payment Charges	0.00		
LT-D-R	Interest on Arrears	0.00		
LT-D-R	Outstanding Arrears	0.00		
LT-D-R	Order Charges	0.00		
LT-D-R	Advance Payment Available	0.00		
LT-D-R	Load Factor Incentive	0.00		
LT-D-R	Discount	130965.66		
LT-D-R	Discount before 14.10.2014	985.00		
LT-D-R	Net Arrears	127053.00		
LT-D-R	Security Deposit	0.00		
LT-D-R	Charged on Total Metered Units per month			
LT-D-R	Cost paid to R-Intra for usage of Intra network			
LT-D-R	Cost of Total Power's meters deducted from the latest bill			

The cost of the Energy Charges Metered by (1) LT-D-R (2) LT-D-R (3) LT-D-R (4) LT-D-R (5) LT-D-R (6) LT-D-R (7) LT-D-R (8) LT-D-R (9) LT-D-R (10) LT-D-R (11) LT-D-R (12) LT-D-R (13) LT-D-R (14) LT-D-R (15) LT-D-R (16) LT-D-R (17) LT-D-R (18) LT-D-R (19) LT-D-R (20) LT-D-R (21) LT-D-R (22) LT-D-R (23) LT-D-R (24) LT-D-R (25) LT-D-R (26) LT-D-R (27) LT-D-R (28) LT-D-R (29) LT-D-R (30) LT-D-R (31) LT-D-R (32) LT-D-R (33) LT-D-R (34) LT-D-R (35) LT-D-R (36) LT-D-R (37) LT-D-R (38) LT-D-R (39) LT-D-R (40) LT-D-R (41) LT-D-R (42) LT-D-R (43) LT-D-R (44) LT-D-R (45) LT-D-R (46) LT-D-R (47) LT-D-R (48) LT-D-R (49) LT-D-R (50) LT-D-R (51) LT-D-R (52) LT-D-R (53) LT-D-R (54) LT-D-R (55) LT-D-R (56) LT-D-R (57) LT-D-R (58) LT-D-R (59) LT-D-R (60) LT-D-R (61) LT-D-R (62) LT-D-R (63) LT-D-R (64) LT-D-R (65) LT-D-R (66) LT-D-R (67) LT-D-R (68) LT-D-R (69) LT-D-R (70) LT-D-R (71) LT-D-R (72) LT-D-R (73) LT-D-R (74) LT-D-R (75) LT-D-R (76) LT-D-R (77) LT-D-R (78) LT-D-R (79) LT-D-R (80) LT-D-R (81) LT-D-R (82) LT-D-R (83) LT-D-R (84) LT-D-R (85) LT-D-R (86) LT-D-R (87) LT-D-R (88) LT-D-R (89) LT-D-R (90) LT-D-R (91) LT-D-R (92) LT-D-R (93) LT-D-R (94) LT-D-R (95) LT-D-R (96) LT-D-R (97) LT-D-R (98) LT-D-R (99) LT-D-R (100) LT-D-R (101) LT-D-R (102) LT-D-R (103) LT-D-R (104) LT-D-R (105) LT-D-R (106) LT-D-R (107) LT-D-R (108) LT-D-R (109) LT-D-R (110) LT-D-R (111) LT-D-R (112) LT-D-R (113) LT-D-R (114) LT-D-R (115) LT-D-R (116) LT-D-R (117) LT-D-R (118) LT-D-R (119) LT-D-R (120) LT-D-R (121) LT-D-R (122) LT-D-R (123) LT-D-R (124) LT-D-R (125) LT-D-R (126) LT-D-R (127) LT-D-R (128) LT-D-R (129) LT-D-R (130) LT-D-R (131) LT-D-R (132) LT-D-R (133) LT-D-R (134) LT-D-R (135) LT-D-R (136) LT-D-R (137) LT-D-R (138) LT-D-R (139) LT-D-R (140) LT-D-R (141) LT-D-R (142) LT-D-R (143) LT-D-R (144) LT-D-R (145) LT-D-R (146) LT-D-R (147) LT-D-R (148) LT-D-R (149) LT-D-R (150) LT-D-R (151) LT-D-R (152) LT-D-R (153) LT-D-R (154) LT-D-R (155) LT-D-R (156) LT-D-R (157) LT-D-R (158) LT-D-R (159) 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Prasanna

PERMANENT ACCOUNT NUMBER
ABGRA4274P

NAME
VIRENDRA OMPRAKASH AGARWAL

FATHER'S NAME
OMPRAKASH DHARIRAM AGRAWA

DATE OF BIRTH
02-01-1964

REGISTRAR GENERAL

REGISTRAR GENERAL

INCOME TAX DEPARTMENT

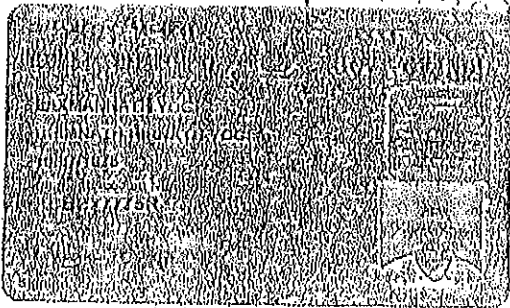
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INCOME TAX DEPARTMENT
 GOURAV ASHOK JAGTA
 ASHOK RAMCHANDRA JAGTA
 22/06/1986
 AIBP J0653P
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INCOME TAX DEPARTMENT
 GOVT. OF INDIA
 BRAJESH KAMBE
 BHUPESH RAM BHAGDAR
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दस्त क्रमांक: वदर4 /8148/2014

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अ. क्र. 8148 वर दि.03-12-2014

03/12/2014

रोजी 4:13 म.नं. वा. हजर केला.

सादरकारणाराचे नाव: भे. जे पी इजात मुंबई प्रा लि चे संचालक विरेंद्र - अमरावात

Rawal

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

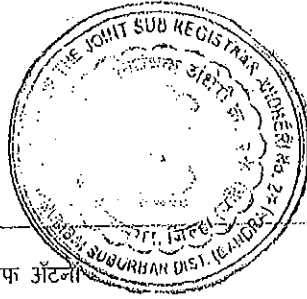
रु. 340.00

पृष्ठांची संख्या: 17

दस्त हजर करणाऱ्याची सही:

एवढुण: 440.00

सहाय्यक न्यायाधीश विभागाचे उपाधीक्षी-2
मुंबई उपनगर जिल्हा.



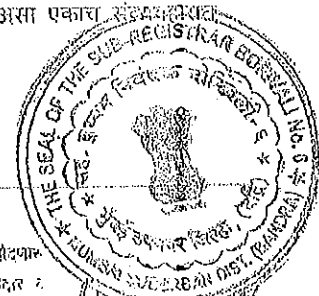
सहाय्यक न्यायाधीश विभागाचे उपाधीक्षी-2
मुंबई उपनगर जिल्हा.

दस्तावा प्रकरन: स्पेशल पॉवर ऑफ अॅटोर्नी

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीहून अन्य असा एकाच संसाधनात एकाच किंवा अधिक व्यक्तीस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिकका क्रं. 1 03 / 12 / 2014 04 : 05 : 50 PM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 03 / 12 / 2014 04 : 07 : 07 PM ची वेळ: (फी)



प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी क्रमांक १९०८ अंतर्गत अस्तित्वात तरतुदनुसार नोंदणीत राखत केलेला आहे दस्तावेजात संशुद्ध मजकूर निष्पादक व्यक्ती, समकालीन व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे दस्तावेजात नसत, वेगळे कागदपत्रे यादीसाठी दस्त निष्पादक व दस्तऐवजात हे संशुद्धपणे जागवदार सादरीत

Rawal

लिहून देणारे :

लिहून देणारे

Rawal

दस्तावेज (दस्तावेज गोपवारा भाग - २)



08/12/2014 4 17:31 PM

दस्तावेज गोपवारा भाग-2

वदर4

दस्तावेज क्रमांक:8148/2014

दस्तावेज क्रमांक :वदर4/8148/2014

दस्तावेजाचा प्रकार :-स्पेशल पॉवर ऑफ अॉर्टनी

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाव:जे. पी. इन्ड्रम मुंबई प्रा लि चे संचालक
पत्ता:अॉफिस - अगरवाल

कुलमुखत्यार
देणार

प्लॉट नं 203, 2 रा मजला, मोर्या
लॅन्डमार्क 2, इन्फिनिटी मॉल समोर, अंधेरी प
मुंबई, ऑफ न्यू लिंक रोड, Andheri,
MAHARASHTRA, MUMBAI, Non-
Government.

वय :-50

स्वाक्षरी:-



पॅज नंबर:AACCV2529A

J.P. Indram

2 नाव:राजेश्वरलाल - अगरवाल

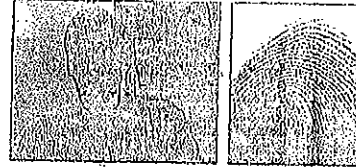
पॉवर ऑफ

पत्ता:अॉफिस नं 203, 2 रा मजला, मोर्या
लॅन्डमार्क 2, इन्फिनिटी मॉल समोर, अंधेरी प
मुंबई, ऑफ न्यू लिंक रोड, Andheri,
MAHARASHTRA, MUMBAI, Non-
Government.

अॉर्टनी होल्डर

वय :-44

स्वाक्षरी:-



पॅज नंबर:

Rajeshwarlal Agrawal

3 नाव:लक्ष्मणनाथ - थोगी

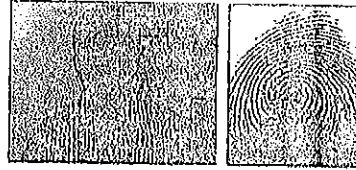
पॉवर ऑफ

पत्ता:प्लॉट नं: अॉफिस नं 203, माळा नं: 2 रा
मजला, इजारतीचे नाव: मोर्या लॅन्डमार्क 2,
ब्लॉक नं: इन्फिनिटी मॉल समोर, अंधेरी प
मुंबई, रोड नं: ऑफ न्यू लिंक रोड, महाराष्ट्र,
मुंबई.

अॉर्टनी होल्डर

वय :-40

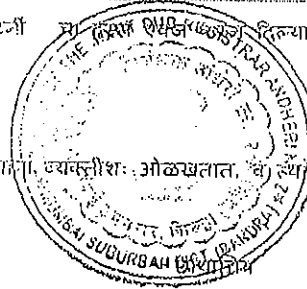
स्वाक्षरी:-



पॅज नंबर:AACCV2529A

Lakshman Nath

वरील दस्तावेज करून देणार तथाकथित स्पेशल पॉवर ऑफ अॉर्टनी
शिक्का क्र.3 ची वेळ:03 / 12 / 2014 04 : 08 : 25 PM



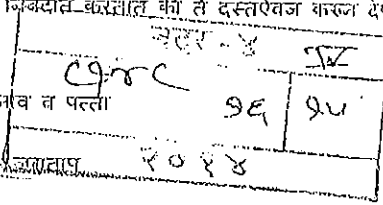
दस्तावेजाचे वाचून करतात.

ओळख:-

खालील इशम असे निवेदीत करताना वी ते दस्तावेज करून देणा-यांना, वयकतीश: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.

पक्षकाराचे नाव व पत्ता



अंगठ्याचा ठसा

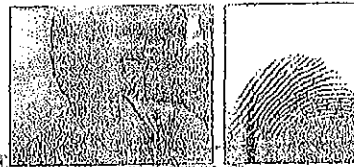
1 नाव:गौरव
वय:29
पत्ता:61/2695, गांधी नगर, बांद्रा पूर्व मुंबई

स्वाक्षरी

पिन कोड:400051

2 नाव:प्रविण - तांबे
वय:36
पत्ता:वरीलप्रमाणे
पिन कोड:400051

8



स्वाक्षरी

9

2802	24008
2018	

शिक्का क्र.4 ची वेळ:03 / 12 / 2014 04 : 09 : 14 PM

शिक्का क्र.5 ची वेळ:03 / 12 / 2014 04 : 09 : 30 PM नोंदणी पुस्तक

महसुद सुद्धा किंवा प्रमाणे नोंदणी-2
मुंबई उपनगर जिल्हा

EPayment Details.

90	90
2018	

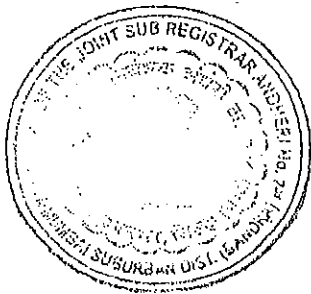
sr.	Epayment Number
1	MH004193175201415E

Defacement Number
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प्रमाणित करण्यात येते की, या
दस्तावळी प्रमाणे 90
पुस्तक क्र. 2802/24008/2018
चा नोंदणी दिनांक 21/12/2018

सस. मुख्य अधिकारी, अंबेरी क्र.-२,
मुंबई उपनगर जिल्हा.

बनारस		
२०२२	२२००४	
२०२४		



जिल्हा-६		
२४२२	६०१०४	
पोस्ट		

घोषणापत्र

मी अशोकबाबा दास इच्छेने घोषित करतो की, दुष्प्रय
 निदेशक जि. र. व. यांच्या दफ्तरीलयात ७८१४ या शिर्षकात दरत

नोंदणीसाठी सादर करण्यात आला आहे. १९०३ ३० कमी

दि. ३/१२/१५ रोजी पत्ता दिलेल्या पत्ता दिलेल्या कुलमुखत्यारपत्राच्या आचारे मी, सादर दरत

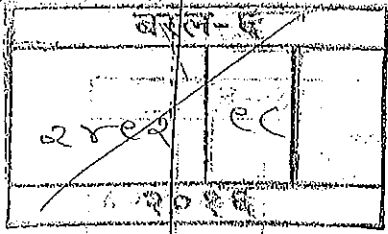
नोंदणीत सादर केला आहे/निष्पादीत करून कबुलीजबाब दिले आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी
 कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मरत राहिले नाही किंवा
 अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवाताल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून
 उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कसम चुकिते आढळून आल्यास सोंदणी अधिनियम १९०८ चे
 कलम ८२ अन्वये शिरोस मी पात्र राहिन यादी पत्ता जाणीव आहे.

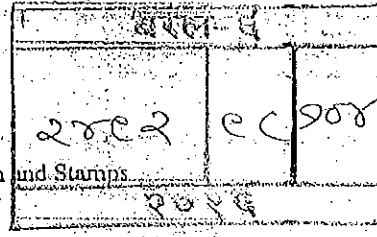


(Signature)

कुलमुखत्यारपत्रधारकाचे नाव
 न मही

दिनांक : १५/३/१६





2702451
28/02/2013

शुद्धी क्र.2

दुय्यम निबंधक : चोरीवली 7

(चोरीवली)

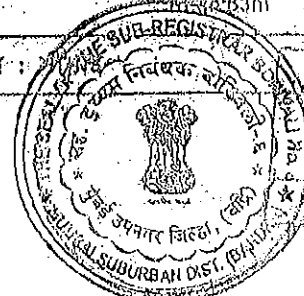
दस्ता क्रमांक : 2702/2011

नोंदणी :

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

आवाचे नाव :

(1) विलेखाचा प्रकार	मान्यता पत्र
(2) मोबदला	₹.0.00
(3) भाजारभाव(भाडेपट्ट्याच्या बाबतिलेपट्ट्याकार आकारणी देतो की पट्टेदार ते नगूद करावे)	₹. 337096000.00



(4) भू-साधन, पोटहिरस्ता व घरक्रमांक (अमान्यास) : आसिकेचे नाव: गुंडे सत्यधर व पत्नी : ज्योती व बांधकाम — सर्व्हे नं 267 हिरस्ता नं 1/1, सिटीएस नं 610 पार्ले व कोठ 11904 चौ.मी. गोरगाव मुलुंड लिंक रोड मालाड पू. गुं. 97. — भारताची गुं. पुं. 16891900/ — एडीजे-बी-1138-11 दि 11-3-11 — दस्तानुसंधेकवळ मान्यतापत्राच्या दस्ताची नोंदणी करण्यात आलेली आहे. दस्ता सोबत जोडलेला करारनाम्याचा दस्त हा संपन्न आकारणी देण्यात आलेला आहे. त्या करारनाम्याच्या दस्ताची नोंदणी करण्यात येणार नाही.

(5) क्षेत्रफळ 11004.00 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

- 1): नाव:- संजय गांधी नगर रहवासी संघटना चे कमिटी मेबर सत्यधर व पत्नी: ज्योती व बांधकाम नं: 52 पत्ता:- सर्व्हे नं 267 हिरस्ता नं 1/1 गोरगाव मुलुंड लिंक रोड मालाड पुं. गुं. 97 पिन नं:-
- 2): नाव:- संजय गांधी नगर रहवासी संघटना चे कमिटी मेबर अनवराम एस बाडेकर वय:- 47 पत्ता:- सर्व्हे नं 267 हिरस्ता नं 1/1 सिटीएस नं 610 पार्ले गोरगाव मुलुंड लिंक रोड मालाड पुं. गुं. 97 पिन नं:-
- 3): नाव:- संजय गांधी नगर रहवासी संघटना चे कमिटी मेबर बलीराज सी यादव वय:- 58 पत्ता:- सर्व्हे नं 267 हिरस्ता नं 1/1 सिटीएस नं 610 पार्ले गोरगाव मुलुंड लिंक रोड मालाड पुं. गुं. 97 पिन नं:-
- 4): नाव:- संजय गांधी नगर रहवासी संघटना चे कमिटी मेबर रायसाहेब उषा शिंग वय:- 52 पत्ता:- सर्व्हे नं 267 हिरस्ता नं 1/1 सिटीएस नं 610 पार्ले गोरगाव मुलुंड लिंक रोड मालाड पुं. गुं. 97 पिन नं:-
- 5): नाव:- संजय गांधी नगर रहवासी संघटना चे कमिटी मेबर दत्ताराम एस सुर्य वय:- 64 पत्ता:- सर्व्हे नं 267 हिरस्ता नं 1/1 सिटीएस नं 610 पार्ले गोरगाव मुलुंड लिंक रोड मालाड पुं. गुं. 97 पिन नं:-
- 6): नाव:- संजय गांधी नगर रहवासी संघटना चे कमिटी मेबर हमराण सत्यधर वय:- 66 पत्ता:- सर्व्हे नं 267 हिरस्ता नं 1/1 सिटीएस नं 610 पार्ले गोरगाव मुलुंड लिंक रोड मालाड पुं. गुं. 97 पिन नं:-
- 7): नाव:- संजय गांधी नगर रहवासी संघटना चे कमिटी मेबर मोहनच्यारे वी शिंग वय:-



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Online Document Search.....Department of Registration and Stamps

परम - ६/	
६९०५	६०

मोहनप्यारि बी सिंग वयः-४३पत्ता:-सर्व्हे नं २६७ हिस्सा नं १/१ सिटीएस नं ६१० पार
गोरेगाव मूलंड लिंक रोड मालाड पृथिन कोड:-४०००९७पिन नं:-
२३): नाव:-संजय गांधी नगर (एस आर ए)को.ऑप ही सोसा लिमि (प्रप)चे मेजर
गुरुबाई एम फोळी वयः-६६पत्ता:-सर्व्हे नं २६७ हिस्सा नं १/१ सिटीएस नं ६१० पार
गोरेगाव मूलंड लिंक रोड मालाड पृथिन कोड:-४०००९७पिन नं:-
२४): नाव:-संजय गांधी नगर (एस आर ए)को.ऑप ही सोसा लिमि (प्रप)चे मेजर
विलास जी रायचूरवार वयः-४८पत्ता:-सर्व्हे नं २६७ हिस्सा नं १/१ सिटीएस नं ६१० पार
गोरेगाव मूलंड लिंक रोड मालाड पृथिन कोड:-४०००९७पिन नं:-
२५): नाव:-संजय गांधी नगर (एस आर ए)को.ऑप ही सोसा लिमि (प्रप)चे मेजर
कामताप्रसाद बी यादव वयः-४६पत्ता:-सर्व्हे नं २६७ हिस्सा नं १/१ सिटीएस नं ६१० पार
गोरेगाव मूलंड लिंक रोड मालाड पृथिन कोड:-४०००९७पिन नं:-
२६): नाव:-संजय गांधी नगर (एस आर ए)को.ऑप ही सोसा लिमि (प्रप)चे मेजर
दिनकर जी परब वयः-४५पत्ता:-सर्व्हे नं २६७ हिस्सा नं १/१ सिटीएस नं ६१० पार
गोरेगाव मूलंड लिंक रोड मालाड पृथिन कोड:-४०००९७पिन नं:-
२७): नाव:-संजय गांधी नगर (एस आर ए)को.ऑप ही सोसा लिमि (प्रप)चे मेजर
शितल एस गोरे वयः-४२पत्ता:-सर्व्हे नं २६७ हिस्सा नं १/१ सिटीएस नं ६१० पार
गोरेगाव मूलंड लिंक रोड मालाड पृथिन कोड:-४०००९७पिन नं:-
२८): नाव:-संजय गांधी नगर (एस आर ए)को.ऑप ही सोसा लिमि (प्रप)चे मेजर
पुरुषोत्तम एल शेट्टीगर वयः-६०पत्ता:-सर्व्हे नं २६७ हिस्सा नं १/१ सिटीएस नं ६१० पार
गोरेगाव मूलंड लिंक रोड मालाड पृथिन कोड:-४०००९७पिन नं:-
२९): नाव:-संजय गांधी नगर (एस आर ए)को.ऑप ही सोसा लिमि (प्रप)चे मेजर
देवानंद एस पानव वयः-४८पत्ता:-सर्व्हे नं २६७ हिस्सा नं १/१ सिटीएस नं ६१० पार
गोरेगाव मूलंड लिंक रोड मालाड पृथिन कोड:-४०००९७पिन नं:-
३०): नाव:-संजय गांधी नगर (एस आर ए)को.ऑप ही सोसा लिमि (प्रप)चे मेजर
प्रकाश बी भायकवाड वयः-६३पत्ता:-सर्व्हे नं २६७ हिस्सा नं १/१ सिटीएस नं ६१० पार
गोरेगाव मूलंड लिंक रोड मालाड पृथिन कोड:-४०००९७पिन नं:-



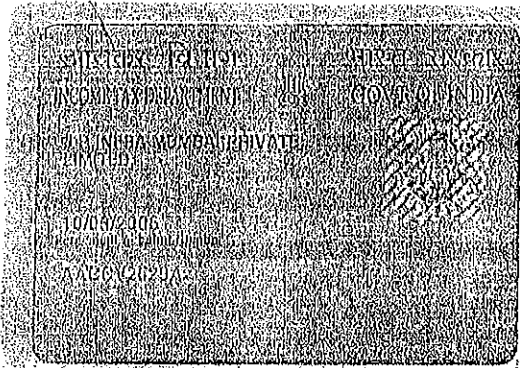
(८)दस्तावेज करून घेणा-या पत्रकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेशा असल्यास,प्रतिवादिचे नाव व पत्ता

३१): नाव:-जे पी इन्फ्रम मुंगई प्रा लि लिमि (जे वागव राऊप डेव्हलपर्स प्रा लि)चे संचालक विजय अमरावारा जैन वयः-४७पत्ता:-६०६ गौरी तेंडुमार्ग , ५ वा मजला धी-७ विरा इंडस्ट्रीयल इस्टेट अंधेरी पृथिन कोड:-४०००५३पिन नं:-

- (९)दस्तावेज करून दिल्याचा दिनांक 18/03/2011
- (१०)दस्त नोंदणी केल्याचा दिनांक 18/03/2011
- (११)अनुप्रार्थना,खंड व पृष्ठ 27/02/2011
- (१२)राजारगावापमाणे मुद्रांक शुल्क 200.00
- (१३)राजारगावापमाणे नोंदणी शुल्क 30000.00



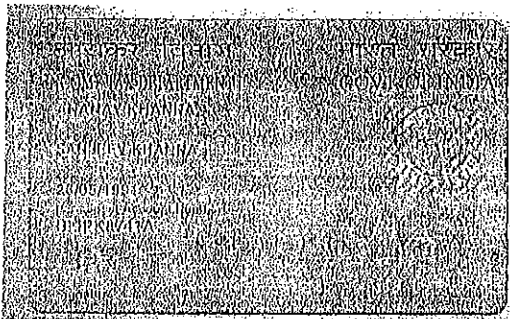
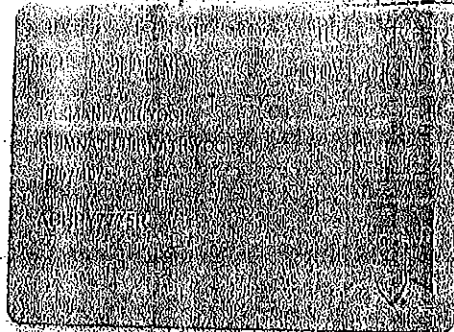
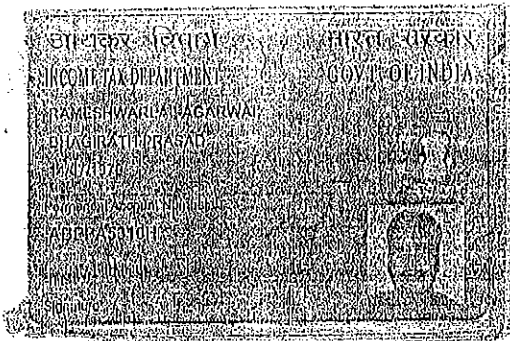
10/1/74		
P.P.H.		



PERMANENT ACCOUNT NUMBER
ABGHAM274P
NAME
VIRENDRA OMPRAKASH AGARWAL
FATHER'S NAME
OMPRAKASH DHARIRAM AGRAWAL
DATE OF BIRTH
12/01/1964
SIGNATURE
SECRETARY, IN-1, MUMBAI
COMMISSIONER OF INCOME TAX

बिल-६

2822	909	908
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Summary 1 (GoshwaraBhag-1)

बुधवार, 16 मार्च 2016 2:51 प.नं.

दस्त गोषवार भाग-1

बरल-6

दस्त क्रमांक: 2492/2016

दस्त क्रमांक: बरल-6 /2492/2016

बाजार मुख्य: ₹. 2,34,60,000/- मोबदला: ₹. 3,02,73,600/-

भरलेले मुद्रांक शुल्क: ₹. 15,14,000/-

डु. नि. सह. डु. नि. बरल-6 यांचे कार्यालयात

पावती: 2765

पावती दिनांक: 16/03/2016

अ. क्र. 2492 वर दि. 16-03-2016

सादरकारणाचे नाव: अज्ञान्य - खस्ता

रोजी 2:47 म.नं. या. हजर येला.

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2080.00

पृष्ठांची संख्या: 104

दस्त हजर करणाऱ्याची सही:

एकुण: 32080.00

सह बुट्याहनुमि विभागाच्या हद्दीवली अं. ६,
मुंबई उपनगर जिल्हा

सह बुट्याहनुमि विभागाच्या हद्दीवली अं. ६,
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 16 / 03 / 2016 02 : 48 : 07 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 16 / 03 / 2016 02 : 50 : 03 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखला देलेला आहे. * दस्तातील संपूर्ण मजसूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीदारक हे संपूर्णपणे जबाबदार राहतील.

दस्त देणारे :

लिहून घेणारे :

बरल-6		
२४९२	१०३	१०४
२०१६		





16/03/2016 2 54:07 PM

दस्त गोपवारा भाग-2

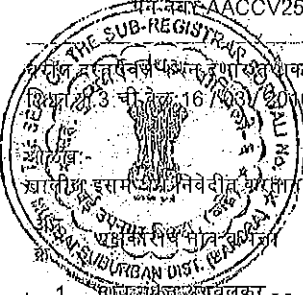
बरल-6

दस्त क्रमांक:2492/2016

दस्त क्रमांक :बरल-6/2492/2016

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अनन्य - खन्ना पत्ता:1-ए, -, साई कृपा, अमरकुंज चुनाभट्टी, भोपाळ, मध्य प्रदेश, अमरकुंज चुनाभट्टी, 1100 इन्ट्रस्., MADHYA PRADESH, BHOPAL, Non- Government. पॅन नंबर:BLIPK8741A	लिहून देणार वय :-25 स्वाक्षरी:-		
2	नाव:मेसर्स जे पी इन्फ्रा (सुंबई) प्रा लि चे संचालक विरेंद्र आगरवाल तर्फे मुखत्यार लक्ष्मणनाथ - योगी पत्ता:प्लॉट नं: ऑफिस नं 401-402, माळा नं: 4 था मजला, इमारतीचे नाव: विराज टॉवर्स, ब्लॉक नं: अंधेरी पूर्व सुंबई, रोड नं: वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, सुंबई. पॅन नंबर:AACCV2529A	लिहून देणार वय :-41 स्वाक्षरी:-		



विरेंद्र अग्रवाल तर्फे मुखत्यार लक्ष्मणनाथ यांनी केलेले करारनामा चा दस्त घेवज करून दिल्याचे कबुल करतात.

28E2	908	908
छायाचित्र		
अंगठ्याचा ठसा		

1	नाव:गौरव जयताप -- वय:27 पत्ता:रूम नं 2695, विल्डींग नं 61, गांधी नगर, बांद्रा पूर्व सुंबई पिन कोड:400051	स्वाक्षरी		
2	नाव:गौरव जयताप -- वय:29 पत्ता:रूम नं 2695, विल्डींग नं 61, गांधी नगर, बांद्रा पूर्व सुंबई पिन कोड:400051	स्वाक्षरी		

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

शिकका क्र.4 ची वेळ: 16 / 03 / 2016 02 : 52 : 58 PM

बरल - ६/०२ ४९२ / २०१६
पुस्तक क्रमांक - १, क्रमांकबर
नोंदला 16 MAR 2016
दिनांक :

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH008134982201516E	0004731402201516

2492 /2016

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16/03/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

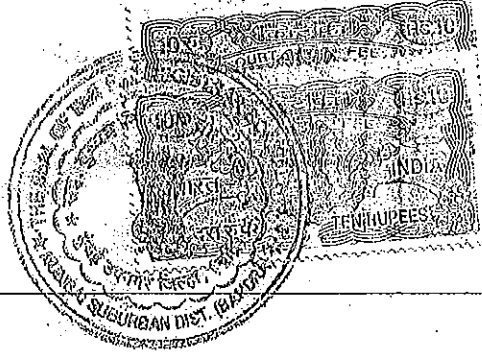
दस्त क्रमांक : 2492/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) मालाड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	30273600
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार तें नमुद करावे)	23460000
(4) पू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :सदतिका नं: 701,ए विंग, माळा नं: 7वा मजला, इमारतीचे नाव: जे पी डेवस, ब्लॉक नं: गोकुळधाम समोर,मालाड पूर्व मुंबई 400097, रोड नं: जनरल अरुणकुमार वैद्य मार्ग, इतर माहिती: सोबत 2 कारपाकिंग सहित((C.T.S. Number : 610(पार्ट) ;))
(5) क्षेत्रफळ	1) 161.14 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स जे पी इन्फ्रा (मुंबई) प्रा लि चे संचालक विरेंद्र अग्रवाल तर्फे मुखत्यार लक्ष्मणनाथ - योगी वय:-41; पत्ता:-प्लॉट नं: ऑफिस नं:401-402, माळा नं: 4 था मजला, इमारतीचे नाव: विराज टॉवर्स, ब्लॉक नं: अंधेरी पूर्व मुंबई, रोड नं: वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-AACC2529A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनंत्य - खन्ना वय:-25; पत्ता:-1-ए, साई कृपा, अमरकुंज चुनामट्टी, भोपाळ, मध्य प्रदेश, अमरकुंज चुनामट्टी, 1100 मुम्बई., MADHYA PRADESH, BHOPAL, Non-Government. पिन कोड:-462016 पॅन नं:-BLIPK8741A
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2016
(10)दस्त नोंदणी केल्याचा दिनांक	16/03/2016
(11)अनुक्रमांक,खंड व पृष्ठ	2492/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1514000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरीत

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

=====5
DATED THIS ___ DAY OF _____ 2016
=====6

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