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पावती

Original/Duplicate

Friday, October 25, 2013

नोंदणी क्र. :39M

9:47 AM

Regn.:39M

पावती क्र.: 9885 दिनांक: 25/10/2013

गावाचे नाव: सातिवली

दस्तऐवजाचा अनुक्रमांक: वसइ3-9505-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मिहिर गिरीश शाह

नोंदणी फी रु. 17580.00

दस्त हाताळणी फी रु. 3300.00

पृष्ठांची संख्या: 165

एकूण: रु. 20880.00

आपणास मूळ दस्त ,थंबनेल प्रिंट व सीडी अंदाजे 10:02 AM ह्या वेळेस मिळेल

Sub Registrar Vasai 3

वाजार मूल्य: रु.1758000/-

मोबदला: रु.1511000/-

भरलेले मुद्रांक शुल्क : रु. 105500/-

राष्ट्रीय निबंधक, फॉ-३

वसई क्र ३

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.17580/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 420590 दिनांक: 18/10/2013
बँकेचे नाव व पत्ता: Oriental Bank Of Commerce
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 3300/-

Mishra

मूळ दस्त थंबनेल प्रिंट व मिनीसिडी
सह परत दिला.

रा. दु. नि./व. लि./क. लि.

Home

1/1

Main Report 100%

Business Objects

मूल्यांकन पत्रक (नगरी क्षेत्र - बांधीव क्षेत्र)

25 October 2013 04:40:27AM
नगर 3

Valuation ID : 2013102544

जिल्हा : ठाणे
 तालुका : बसई सोन : साबाणे नांवा - भोजे मानिबली
 मकसद : 2-विक्रयित-विक्रयन क्षमता असलेल्या जमिनी
 मध्ये नंबर : मध्ये नंबर#15
 विक्रय प्रकार : बांधीव
 नगरी क्षेत्राचे नाव : B and C Class Palika AND Influence Area
 पत्तार : 0 TO 2 वर्ग
 बांधकाम प्रकार : बांधीव बांधकाम

बांधीव क्षेत्र : 55.43 चौ. मीटर
 बांधीव विक्रयन किंमत : 1,757,131.00/-

एकूण क्षेत्र : 55.43 चौ. मीटर
 मूल्यांकन : 1,757,131.00/-

वसई - ३
 दस्त क्र. ८५०५ / २०१३
 १/१६५



वसई - ३
दस्ता का. ८५०५ / २०१३
२/१९५



105500/-

वसई - ३
एक ६९०५
३१९६५

AGREEMENT

Mg
H.G. Shah
श्री.श.श.

ARTICLE OF AGREEMENT made and entered into at Vasai/Mumbai, this 21st day of Oct., in the Christian Year Two Thousand and Thirteen.

BETWEEN

M/S. **ESSJAYCEE BUILDERS & DEVELOPERS** a Partnership Firm, carrying on business as Builders/Developers/Promoters and having its Principal Place of business as Esky Resorts, Link Road, Near Dutta Mandir, Borivali (W), Mumbai 400 091, hereinafter referred to as **"THE DEVELOPERS"** (Which expression shall unless it become repugnant to the context or meaning thereof shall be deemed to mean and include the Partner or Partners for the time being of the said firm of M/s. Essjaycee Builders & Developers and the heirs and legal representatives of the last such partner or partners or the survivor or survivors of them as the case may be) **OF THE ONE PART**

For THE FEDERAL CO-OP. BANK LTD.

Authorized Signatory
THE FEDERAL CO-OP. BANK LTD.
REGD. OFFICE (BORIVALI)
107, HARIJAY TOWER, MIDC
MUMBAI-400 085
TAL. VASAI DIST. THANE

श्री.श.श.
Mg
G.S. Shah
शान्ति

- ① Mr. Mihir **AND** Girish. Shah
- ② Mrs. Hansa. Girish. Shah

SHRI/SMT./M/S. B/303, Rughani Palace No-1
at Mod'ld Behind Bhurabhai Hall Kandivli
West M-67,

hereinafter called **"PURCHASER/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, and assigns) **OF THE OTHER PART.**

WHEREAS:-



श्री.श.श. 47436
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R.0105500
STAMP DUTY
OCT 21 2013
12:05

- (a) One Mr. Joqvin (Joqum) Zuzal Andrat, (hereinafter for the sake of convenience called the "the said

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G.S. Shah

Nature of Document	Agreement for Sale
Registrable / Non-Registrable	Registrable
47	43476
Galat No - 115, 1st	Mr. Mihir Shah
1st Floor Prathamam Road	Rs. - 1511000/-
Post Office - 1511000	M/s. Esjayceer Builders & Devs
Stamp Duty Amt. (Stamp Duty Amt.)	Self
Stamp Duty Amt. (Stamp Duty Amt.)	Rs. - 105500/-
Person's Full Signature &	For THE KAPOL CO-OP. BANK LTD.

Estate, Vaid

Authorized Signatory,

वसई - ३
दस्ता क्र. १०५ / २०१२
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H-G-shah
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Customer's Copy

THE KAPOL CO-OP. BANK LTD.
FRANKING DEPOSIT SLIP

Branch : 306901

Pay to : Acct. Stamp Duty Date : 21/10/12

Stamp Duty	Rs. 105600/-
Service Charge	Rs. 70/-
TOTAL	Rs. 105620/-

Name & Address of the Stamp duty paying party

Mr. Mihir G. Shah
Mrs. Hansas G. Shah
2303 Chhatrapati Palace
No. 2303 Chhatrapati Palace
Tel./ Mobile No. 9890914514
Desc. of the Document Agreement for Sale
Cheque No. 40059
Drawn on Bank
RS. in Words
PL-546 Rs.
Tran ID
Franking No. PL-546 Rs.
Cashier - 44436132 Officer

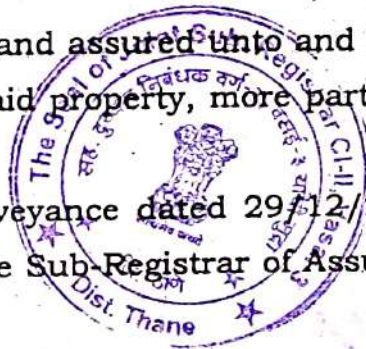


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Erstwhile Owner"), at all the material and relevant time was the sole and absolute Owner of the immoveable property being all that piece and parcel of land and ground situate, lying and being at Village Sativali, Taluka Vasai, Vasai, Bassein, District: Thane, in the Registration District and Sub-District of Thane and bearing Survey No.15, Hissa No.2, in all admeasuring 6300 sq.mtrs. or thereabouts (less (i) 209.75 sq.meters not in the possession of the Owners, (ii) D.P. Road set back area of 99.39 sq.mtrs. and (iii) 295.61 sq.mtrs. being the area affected by National Highway No.8), the net area of the Plot admeasures 5695.25 sq.mtrs. and the same is more particularly described in the First Schedule hereunder written, and hereinafter for the sake of convenience referred to as "the said property";

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- (b) By and under a registered Deed of Conveyance dated 29/12/2006 made by the said Erstwhile Owner, therein called as "the Vendor/Owner" of the One part" and M/s. J.R. Enterprises (hereinafter called "the said Firm") herein and therein called as "the Purchasers" of the Other Part, the said Erstwhile Owner has inter alia there under sold, conveyed transferred , assigned and assured unto and in favor of the said Firm the said property, more particularly described therein;
- (c) The said Deed of Conveyance dated 29/12/2006 is duly registered with the Sub-Registrar of Assurances at Bassein ;
- (d) In furtherance of the aforesaid Deed of Conveyance dated 29/12/2006, the said Erstwhile Owner handed over the quiet, vacant , peaceful and physical possession of the said property to the said Firm and since then the said Firm continued to be in exclusive



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H.G. Shah

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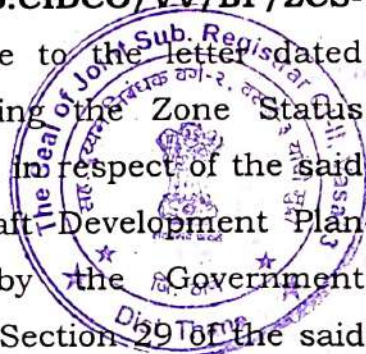
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H.G. Shah



use , occupation , possession and enjoyment of the said property without any hindrance, obstruction or intervention of any nature whatsoever;

वसई - ३
दस्ता नं: ८९०५
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- (e) Pursuant to the aforesaid Deed of Conveyance dated 29/12/2006, the Revenue Authorities have mutated the name of the said Firm as the Owners of the said property and duly certified the Mutation Entry bearing no.1091 to that effect.
- (f) The said Firm procured the requisite remarks from **"CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD;"** (hereinafter for the sake of convenience referred to as **"CIDCO"**) in respect of the said property and based on the revised plan approved for the then proposed construction of Industrial Building on the said property and in furtherance of the approvals and sanctions obtained from CIDCO also for the construction of the Industrial Building on the said property;
- (g) The CIDCO has also issued a letter dated **13/2/2007 bearing No.CIDCO/VV/BP/ZCS-2376/2007/1761** in response to the letter dated 9/2/2007 inter alia confirming the Zone Status /Zone Confirmation Statement in respect of the said property and as per the draft Development Plan published on 29/5/2003 by the Government Constituted Committee under Section 29 of the said Maharashtra Regional Town & Planning Act, 1966. The said Zone Confirmation Statement inter alia provides that the said property is falling in Urbanisable Zone and it is in Industrial zone (I-2). The part and portion of the said property is affected



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H. G. S. Kulkarni
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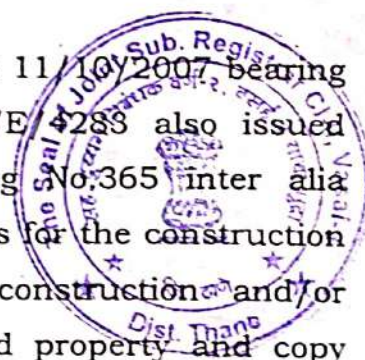
MB
H.G. Shah



by play ground, 12 meters affected by D.P.Road and
60 meters affected by National Highway No.8:

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- (h) The said Firm appointed the professional services of Architect/s, "M/s. AJAY WADE & ASSOCIATES" for the purpose of obtaining approvals and sanctions from CIDCO for construction of the then proposed Industrial Building. The CIDCO vide its permission in the form of letter dated 11/10/2007 bearing No.CIDCO/VVSR/CC/BP-4276/E/4285 granted development permission under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (MAH XXVII of 1966) to the said Firm for the construction of the Buildings including the construction of the Building No.1 on the said property comprising of Ground + Two (part) Floor with 26 Galas with the approvals to the built up area of 4163.34 square meters and as per the accompany drawings enclosed with the said permission. Hereto annexed and marked "ANNEXURE-I" is the copy of the said permission in the form of letter dated 11/10/2007 bearing No.CIDCO/VVSR/CC/BP-4276/E/4285;
- (i) The CIDCO vide its letter dated 11/10/2007 bearing No.CIDCO/VVSR/CC/BP-4276/E/4285 also issued the Assessment Order bearing No.365 inter alia levying the development charges for the construction of the aforesaid industrial construction and/or Industrial Building on the said property and copy whereof is also annexed hereto and marked "ANNEXURE-II";
- (j) The CIDCO issued a Revised Assessment Order No.,793 dated 16/3/2009 bearing Ref.No.



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H.G.S. Shah
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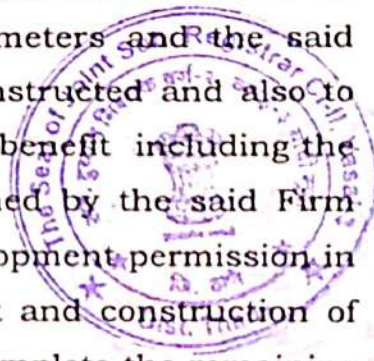
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CIDCO/VVSR/RDP/BP-4276/E/3573, in furtherance of the Revised Development Permission for the then proposed Industrial Building on the said property and a copy whereof is also annexed hereto and marked as **"ANNEXURE-III"**;

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दस्तावेज क्र. २५०५ / २०१३
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- (k) In furtherance of the approvals and sanctions granted by CIDCO unto and in favor of the said Firm for the development of the said property, the said Firm constructed Building No.1(Part) having the construction area of 23,295 square feet comprising of 26 Industrial Galas therein constructed on all that piece and parcel of land and ground situate, lying and being at **Village Sativali, Taluka Vasai, Vasai (Bassein)** District Thane, in the Registration District and Sub-District of Thane and bearing **Survey No.15, Hissa No.2** totally admeasuring **6300 square meters** or thereabouts (less (i) 209.75 square meters not being in possession of the said Firm (ii) D.P.Road set back area of 99.39 square meters and (iii) 295.61 square meters being the area affected by National High way No.8). The net area of the Plot is admeasuring 5695.25 square meters and the said Building No.1 (Part) is duly constructed and also to acquire and to purchase all the benefit including the approvals and sanctions obtained by the said Firm from CIDCO vis-à-vis the development permission in furtherance of the development and construction of the Building No.2 and also to complete the remaining part of the said Building No.1 and the same is more particularly described in the **SECOND SCHEDULE** hereunder written. The said Architect/s of the said Firm vide its Certificate dated 3/1/2010 has certified the said proposal of the said Firm for the construction of the then proposed Industrial Building



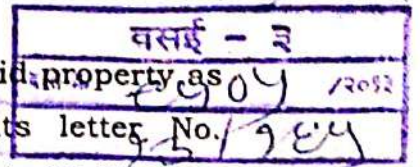
Handwritten signature and initials at the bottom left corner.

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दस्त क्र	९५०९ /२०१३
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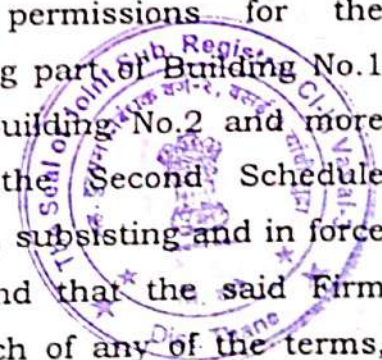
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No.1 and 2 for the said Firm on the said property as per the approval by CIDCO vide its letter No. CIDCO/VVSR/RDP/BP-4276/E/3572 dated 16/3/2009 and a copy whereof is also annexed hereto and marked as **"ANNEXURE-IV"**:



- (l) In furtherance of the aforesaid approval, the said Firm has constructed the said Building No.1 (Part) with the construction area of 23,295 square feet already constructed at site and leaving the balance construction area Building No.1 (Part) and Building No.2 as 29,730 square feet as more particularly described in the Schedule hereunder written;
- (m) The said Firm represented to the Developers herein that the Developer would be entitled to use build able area in proportionate to the net area of the said property and all the benefit in terms of FSI as maybe made available and/or arising from the said D.P.Road set back area, Play Ground Reservation and also from the area affected and/or galling under the National Highway No.8;
- (n) The said Firm further represented to the Developers that all the aforesaid permissions for the construction of the remaining part of Building No.1 and that of the proposed Building No.2 and more particularly described in the Second Schedule hereunder written were valid, subsisting and in force and effect and operative and that the said Firm neither committed any breach of any of the terms, conditions nor that of any of the rules or regulations of the Development Control Rules of the Development Control Rules or that of the Development Plans or that of the CIDCO Regulations and /or that of the Rules of the Building Regulations;



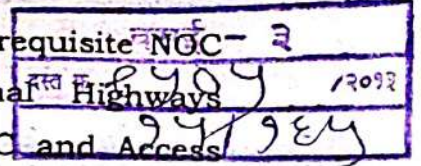
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पत्रादि - ३	
वर्षा क्र (११०५)	/१०११
१२/१०१	

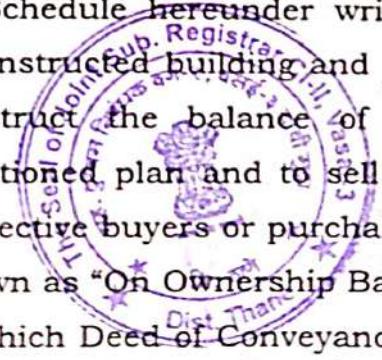
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(o) The said Firm has also produced the requisite NOC - 2 and /or permissions from "National Highways Authority of India" in relation to NOC and Access Permission for the then construction of the commercial Building to existing Village Road at Village Sativali, Taluka Vasai, Vasai, District Thane, vide their Application dated 15/1/2008. The National Highways Authority of India vide its NOC dated 31/3/2008 bearing No.NHAI/CMU /GHODBUNDER /14-NOC/5290 has subscribed its NOC for taking access to the said property from the existing village road and subject to the condition as more particularly described therein. A copy of the said NOC dated 31/3/2008 bearing No. NHAI/CMU /GHODBUNDER /13-NOC/5290 is annexed hereto and marked as ANNEXURE-V;



(p) By and under a Deed of Conveyance dated 12.04.2010 made between the said J.R. Enterprises and the Developer herein, the said J.R. Enterprises sold, conveyed, transferred and assigned unto and in favor of the Developers herein, the said property described in the First Schedule hereunder written along with partly duly constructed building and also with full right to construct the balance of the construction as per sanctioned plan and to sell the unsold units to the prospective buyers or purchasers on what is popularly known as "On Ownership Basis" or any other Basis and which Deed of Conveyance is duly registered with the Sub-Registrar at Vasai under Sr. No. VSI-2-5762-2010 dated 15.04.2010.



(q) The CIDCO vide its letter dated 7/7/2010 bearing No.CIDCO/VVSR/RDP/BP-4276/E/1060 also issued the Revised Assessment Order bearing No.332 inter alia levying the development charges for the

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दस्तावेज क्र ९५०५ /२०१३
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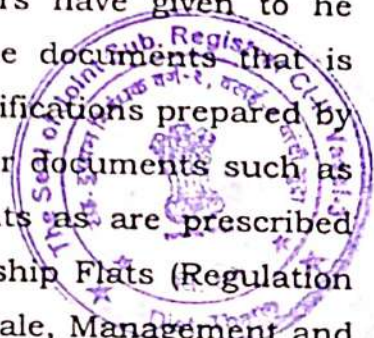
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H. G. Sheth



construction of the aforesaid industrial construction and/or Industrial Building and a Development permission was issued by CIDCO vide its letter dated 7/7/2010 bearing no. CIDCO/VVSR/RDP/BP-4276/E/1059 on the said property in the name of M/S Essjaycee Builders and Developers and a copy whereof is also annexed hereto and marked "ANNEXURE-VI";

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१५/०९/२०१०
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- (r) In the Village Form No.7/12, the name of the Developer is shown as the Owner of the said property. A copy of the said V.F. 7/12 and the relevant Mutation Entry No.1244 are attached hereto and marked as ANNEXURE VII AND VIII respectively.
- (s) In the premises that have happened, the Developers have become sole and absolute Owners of the said property and also entitled to complete the incomplete construction and also further construction as permitted;
- (t) That the Purchasers have demanded from the Developers, and the Developers have given to the Purchaser inspection of all the documents that is sanctioned plans, designs, specifications prepared by the Architect and/or such other documents such as Revenue and Survey documents as are prescribed under the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act 1963 (hereinafter referred to as the said Act) and the Rules made thereunder.
- (u) That the Purchaser has applied to the Developers herein for allotment to him/her/them an Industrial



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दस्ता क्र	८५०५ / १२०५
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H.G. Shah



Gala being no. 115 on 1st Floor, Bldg; No. 1 admeasuring 497 sq.ft. carpet area of the Industrial Estate known as "PRATHAMM INDUSTRIAL ESTATE" being constructed on the said property.

प्लान - 2	
प्लान नं. 115	1/2012
20/08/12	

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

1. The Developers have commenced construction of the said Industrial building on the said property consist of Ground Plus Two upper floors or more in accordance with the plan, designs and specifications approved by the concerned local authority and which have been seen and approved by the Purchaser, with only such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority or the Government.

2. The Purchaser hereby agrees to purchase from the Developers and the Developer hereby agree to sell and allot to the Purchaser Industrial Unit/Gala No. 115 on 1st Floor, Bldg No. 1 admeasuring 497 sq.ft. carpet area on the 1st Floor of the building known as "PRATHAMM INDUSTRIAL ESTATE" shown on the floor plan thereof annexed hereto (for the sake of brevity hereinafter referred to as "the said premises") for the total consideration of Rs. 15,11,000/- (Rupees Fifteen Lacs Eleven Thousand only Only).

The Purchaser hereby agrees to pay the aforesaid consideration price to the Developers in the manner as under:

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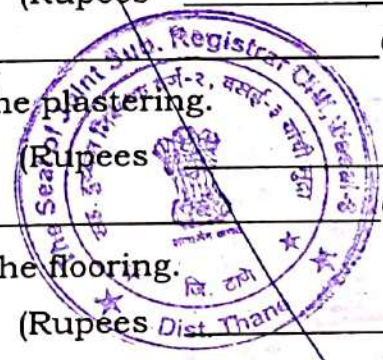
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H.G. Shah
21.5.20

- a) Rs. 15,11,000/- (Rupees Fifteen
Lake Eleven Thousand Only)
on or before execution of this Agreement
payment and receipt thereof the Developers
hereby admit and acknowledge. Full & final payment
received
- b) Rs. _____ (Rupees _____
_____ Only)
on completion of the Plinth.
- c) Rs. _____ (Rupees _____
_____ Only)
on casting of the 1st slab of the building.
- d) Rs. _____ (Rupees _____
_____ Only)
on casting of the 2nd slab of the building.
- e) Rs. _____ (Rupees _____
_____ Only)
on casting of the 3rd slab of the building.
- f) Rs. _____ (Rupees _____
_____ Only)
on completion of fixing doors and window and
completion of construction of walls.
- g) Rs. _____ (Rupees _____
_____ Only)
on completion of the plastering.
- h) Rs. _____ (Rupees _____
_____ Only)
on Completion of the flooring.
- i) Rs. _____ (Rupees _____
_____ Only)
before taking possession of the said
flat/premises or within seven days from the
Developers offering possession of he premises.

वसई - ३
दस्ता क्र. २५०५ / २०१३
२१/५/२०



3. It is expressly agreed and understood that if the
Developers carry out and complete the works of

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दस्तावेज क्र. ५५०९ / १२२४६
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Blank rectangular stamp area

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construction of brick walls, flooring etc. as contemplated in sub clauses (e) to (g) above in respect of the premises agreed to be sold/allotted to the Purchaser under these presents, while construction of slab is in process, the Purchaser, immediately on requiring by the Developers, shall pay the amount of installments under sub clause (a) to (d) or such of them depending upon completion of work, time for making payment of the above amounts shall be the essence of the contract.

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4. The Developers 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 Authorities including CIDCO, VASAI VIRAR MUNICIPAL CORPORATION, at the time of sanctioning the said Plans and issue of CC or thereafter and shall, before handing over possession of the premises to the Purchaser, obtain from the Concerned Local Authorities Occupation Certificate in respect of the said building and the premises.
5. The Developers hereby represent and declare and the purchaser hereby confirm that
- (i) If due to any change in the F.S.I. Rules and more F.S.I. becomes available (including on account of staircase, walls, lifts, balcony, passage, etc.) then in such event the Developers alone shall be entitled to use, utilize, consume and exploit such F.S.I. on the said plot by constructing additional structure or additional floor in the said building
 - (ii) If due to any change in the Development Rules and Regulations or by introduction of any policy by the Government of Maharashtra or any other concerned authorities any benefit of T.D.R. (Transferable



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वसति - ३
पत्र क्र - ६५०५ / २०१३
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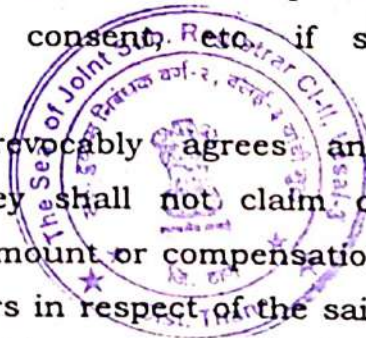
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Development Rights) are available in respect of the said property, then in such event, the Developers alone shall be entitled to avail such T.D.R. benefit for which they are entitled to acquire and purchase such F.S.I. by way of T.D.R. from any other property as may be permissible and to use, utilize, consume and exploit the same by constructing additional floors or another building on the said building.

कसई - ३
दस्ता नं. २५०५
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- (iii) The Developers shall be entitled to do and perform all such acts, deeds, things and matters and to sign, execute and admit execution of all such documents, deeds, writings, applications, forms, including modifications, changes, alterations etc. in the said sanctioned plan and other permissions as they may in their absolute discretion so desire.
- (iv) The Purchaser hereby agrees and undertakes that he/she/they shall not obstruct or object or dispute to the right, title and interest of the Developers in respect of the said additional F.S.I. and/or T.D.R. benefit available to the Developers as above and shall do and perform all such acts, deeds, things and matters and to sign and execute all such requisite confirmations, applications, consent, etc. if so required by the Developers.
- (v) The Purchaser hereby irrevocably agrees and undertakes that he/she/they shall not claim or demand any consideration/amount or compensation or benefit from the Developers in respect of the said benefit of additional F.S.I and/or T.D.R. available to the Developers to use, utilize, consume and exploit the same by constructing additional structure or additional floors on the said building.



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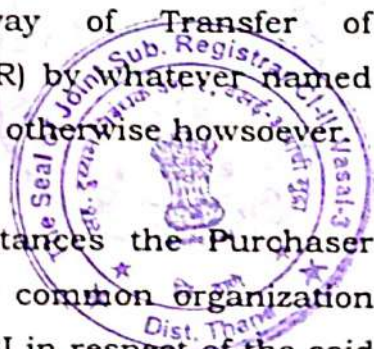


(vi) It is expressly agreed and understood that though the right, title and interest of the Developers to avail the benefit of additional F.S.I. and/or T.D.R. benefit to use, utilize and consume the same on the said plot shall be absolute and permanent even after vesting documents such as Conveyance is executed in favor of the Society, Company or other organization of the Purchasers of the premises in the said building and the documents such as Conveyance shall contain such clause so as to confirm the said right of the Developers.

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6. The Purchaser hereby grants irrevocable power and consent to the Developers and agrees:-

- a) that the Developers alone shall be entitled at all time to all FSI in respect of the said property whether available at present or in future including the balance FSI, the additional FSI available under the Rules and regulations of the concerned authorities from time to time and/or by any special concession, modification of present Rules and Regulations granting FSI available in lieu of the road widening, set back, reservation or by way of Transfer of Development Rights (TDR) by whatever named called and in all forms or otherwise howsoever.
- b) that under no circumstances the Purchaser and/or Society or other common organization will be entitled to any FSI in respect of the said property nor shall he/she/they have any right to consume the same in any manner whatsoever.



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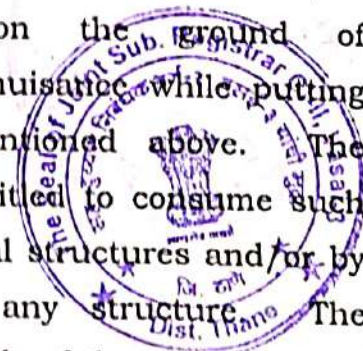
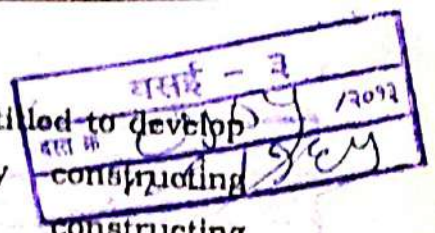
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c) that the Developers shall be entitled to develop the said property fully by constructing buildings and/or by constructing additional/floors/structures so as to avail of the full FSI permissible at present or in future on the said property inclusive for staircase, lift, passage, by way of purchase of floating FSI, TDR, free FSI which may be available on the said property or acquired otherwise howsoever and including putting up any "additional construction" as mentioned above and on Developers selling the same and appropriating to themselves entire sale proceeds thereof without the Purchaser or other acquirers of other premises in such building and/or their common organization having any claim thereof or to any part thereof. The FSI of any nature whatsoever available at present or in future and further and/or additional construction shall always be the property of the Developers who shall be at liberty to use, deal with dispose of, sell, transfer etc. the same in manner the Developers may chooses. The Purchaser agrees not to raise any objection and/or claim reduction in price and/or compensation and/or damages including on the ground of inconvenience and/or nuisance while putting up such Building mentioned above. The Developers shall be entitled to consume such FSI by putting additional structures and/or by way of extension of any structure. The document vesting the title of the said property, building etc. and transfer of rights and benefits of the Developers as hereinafter mentioned



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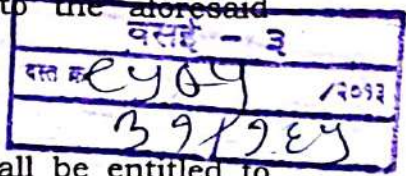
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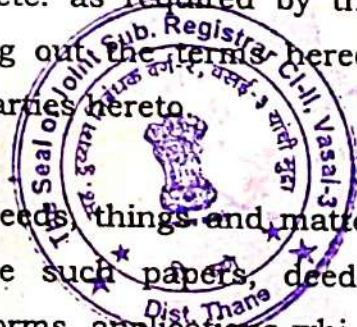
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shall be subject inter alia to the aforesaid reservation.



- d) that the Developers alone shall be entitled to sell any part or portion of the said building including the open terrace/s or part of the said portion basement, parking space, covered or otherwise, open space including for use as a bank, offices, shops, nursing home, display of advertisements, and as the Developers may deem fit and proper.
- e) To admit without any objection the persons who are allotted premises/parking place etc. by the Developers as members of the proposed society/Organization and/or as members of the society/Organization in the event the society/organization is registered before all premises are sold by the Developers.
- f) not to raise any objection or interfere with Developers rights reserved hereunder.
- g) To execute, if any further or other writing, documents, consents etc. as required by the Developers for carrying out the terms hereof and intentions of the parties hereto.
- h) To do all other acts, deeds, things and matter and sign and execute such papers, deeds, documents, writings, forms, applications which the Developers in their absolute discretion deem fit for putting into complete effect the provisions of this Agreement.



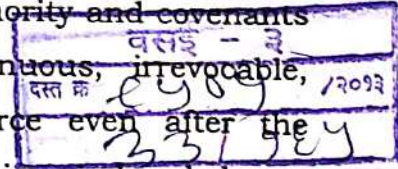
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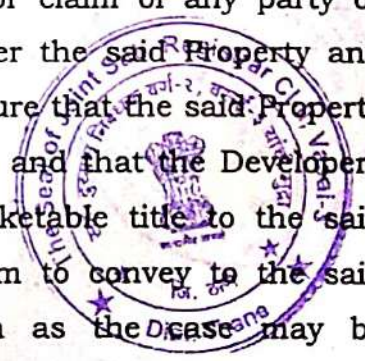
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The aforesaid consent, authority and covenants shall remain valid, continuous, irrevocable, subsisting and in full force even after the possession of the said premises is handed over to the Purchaser and/or possession of the said building is handed over to the society/Association/Organization of the Purchaser all the premises of and vesting document is executed. The aforesaid covenants or such of them as the Developers may deem fit will be incorporated in the vesting document they shall run with the property.



7. The Developers hereby agree that they shall before handing over possession of the said Premises to the Purchaser and in any event before execution of a Deed of Conveyance of the said property in favor of the Corporate body or society or Organization to be formed by the Purchases of premises in the building to be constructed on the said Property (for the sake of brevity it may be referred to hereinafter as "THE SOCIETY/LIMITED COMPANY/ORGANIZATION") make full and true disclosure of the nature of their title to the said Property as well as encumbrances, if any including any right, title and interest or claim of any party or persons whatsoever in and over the said Property and shall as far as practicable ensure that the said Property is free from all encumbrances and that the Developers have absolute clear and marketable title to the said property so as to enable them to convey to the said society/Company/Organization as the case may be such absolute clear and marketable title.



8. The Purchaser agrees to pay to the Developers interest at 21% per annum on all the amount which become due

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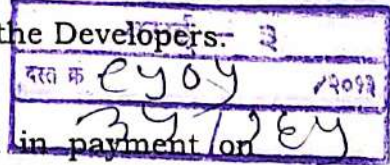
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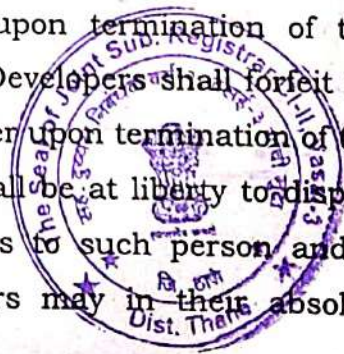
and payable by the Purchaser to the Developers under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Developers.



9. On the Purchaser committing default in payment on due dates of any amount due and payable by the Purchaser to the Developers under this agreement (including his/her/their proportionate share of taxes levied by the Concerned local authority and other outgoings) and on the Purchaser committing breach of any of the term and conditions herein contained, the Developers shall be entitled at their own option to terminate this agreement.

PROVIDED ALWAYS that the Power of termination herein before contained shall not be exercised by The Developers unless and until the Developers shall have given to the Purchaser 15 days prior notice in writing of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser in remedying such breach or breaches within the said period of 15 days after giving of such notice.

PROVIDED FURTHER that upon termination of this Agreement as aforesaid, the Developers shall forfeit the amounts paid by the Purchaser upon termination of this agreement the Developers shall be at liberty to dispose of and sell the said premises to such person and at such price as the Developers may in their absolute discretion think fit.



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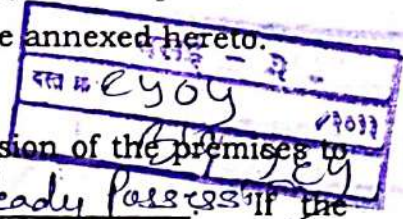
10. The fixtures, fittings and amenities to be provided by the Developers in the said building and the premises are those that are set out in Annexure annexed hereto.

11. The Developers shall give possession of the premises to the Purchaser on or before ready possession If the Developers fail or neglect to give possession of the premises to the Purchaser on account of any reason beyond their control and as per the provisions of Section 8 of Maharashtra Ownership Flats Act 1963, by the aforesaid time then the Developers shall be liable on demand to return to the Purchaser the amount already received by them with simple interest at 6% per annum from the date the Developers received the sum till the date the amounts and interest thereon are repaid.

12. PROVIDED that the Developers shall be entitled to reasonable extension of time for giving possession of premises on the aforesaid, date if the completion of building is delayed on account of-

- (i) non availability of steel, cement, other building material, water or electric supply.
- (ii) War, civil commotion or act of God, any notice, Order rule, notification of the Government, and/or for other public or competent authority.
- (iii) Any other reason/cause beyond their control.

13. The Purchaser shall take possession of the premises within a week from the date of written notice from the Developers to the Purchaser intimating that the said premises are ready for use and occupation.



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PROVIDED THAT if within a period of one year from the date of handing over the possession if the Purchaser bring to the notice of the Developers any material defect in the structure of the building in which the premises is situated then, whenever possible such defects shall be rectified by the Developers at their own cost. Subject however, if the said damage is caused due to any act on the part of the Purchaser or his servants/agents then the Developers liability shall cease and the Developer will not be liable in any manner whatsoever.

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14. The Purchaser shall use the premises and every part thereof or permit the same to be used only for the purposes as may be permissible. He/she/they shall use the stilt or parking space if so allotted in writing only for purpose of keeping or parking the Purchaser own vehicle. The Developers shall have full right, absolute authority and entitled to allot stilt car parking space/open car parking space to such of the Purchasers as the Developers may deem fit and the Purchaser shall not object or dispute to the same.
15. The Purchaser along with other Purchasers of units etc. in the building known as **PRATHAMM INDUSTRIAL ESTATE** shall join in formation and registration of a society or limited company or organization under the Provisions of Maharashtra Apartment Ownership Act 1970 as the Developers may decide and of this purpose also from time to time sign and execute all such application for registration and for membership and other papers and documents necessary for the formation and the registration of such organization and for becoming a member, including the bye laws of the proposed organization and duly fill in, sign and return to the Developers within a week of the same being



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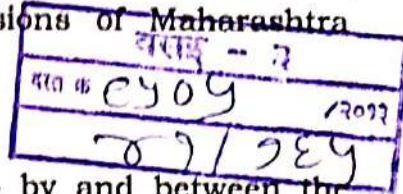
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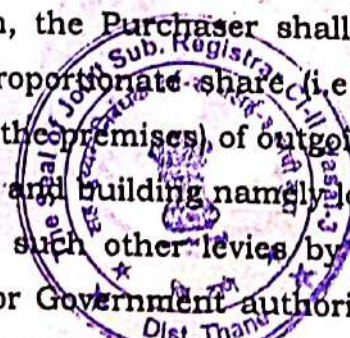


forwarded by the Developers to the Purchaser, so as to enable Developers to register the organization of all the Purchaser under Section 10 of the said Act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Rules, 1964, and/or under the provisions of Maharashtra Apartment Ownership Act, 1970.



16. Unless it is otherwise agreed to by and between the parties hereto the Developers shall within reasonable period of formation/registration of the society or Limited Company or organization, to transfer to the society or Limited Company or organization all their right, title and interest and convey the said property together with the buildings by executing the necessary Conveyance of the said Property to the extend as may be permitted by the authorities in favor of such society of Limited Company or organization as the case may be and such Conveyance shall be in keeping with the terms and provisions of this Agreement.

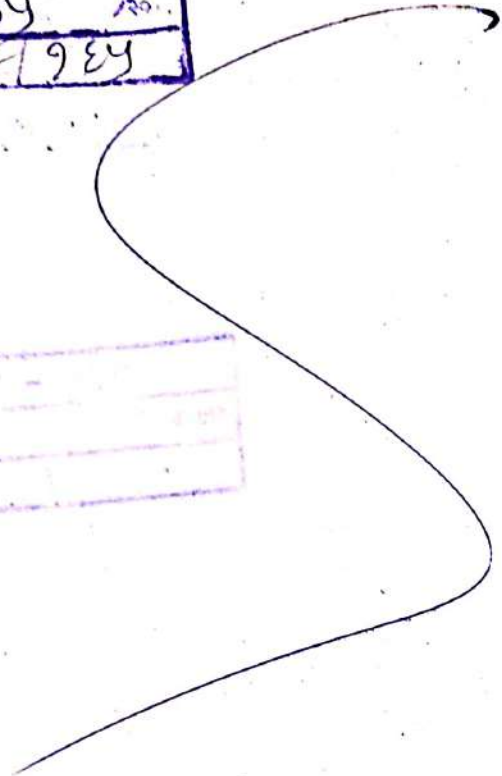
17. Commencing a week after notice in writing is given by the Developers to the Purchaser that the premises is ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the premises) of outgoings in respect of the said property and building namely local taxes, betterment charges or such other levies by the concern local authority and/or Government authorities towards water charges, insurance, common lights repairs and salaries of clerks, bill collectors, security guards/chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property. The Purchaser shall



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also be liable to pay to the Developers his/hers/their 3 share for payment of development and infrastructure 2014 charges/deposits etc. as may be demanded by the 2014 Developers. Until the society / limited company/organization is formed and the said property is transferred to it, the Purchaser shall pay to the Developers such proportionate share of outgoings as may be determined by the Developers. The Purchasers further agrees that till the Purchaser shall is so determined the Purchasers shall pay to the Developers provisional monthly contributions of Rs. 2.5/9.11 per carpet month towards all the aforesaid outgoings. The amounts so paid by the Purchaser to the Developers shall not carry any interest and remain with the Developers until a conveyance/vesting documents in executed in favor of the Society or limited company or organization as aforesaid, subject to the provisions of Section 6 of the said Act on such Conveyance being executed, the aforesaid deposits (less deductions provided for in this Agreement) shall be paid over by the Developers to the Society or limited company or organisation as the case may be. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not with hold the same for any reason whatsoever.

18. The Purchaser hereby agrees to and shall pay to the Developers the following amounts within a period of seven days from the date of notice and in any event before taking possession of the said premises. The said amounts are over and above the purchase price:-



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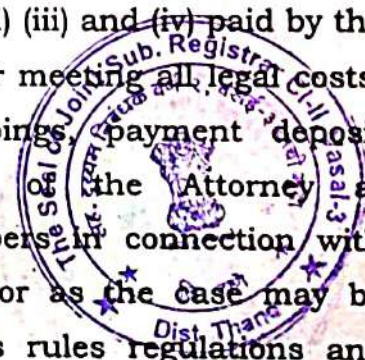
- i) Rs. 8000/- towards expenses for the present Agreement.
- ii) Rs. 8000/- towards expenses for formation of the Co-operative Society.
- iii) Rs. NIL towards expenses for installation of electric meter/water meter and electric connection/water connection charges and any other charges.
- iv) Rs. 8946/- towards Development charges.
- v) Rs. 500/- towards contribution of share money and entrance fee.
- vi) Rs. 14,910/- towards 12 months Maintenance deposit for proportionate share of taxes and other outgoings.

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In case there shall be deficit in this regard, the Purchaser shall forthwith on demand pay to Developers his proportionate share to make up such deficit. (the Purchaser is aware that out of the expenses mentioned in clause 18(i) to (iv) above, only the item shown under Clause 18(v) to (vi) is accountable.

19. The Developers shall utilise the said amounts mentioned in sub-clause 18(i) (ii) (iii) and (iv) paid by the Purchaser to the Developers for meeting all legal costs, charges and expenses, outgoings, payment deposit including professional costs of the Attorney at Law/Advocates of the Developers in connection with formation of the said society or as the case may be limited company preparing its rules regulations and bye-laws and the cost of preparing and engrossing this Agreement and the Conveyance/Declaration and other documents.



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20. At the time of registration, the Purchaser shall pay to the Developers the Purchaser share of stamp duty and registration charges payable if any, by the Developers or the said Society or Limited Company or organization on the conveyance, declaration or any document or instruction of transfer in respect of the said plot and the building to be executed in favor of the society or limited company.

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21. The Purchaser for himself/herself/themselves with intention to bind all persons (into whosoever hands the premises may come) both hereby covenants with the Developers as follows:

a) To maintain the premises agreed to be sold under this agreement at his/her/their own cost in good tenantable repair and condition from the date the possession of the premises is taken and shall not do or suffered to be done anything in or to the building in which the premises is situated, staircase or any passage which may be against the rules, regulations or bye laws of concerned local or any other authority or change alter or make addition in or to the building in which the premises is situated and the premises ~~itself or any part thereof.~~

b) Not to store in the premises any good which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the 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



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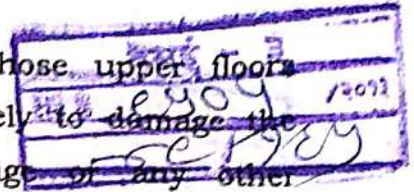
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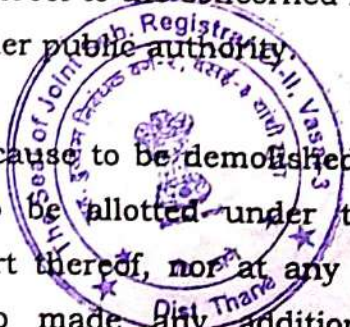


carried heavy packages whose upper floors
which may damage or likely to damage the
staircases, common passage or any other
structure of the building in which the premises
is situated, including entrances of the building
in which the premises to situate and in case
any damage is caused to the building on
account of negligence or default of the
Purchaser, in this behalf, the Purchaser shall
be liable for the consequence of the breach.



c) To carry at his/her/their own cost all internal repairs to the said premises and maintain the premises in the same conditions state and Order in which it was delivered by the Developer to the Purchaser and shall not do cause to be done anything in or upon the building in which the premises is situate or the premises which may violate the rules and regulations and bye laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the premises agreed to be allotted under these presents or any part thereof, nor at any time make or cause to made any addition or alteration of whatever nature therein or any part thereof, nor any alteration in the elevation and outside color. scheme of the building in which the premises is situated and shall keep



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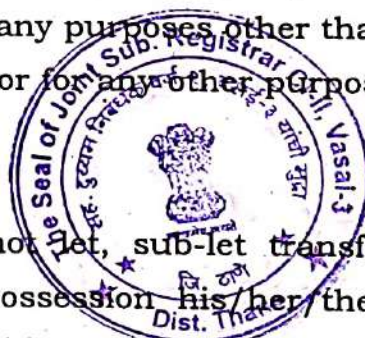
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the portion, sewers, drains pipes in the building premises and appurtenances thereto in good tenable repair and condition and in particular, so as to support shelter and protect the other parts of the building in which the premises is situated and shall not chisel or in any other manner damages to columns, beams, walls, slabs or RCO Paradis or other structural members in the premises without the prior written permission of the Developers and/or the society or the limited company.

- e) Not to throw dirt rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said plot and the building in which the premises is situated.
- f) To bear and pay in proportion increase in local taxes, water charges outgoings and such other levies if any, which are imposed or levied by the concerned local authority and/or Government and/or other public authority, on account of change of user of the premises by the Purchaser viz. user for any purposes other than for residential purpose or for any other purpose or reason whatsoever.
- g) The Purchaser shall not let, sub-let transfer assign or part with possession his/her/their interest or benefit of this Agreement until all the dues payable to the Developers under this Agreement are fully paid up and only if the Purchaser had not been guilty breach of or non-observance of any of the terms and



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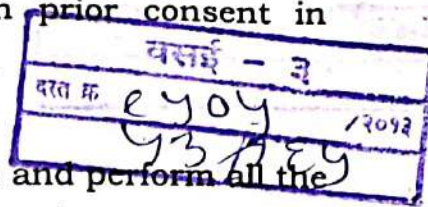
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conditions of this Agreement and until the Purchaser has/have obtain prior consent in writing from the Developers.



h) The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company may adopt as its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society Limited Company regarding the occupation and use of the premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

i) Till a Conveyance/ vesting documents / declaration of building in which the premises is situated and even thereafter till the Developers have utilized and consumed all the FSI available presently or in future as also of TDR benefits the Purchaser shall permit the Developers and their surveyors agents and authorized persons with or without workmen and others, at all reasonable times, to enter into and upon the said plot and/or building or any part thereof as also of the said premises



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agreed to be allotted under these presents to view and examine the state and condition thereof.

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22. The transaction covered by this Agreement at present is not understood to be a sale liable to tax under Sales Tax or works contract Law or Service Tax or any other statute notification or circular of Government (State and/or Central). If, however, by reason of any amendment to the constitution or enactment or amendment of any existing law or on introduction or enforcement of any statute, circular or notification by any Government (Central or State) this transaction is hold to be liable to any tax as a sale or otherwise in whatsoever form either as a whole or in part any inputs or materials or equipment used or supplied in execution of or in connection with this transaction are liable to tax, the same shall be payable by the Purchaser along with other Purchasers on demand at any time and the Developers shall not be held liable or responsible.

23. It is expressly agreed that the Developer shall be entitled to sell the premises in the said building for the purpose of using the same as Guest House, Dispensaries, Nursing Homes, Maternity Homes or for commercial use and/or any other user as may be permitted by the local concerned authority in that behalf and the Purchaser shall not be entitled to object to the use of the premises for the aforesaid purpose at any time in future by the respective Purchasers thereof.

24. All the deposits payable to the Local Authority, Electricity Board, BSNL, water connection and electricity charges, drainage, telephone connection or of permanent deposits in respect of the said building

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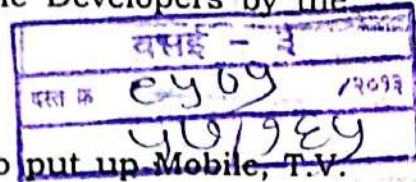
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दस्त क. ०५०१	१२०१३
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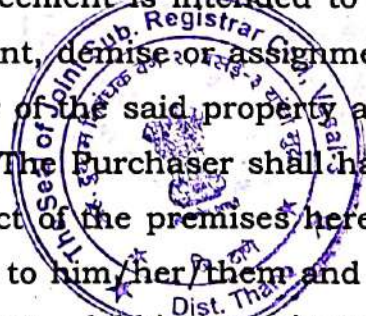
wherein the premises is situated which become payable shall be paid or reimbursed to the Developers by the Purchaser.



25. The Developers shall be entitled to put up Mobile, T.V. Cable Antenna, Tower Satellite etc. as also a hoarding or hoardings on the said plot or on the said building or any part thereof and the said hoardings may be illuminated by neon sign and for that purpose the Developers will be fully authorized to allow temporary or permanent construction or erection or installation either on the terrace or terraces or on the exterior of the aid building as the case may be and the Purchasers agrees not to object or dispute the same.

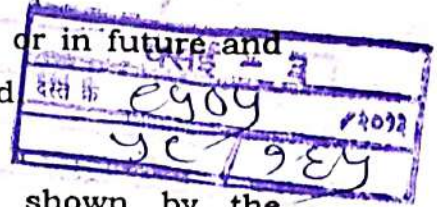
26. The Developers shall maintain a separate account in respect of sums received by the Developers from the Purchasers as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society/Company/Organization or towards the outgoings, legal charges and shall utilise the amounts only for the purposes for which they have been received.

27. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the said premises or of the said property and building or any part thereof. The Purchaser shall have no claim save except in respect of the premises hereby agreed to be allotted and sold to him/her/them and all open spaces, parking, spaces, lobbies, staircases, terraces on the building, recreation spaces etc. will remain the property of the Developers until the said property and building are transferred to the Society/Limited Company as hereinbefore mentioned



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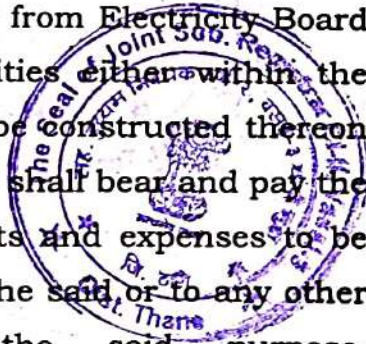
and till all the FSI available presently or in future and TDR benefits are utilized and consumed



28. Any delay tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement or any forbearance of giving of time to the Purchaser by the Developers shall not be construed as a waiver on the part of the Developers of any breach or non compliance of any of the terms and conditions of this Agreement by the Purchaser or shall the same in any manner prejudice the rights of the Developers.

29. The Purchaser and/or the Developers shall present this Agreement at the property registration office for registration within the time limit prescribed by the Registration Act and the Developers will attend such office and admit execution thereof, on intimation being received by them from the Purchasers in writing.

30. It is specifically and expressly agreed that in the event of the Developers require to install or erect any structure or room for the purpose of installation of Transformer or any other instrument to obtain necessary supply of electricity for the building to be constructed on the said property from Electricity Board or any other concerned authorities either within the said property or the building to be constructed thereon than in such event the Purchaser shall bear and pay the said outstanding charges deposits and expenses to be incurred paid or deposited with the said or to any other concerned authorities for the said purpose, proportionately as may be decided by the Developers. The Developers shall not be liable to bear and pay the said expenses, charges or deposits as may be required



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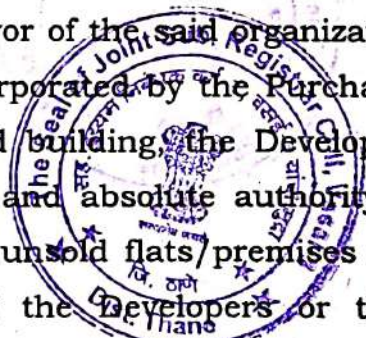
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H. G. Shah



to obtain electricity supply from the Board and authorities.

said Electricity	
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९९/१९९	

31. The Developers shall be at full liberty to sell, assign, mortgage or create any right or otherwise deal with their right and interest in the aforesaid property and building or any of them subject to the rights of the Purchasers under this Agreement. The Developers shall have all right and absolute power and authority and will be absolutely entitled to raise moneys for development of the said property or otherwise and to keep the said property as security for repayment thereof.
32. The Developers shall in respect of any amount remaining unpaid by the Purchaser under this Agreement have first lien and charge on the said premises agreed to be purchased/acquired by the Purchaser.
33. It is expressly and specifically agreed understood and confirmed by the Purchaser that till the Conveyance, or vesting documents in respect of the said property together with the said building standing thereon and even after execution of such conveyance documents/declaration in favor of the said organization to be formed registered/incorporated by the Purchaser of flats/premises in the said building, the Developers shall have full right, power and absolute authority to deal with or dispose off the unsold flats/premises etc. which are in the name of the Developers or their nominee to the person or persons of their choice and to their absolute discretion to which the Purchaser herein and other Purchaser shall have no right or authority to object or challenge the same. On the Developers intimating to the society or limited company, as the case



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वसुदेव १५०५
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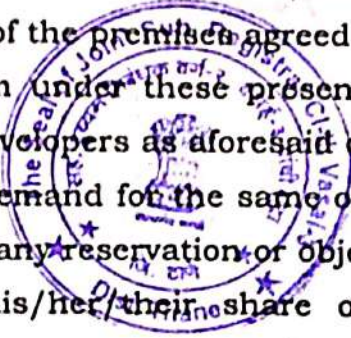
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may be the name or names, of ~~the Purchaser or~~ ~~Purchasers of such unsold premises etc. the~~ ~~Organization/Society shall admit and accept such~~ person/persons as their member/s and shareholder/s and shall issue/transfer share certificate in favor of such person/persons without charging/recovering any premium, fees, donation or any amount of whatsoever nature for such transfer.

34. It is expressly agreed and confirmed by the Purchaser that he/she/they shall be bound and liable to bear and pay and discharge his/her/their proportionate share of taxes, rates, charges, cesses, maintenance charges and all other expenses penalties, premium duties and outgoings payable in respect of the flat/premises agreed to be purchased by the Purchaser under this Agreement, from the date of Developers intimates to the Purchaser to take possession of the premises agreed to be purchased by the Purchaser. Such date of handing over the possession of the said premises will be intimated by the Developers to the Purchaser at their address given in this Agreement herein by post under certificate of posting. The intention of the parties hereto being clear that irrespective of the fact whether the purchaser takes possession of the premises agreed to be purchased by him/her/them under these presents on the date intimated by the Developers as aforesaid or not or whether the Developers demand for the same or not, the Purchaser shall without any reservation or objection bear pay and discharge his/her/their share of the aforesaid taxes, charges, cesses, rates, maintenance charges expenses, penalties, premium and outgoings etc. of the said premises and the said building. The decision of the Developers as regards the time period,



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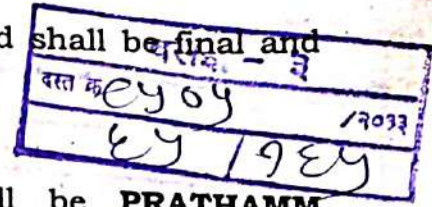
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proportion of the amount demanded shall be final and binding upon the Purchaser.



35. The name of the building shall be **PRATHAMM INDUSTRIAL ESTATE.**
36. That the Purchaser of the Premises in the said building shall not be allowed to change the building color scheme before taking written permission from the Developers.
37. That if any taxes are levied by State Government or by Central Government in any form, the same shall be payable by the Purchasers alone and the Developers shall not be liable to pay the same and/or contribute any amount towards the same, and such amount shall be paid by the Purchases before taking possession of the premises.
38. The Purchaser shall observe, perform and abide by all the conditions and stipulation contained in the permissions, sanctions and approval given granted by the concerned authorities including Vasai-Virar Municipal Corporation.
39. The Purchaser shall alone bear and pay stamp duty Registration charges, penalties and other costs charges and expenses in respect of this Agreement. The Purchaser shall lodge this Agreement as well as Conveyance/assignment for registration before the Sub-Registrar of Assurances at Vasai /Virar Sub-registrar and within the time limit prescribed under the Registration Act. The Developers shall attend such office and admit execution thereof after the Purchaser informs the Developers the number under which this



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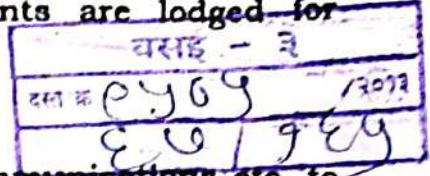
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दस्तावेज क्र. ८५०९ / २०१३
२६/१२/१९

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Agreement is and other documents are lodged for registration.



40. All notices, intimations, letters communications etc. to be served on or given to the Purchaser as contemplated by this Agreement shall be deemed to have been duly served by post under certificate of posting at his/her/their address as shown in this Agreement.
41. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and the rules made under the said Act.

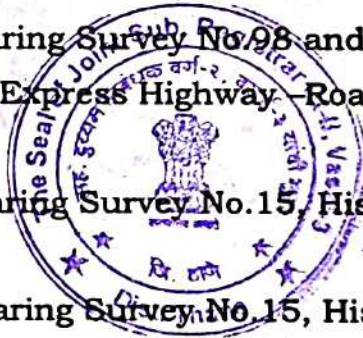
IN WITNESS WHEREOF the Developer and the Purchaser have hereto set and subscribed their respective hands and seals the day and year first hereinabove written.

: SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

H. G. Shah M. Shah 15

ALL that piece or parcel of land bearing Survey No. , Hissa No.2, admeasuring 1-51-6 H.R. or thereabouts lying, being and situate at Village Sativali, Tal : Vasai, Dist. Thane within the limit of Registration Sub-District of Vasai and registration District of Thane which property is bounded as follows:-

- On or towards East : Land bearing Survey No. 98 and National Express Highway Road-NH 8
- On or towards West : Land bearing Survey No. 15, Hissa no.4
- On or towards South : Land bearing Survey No. 15, Hissa no. 4
- On or towards North : Land bearing Survey no. 98 and Gram Panchayat Road



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SIGNED SEALED AND DELIVERED)
BY THE WITHINAMED DEVELOPERS)
M/S. ESSJAYCEE BUILDERS & DEVELOPERS)



Through its Partner

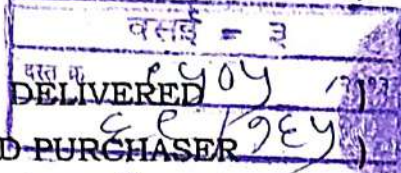
श्री. व. एस.)

Mr. Chetan K. Chheda)

Mgshah

In the presence of

SIGNED SEALED AND DELIVERED)
BY THE WITHINAMED PURCHASER)



- ① SHRI/SMT/M/S. Mibira Girish Shah
- ② Hansa Girish Shah

In the presence of)

श्री
B

RECEIVED from the within named Purchaser)

A sum of Rs. 15,11,000/-)

By a cheque No. 107551 drawn on Orienta)

Bank of Commerce)

Bank bearing No. _____ dated 15/10/2013)

Being the amount of earnest money payable)

By him to us on or before the execution of)

This Agreement.)



H. G. Shah

WE SAY RECEIVED

FOR M/S. ESSJAYCEE BUILDERS & DEVELOPERS

श्री. व. एस.)

(PARTNER)

WITNESS

1 श्री

2 श्री B



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Handwritten signature: H. G. Shinde



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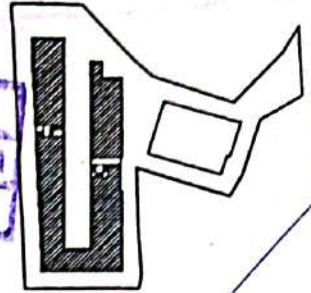
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BUILDING - I

ROAD

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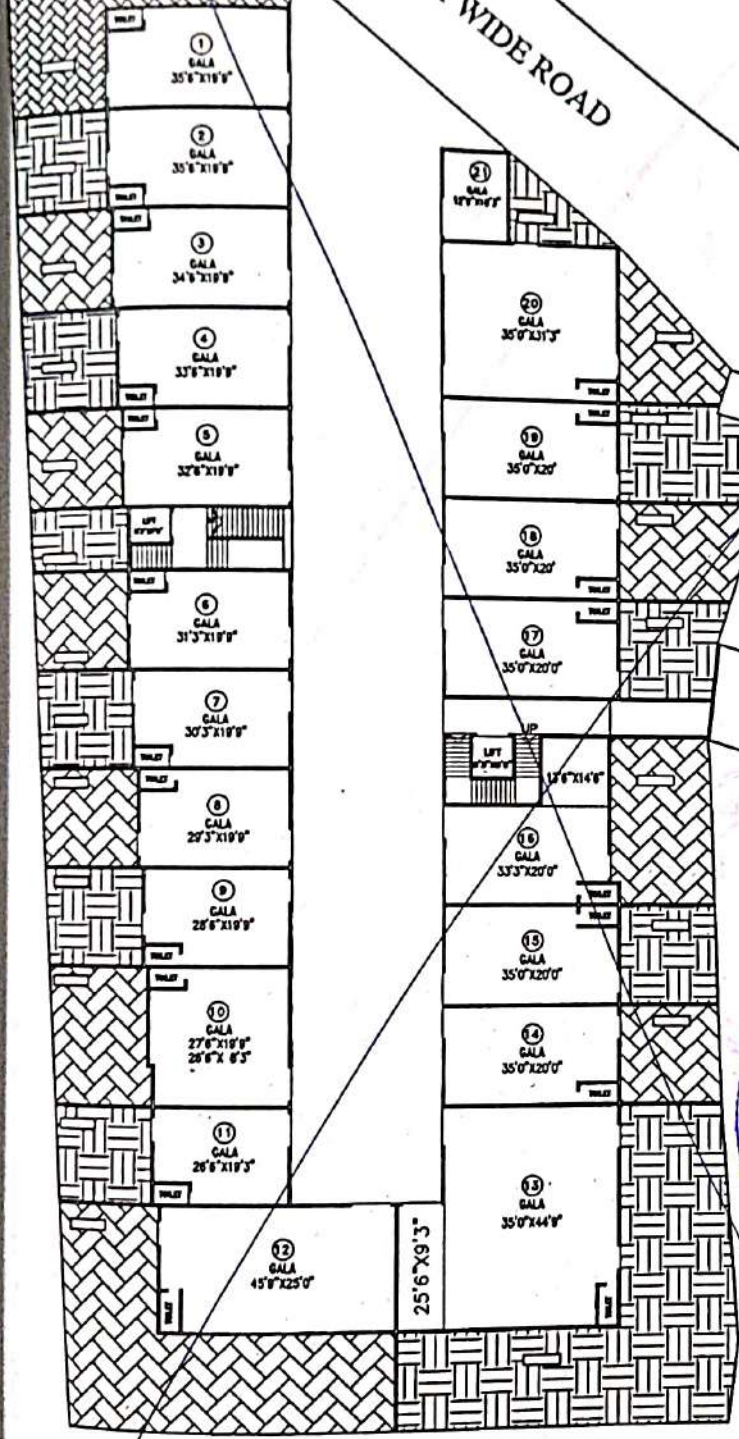
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 प्लॉट नं. २५०५
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KEY PLAN

9.00M WIDE ROAD

9.00M WIDE ROAD



GROUND FLOOR PLAN UNIT NO.:

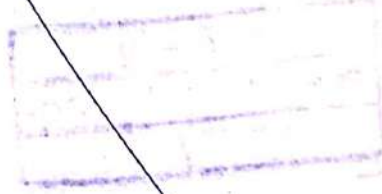
DEVELOPERS
 S.S. JAYGE BUILDERS AND DEVELOPERS
 SKY HOUSE AT SKAY RESORTS OFF LINK ROAD,
 BORIVALI (WEST) MUMBAI-400091
 PH-81557000

PRATHAMM INDUSTRIAL ESTATE
 PROPOSED INDUSTRIAL BUILDING ON S.NO. 15,98, H.NO. 1(P)
 VILLAGE SATIVALI, TALUKA VASAI, DIST THANE.



ARCHITECTS:-
Ajay Wade & Associates
 Architects, Engineers & Surveyors
 A/11ST FLOOR, 'EM TOWER'
 OPERATIONAL SHOPPING CENTRE
 ANANDJI ROAD, VASAI (WEST)
 PHONE NO- 2220-230004

पत्रिका क्र.	२
पत्रिका क्र.	०५०९
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पत्रिका क्र.	१०२/११५

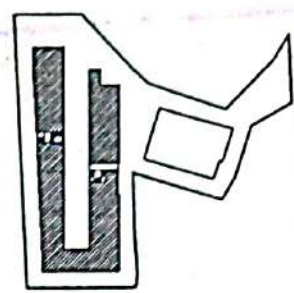


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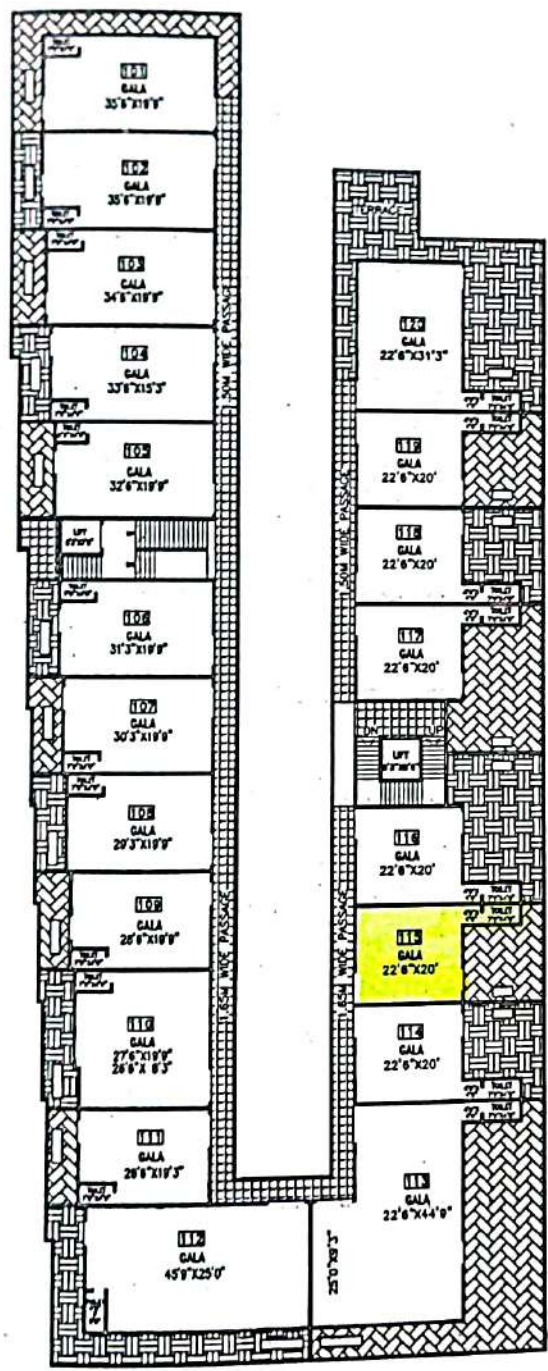


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 १९६५
 ८३१९५

BUILDING - 1



KEY PLAN



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FIRST FLOOR PLAN UNIT NO.:

DEVELOPERS PRATIHAM BUILDERS AND DEVELOPERS PRATIHAM HOUSE AT PRATIHAM RESORTS OFF LINK ROAD, MUMBAI (WEST) MUMBAI-400081 PH-8152700	PRATIHAM INDUSTRIAL ESTATE PROPOSED INDUSTRIAL BUILDING ON S.NO. 15,98, H.NO. 1(P) VILLAGE SATYALI, TALUKA VASAI, DIST THANE.	NORTH 	ARCHITECTS:- Ajay Wade & Associates Architects Engineers & Surveyors A/11ST FLOOR, 'EM TOWER' OFF. ROYAL SHOPPING CENTRE ANARDE ROAD, VASAI (West) PHONE NO-022-3322004
	DIST. THANE २१-३-६६		

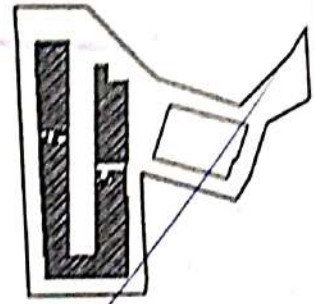
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पत्र क्र. ६५०५
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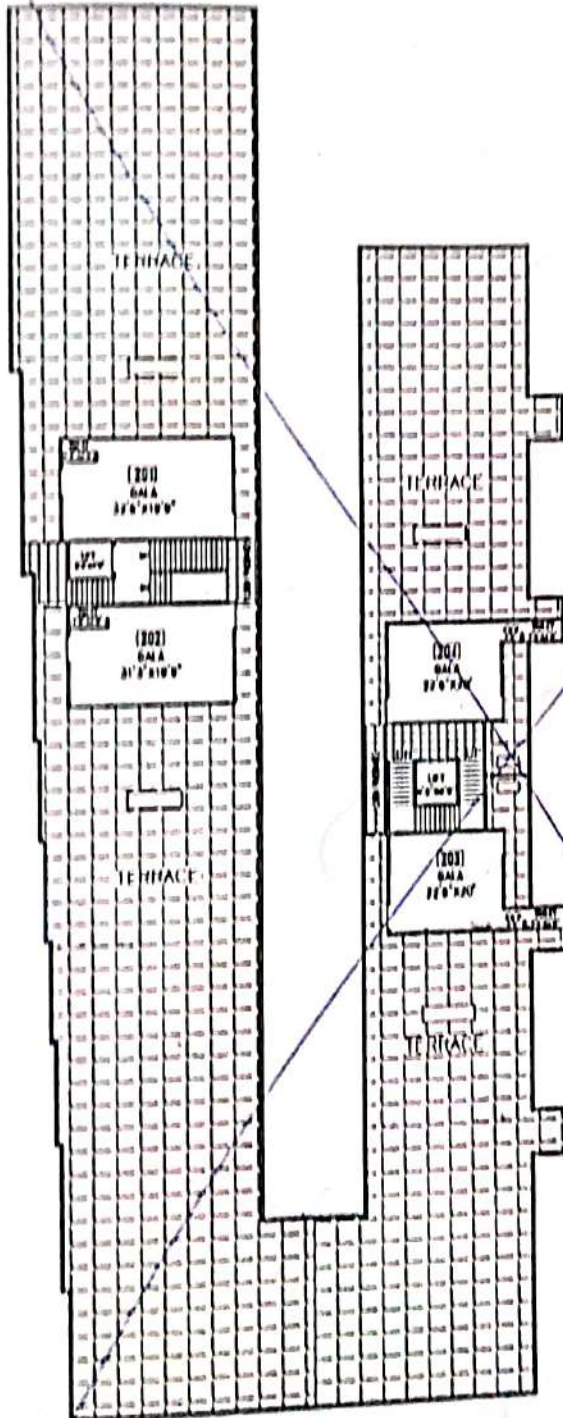
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BUILDING 01



KEY PLAN



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प्लान नं. ०५०५ १०९१
०५/१९९



SECOND FLOOR PLAN UNIT NO.

DEVELOPERS

PRATHAMI BUILDERS AND DEVELOPERS
PRATY JINIVE AT ENAY RESORTS DIT LINK ROAD,
MUMBAI (W-3) MUMBAI-400091
PH-81887000

PRATHAMI INDUSTRIAL ESTATE

PROPOSED INDUSTRIAL BUILDING ON H.M.S. 16, 9B, H.M.S. 1(P)
VILLAGE BATAVALI, TALUKA VASAL, DIST THANE.

NORTH



ARCHITECTS-



Ajay Wade & Associates
Architects, Engineers & Surveyors
A-101, 10th Floor, 2nd Tower,
The Royal Exchange Centre
Marine Road, Mumbai (W-3)
Phone No. 8322 23300

वसई - ३
दात क्र ६५०५ १३०१५
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वसई - ३
 दास क्र. ६५०५ / २०१३
 ०६/१९९५



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

MIHIR GIRISH SHAH
 GIRISH PANACHAND SHAH

13/05/1983
 Permanent Account Number
 BUTPS1220G

Mgshah
 Signature

The Seal of Joint Sub-Registrar, C-11, Vasai-3

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

HANSA GIRISH SHAH
 AMBALAL SHAH

01/06/1959
 Permanent Account Number
 AQTPS9507R

H.G. Shah
 Signature

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का. नं. ०५०५ १५०
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Ms

H.G. Shah



VINOD MISTRY & CO.

ADVOCATES, SOLICITORS & NOTARY



VINOD MISTRY
ADVOCATE, SOLICITOR & NOTARY
MUMBAI 400 023

RAJA BAHADUR MANSION, 2ND FLOOR,
20 AMBALAL DOSHI MARG, (HAMAM STREET),
FORT, MUMBAI - 400 023.
☎ : 2267 6736 / 6654
FAX : 2267 6824
E-Mail : mistry.vinod@rediffmail.com
mistryvinod@hotmail.com

A-2419/2010

REPORT ON TITLE

वसई - २
दस्ता नं. ८५०५ / २०१२
८९१९५

Re: All that piece or parcel of land bearing Survey No.15 Hiss No.A/2 in all admeasuring 6300 sq.mtrs. or thereabouts (less (i) 209.75 sq.mtrs. nor in possession of the Owner, (ii) 99.39 sq.mtrs. under D.P. Road Set Back and (iii) 295.60 sq.mtrs. affected by National Highway No.8) the net area of the plot admeasures 5695.25 sq.mtrs. at Village Sativali, Taluka Vasai Dist. Thane.

M/s. Essjaycee Builders and Developers

1. This is to certify that we have caused the searches to be taken concerning the above mentioned property, which is more particularly described in the Schedule hereunder written in the office of the Sub-Registrar at Vasai from 1969 to 2002 and Vasai Sub-Registrar (Computer) from 2002 to 2010 and Sub-Registrar at Virar and Nalasopara from 2005 to 2010 and in the Office of the Sub-Registrar at Mumbai from 1973 to 2010. A copy of the search report is annexed hereto and marked as **Annexure "A"**.

2. One Mr. Joqvin (Joquim) Zuzu Andra, hereinafter for the sake of convenience called the "the said Erstwhile Owner", at all the material and relevant time was the sole and absolute Owner of the immoveable property being all that piece and parcel of land and ground situate, lying and being at Village Sativali, Taluka Vasai, Vasai, Bassein, District : Thane, in the Registration District and Sub-District of Thane and bearing Survey No.15, Hissa No.A/2, in all admeasuring 6300 sq.mtrs. or thereabouts (less (i) 209.75 sq.meters not in the possession of the Erstwhile Owner, (ii) D.P. Road set back area of 99.39 sq.mtrs. and (iii) 295.61 sq.mtrs. being the area affected by National-Highway No.8), the net area of the Plot admeasuring 5695.25 sq.mtrs. and the same is more particularly described in the First Schedule hereunder written, hereinafter called "the said property".

3. By and under a registered Deed of Conveyance dated 29/12/2006 made by the said Erstwhile Owner, therein called as "the Vendor/Owner of the One part" and M/s. J.R. Enterprises being a Firm consisting of (1) Himanshu Vrajlal Ganatra, (2)

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Kishore Vrajlal Ganatra and (3) Mahesh Vrajlal (Ganatra) as its partners and having office at A-701, Megh Building, Junction of L.T. Road, and Factory Lane, Borivali (W), Mumbai 400 092 (hereinafter called "the said Firm") of the other part, the said erstwhile owner sold assigned, assured, transferred and conveyed the said property to the said Firm for the consideration and on the terms and conditions recorded in the said Deed of Conveyance dated 29.12.2006. The said Deed of Conveyance is duly registered with the Sub-Registrar of Assurances at Bassein. In the Village Form No.7/12 the name of the said firm and its partners are recorded and shown as the Owners of the said property.

4. In furtherance of the aforesaid Deed of Conveyance dated 29/12/2006, the said Erstwhile Owner handed over the quiet, vacant, peaceful and physical possession of the said property to the said firm and since then the said firm was in exclusive use, occupation, possession and enjoyment of the said property without any hindrance, obstruction or intervention of any nature whatsoever.

5. The said Firm procured the requisite remarks from "CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD;" hereinafter for the sake of convenience referred to as "CIDCO" in respect of the said property and based on the revised plan approved for the then proposed construction of Industrial Building on the said property and in furtherance of the approvals and sanctions obtained from CIDCO also for the construction of the Industrial Building on the said property.

6. The CIDCO also issued a letter dated 13/2/2007 bearing No.CIDCO/VV/BP/ZCS-2376/2007/1761 in response to the letter dated 9/2/2007 inter alia Confirming Zone Status /Zone Confirmation Statement in respect of the said property and as per the draft development plan published on 29/5/2003 by the Government Constituted Committee under Section 29 of the said Maharashtra Regional Town & Planning Act, 1966. The said Zone Confirmation Statement inter alia provides that the said property is falling in Urbanisable Zone and it is in industrial zone (I-2). The part and portion of the said property is affected by play ground, 12 meters affected by D.P.Road and 50 meters affected by National Highway No.8.

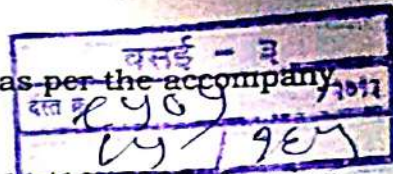
7. The said Firm had appointed the professional services of Architect/s, "M/s. AJAY WADE & ASSOCIATES" for the purpose of obtaining approvals and sanctions from CIDCO for construction of the then proposed Industrial Building. The CIDCO vide its permission in the form of letter dated 11/10/2007 bearing No.CIDCO/VVSR/CC/BP-4276/E/4285 has granted development permission under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (MAH XXVII of 1996) for the construction of the Commercial Buildings including the construction of the Building No.1 on the said property comprising of Ground + One Floor with 50 Gālas with the approvals to the

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built up area of 4163.34 square meters and as per the accompanying drawings enclosed with the said permission.



8. The CIDCO vide its letter dated 11/10/2007 bearing No.CIDCO/VVSR/CC/BP-4276/E/4283 has also issued the Assessment Order bearing No.365 inter alia levying the development charges for the construction of the aforesaid industrial construction and/or Industrial Building on the said property.

9. The CIDCO has issued a Revised Assessment Order No.,793 dated 16/3/2009 bearing Ref.No. CIDCO/VVSR/RDP/BP-4276/E/3573, in furtherance of the Revised development Permission for the then proposed Industrial Building on the said property.

10. In furtherance of the approvals and sanctions granted by CIDCO for the development of the said property, the said firm constructed Building No.1(Part) having the construction area of 23,295 square feet comprising of 50 Industrial Galas therein constructed on the said property and also to have all the benefits including the approvals and sanctions obtained by the said Firm from CIDCO vis-à-vis the development permission in furtherance of the development and construction of the commercial Building No.2 and also to complete the remaining part of the said Building No.1 and the same is more particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter for the sake of convenience referred to as "**the said property as described in the Second Schedule**". The said Architect/s vide its Certificate dated 3/1/2010 has certified the said proposal of the said firm for the construction of the then proposed Industrial Building No.1 and 2 for the said firm on the said property as per the approval by CIDCO vide its letter No. CIDCO/VVSR/RDP/BP-4276/E/3572 dated 16/3/2009 . The said Architect/s have further certified by way of the Area Certificate issued by it vide its said letter dated 3/1/2010 certified that the Industrial Buildings permitted for construction are namely Building Nos.1 and 2 and the total area thereof being 53,025 square feet ,out of which Building No.1 (Part) is having the construction area of 23,295 square feet at site as duly constructed. The said Architect/s have further certified that the balance construction area of Building No.1 (part) and that of the said Building Nno.2 to be constructed is 29,730 square feet. The said architect/s have further issued the Area Statement vide its Certificate dated 14/1/2010 inter alia certifying the built up and carpet areas of the galas as per the approvals by CIDCO in respect of the said Building Nos.1 and 2

11. In furtherance of the aforesaid approval the said Building No.1 (Part) was constructed with the construction area of 23,295 square feet already constructed at site and leaving the balance construction area Building No.1 (Part) and Building No.2 as 29,730 square feet as more particularly described in the Second Schedule hereunder written.

वसति - २५
वसति क्र. ८५०५
१६/१६५



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H.G. Shah

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12. Under a registered Deed of Conveyance dated 12.04.2010 made between the said firm of the one part and M/s. Essjaycee Builders and Developers being a Partnership firm and having office at Eskay Resorts, Link Road, Near Datta Mandir, Borivali (W), Mumbai 400 091 and therein called the "Purchaser" of the other part, (hereinafter called the "Owners"), the said Owners acquired and purchased the said property along with the partly constructed structure more particularly described in the Second Schedule hereunder written for the total consideration and on the terms and condition more particularly recorded in the said Deed of Conveyance dated 12.04.2010. The said Deed of Conveyance is duly registered with the Sub-Registrar at Vasai-2 under Sr. No.Vasai-2-05762-2010 dated 15.04.2010 along with benefits of all the permissions, sanctions, approvals etc. by the said CIDCO.

13. The necessary NOC and /or permissions from "National Highways Authority of India" in relation to NOC and Access Permission for the then construction of the commercial Building to existing Village Road at Village Sativali, Taluka Vasai, Vasai, District Thane, vide their Application dated 15/1/2008 is obtained. The National Highways Authority of India vide its NOC dated 31/3/2008 bearing No.NHAI/CMU /GHODBUNDER /14-NOC/5290 has subscribed its NOC for taking access to the said property from the existing village road and subject to the condition as more particularly described therein.

14. We have caused the public notices published in the issue of Mumbai Samachar dated 12.03.2010, Free Press Journal dated 12.03.2010 inviting claims or objections if any. No claim or objection is received by us in pursuance to the said public notices.

15. In view of what is stated hereinabove, subject to what is provided in the Search Report (copy attached hereto), and subject to the names of M/s. Essjaycee Builders and Developers being brought on the Revenue Record, the title to the said property is clear and marketable.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(the said property referred hereinabove)**



ALL THAT PIECE AND PARCEL OF LAND AND GROUND situate, lying and being at Village Sativali, Taluka Vasai, Vasai, District : Thane in the Registration District and Sub-District of Thane and bearing Survey No.15 Hissa No.2, in all admeasuring **6300 square meters** or thereabouts (less (i) 209.75 square meters not being in possession of the Vendors, (ii) D.P.Road set back area of 99.39 square meters and (iii) 295.61 square meters being the area affected by National High way No.8), the net area of the Plot admeasuring 5695.25 square meters and bounded as follows:-

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दस्तावेज नं. १५०५
८१९५



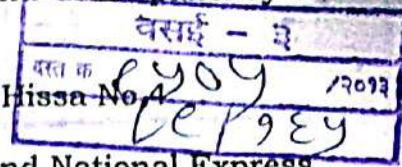
H.G. Shah

On or towards North : By Survey No.98 and Gram-panchayat Road

On or towards South : By Survey No.15 , Hissa No.4

On or towards East : By Survey No.98 and National Express High way-Road-NH 8

On or towards West : By Survey No.15, Hissa No.4



**THE SECOND SCHEDULE ABOVE REFERRED TO
(the said property as more particularly described in the
Second Schedule hereunder written.)**

ALL THAT PIECE AND PARCEL OF LAND AND GROUND situate, lying and being at **Village Sativall, Taluka Vasai, Vasai, District : Thane** in the Registration District and Sub-District of Thane and bearing **Survey No.15 Hissa No.2**, in all admeasuring **6300 square meters** or thereabouts (less (i) 209.75 square meters not being in possession of the Vendors, (ii) D.P.Road set back area of 99.39 square meters and (iii) 295.61 square meters being the area affected by National High way No.8) , the net area of the Plot admeasuring 5695.25 square meters and together with the duly constructed area of Building No.1 (Part) comprising of 50 Galas and also together with all the benefit including the approvals and sanctions obtained from CIDCO vis-à-vis the development permission for the development and construction of the commercial Building including the benefit and the right to construct the proposed Building No.2 and the remaining part of the incomplete Building No.1 and is bounded as follows:

On or towards North : By Survey No.98 and Gram-panchayat Road

On or towards South : By Survey No.15, Hissa No.4

On or towards East : By Survey No.98 and National Express High way-Road-NH 8

On or towards West : By Survey No.15, Hissa No.4



Dated this 21st day of August, 2010

For Vinod Mistry & Co.,

Advocates and Solicitors

Encl. Search Report copy.

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१३
H. G. Shah

पत्र - ३
कॉ. ए. ५०५
०९/१०५

मुख्य कार्यालय, विरार
विरार (पूर्व),
म. महर्षी, जि. ठाणे, पिन ४०१ ३०५.



सूचना: १०५-१०५/१०५/१०५/१०५/१०५
दिनांक: १०/०५/१०५
ई-मेल: १०५@१०५.com

सं. १०५/१०५
दिनांक:

VVCMC/TP/OC/ VP-0511/426/2012-13

Dt. 17/01/2013.

To,
M/s. Essjaycee Builders & Developers
Eskay House at Eskay Resorts,
Link Road, Borivali (W),
MUMBAI-400 091.

Sub: Grant of Occupancy Certificate for the Industrial Building No. 1 & 2 on land bearing S.No.15, 98 H.No. 1 (Pt) of Village Sativali Tal. Vasai, Dist. Thane.

- Ref: 1) Commencement Certificate No. CIDCO/VVSR/CC/8P-4276/E/4285 Dated 11/10/2007.
- 2) Amended Plan approved vide letter No. CIDCO/VVSR/RDP/8P-4276/E/3572 Dated 15/03/2009.
- 3) Revised Development Permission vide letter No. CIDCO/VVSR/RDP/8P-4276/E/1059 Dated 07/07/2010.
- 4) Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0511/E/023/2011-12 Dt.03/05/2011.
- 5) Receipt No. 8427 dated 07/06/2012 from VVCMC for Potable Water Supply.
- 6) Development completion certificate dt. 27/05/2012 from the Registered Engineer's.
- 7) Structural stability certificate from your Structural Engineer vide letter dated 02/02/2012.
- 8) Plumbing certificate dated 22/06/2012.
- 9) NOC from Chief Fire Officer dt.03/02/2012.
- 10) NOC from Lift Inspector Dt. 08/12/2012.
- 11) Letter From Rain Water Harvesting Cons. dt. 24/10/12.
- 12) Your Registered Engineer's letter dated 22/06/2012.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for the Industrial Building No. 1 & 2 on land bearing S.No.15, 98 H.No. 1 (Pt) of Village Sativali Tal. Vasai, Dist. Thane along with as built drawings.

Contd.....2....



वसई - ३
क्र.सं.: ९५०५
२०१३

मुख्य कार्यालय, विरार
विरार (पूर्व),
का. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०१/०१
फैक्स : ०२५०-२५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक :

VCMC/TP/OC/ VP-0511/420/2012-13

Dt. 17/01/2013.

: 2 :

You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

Yours faithfully,



Deputy Director
Town Planning,
Vasai Virar City Municipal Corporation

Encl.: a.a:

c.c. to:

- 1) M/s. Ajay Wade & Associates
A/6, Sai Tower, 1st Floor, Vasai (W)
Dist-Thane -401 301.
- 2) Dy. Commissioner (UCD)
Vasai Virar City Municipal Corporation



वसई - ३
 क्र. ६५०५
 ६३/१६५

मुख्य कार्यालय, विहार
 विहार (पूर्व),
 ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२२-२६२५२५५/२६२५२५६/२६२५२५७
 फॅक्स : ०२२-२६२५२५८
 ई-मेल : vasai@vasaimunicipalcorporation.gov.in

वा.क्र. व.दि.सं.न.
 दिनांक :

VVCMC/TP/OC/ VP-0511/420/2012-13

Dt. 17/01/2013.

OCCUPANCY CERTIFICATE

I hereby certify that the development for the Industrial Building No. 1 with Built Up Area 3258.34 sq.m. & 2 with Built Up Area 1010.47 sq.m. on land bearing S.No.15 , 98 H.No. 1 (Pt) of Village Sativali Tal. Vasai, Dist. Thane. completed u(License/Registration No. VVCMC/ENGR/03) and has been inspected on 03/01/2013 under the supervision of M/s. Ajay Wade & Associates, Registered Engineer and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-4276/E/4285 Dated 11/10/2007 and & Amended Plan approved vide letter No. CIDCO/VVSR/RDP/BP-4276/E/3572 Dated 16/03/2009, Revised Development Permission vide letter No. CIDCO/VVSR/RDP/BP-4276/E/1059 Dated 07/07/2010 & Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0511/E/023/2011-12 Dt.03/06/2011 issued by the CIDCO & VVCMC and permitted to be occupied subject to the following conditions :-

- 1) No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council.
- 2) You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These Infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channellisation of water courses and culverts, if any.



Page No.

वसाई - ३	
दस्तावेज नं. ०५०५	श्रेणी
०४/१६५	

मुख्य कार्यालय, विरार
विरार (पूर्व),
सा. वसाई, जि. ठाणे, पिन ४०१ ३०५.



दुरध्वनी : ०२२०-२५२५१०३/०४/०३/०४/०४/०४/०४
फॅक्स : ०२२०-२५२५१०३
ई-मेल : vasavirarcorporation@yahoo.com

जा.क्र. : न.वि.वा.म.
दिनांक :

VVCMC/TP/OC/ VP-0511/4/20/20/2-13

Dt. 17/01/2013.

... 2 ...

- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM, capacity for every 50 tenements or part thereof for non-bio degradable & bio-degrad-able waste respectively.
- 5) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) This certificate of Occupancy is issued only in respect of 45 Galas constructed in Industrial Building No.1 (Gr.+2Pt.) & 12 Galas constructed in Industrial Building No.2 (Gr.+2Pt.).
- 7) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.

One set of completion plan duly certified is returned herewith.



(Handwritten signature)

Deputy Director
Town Planning
Vasai Virar City Municipal Corporation

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०९ २९०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

CIDCO/VVSR/CC/BP-4276/E/4285

दिनांक : 11/10/2007

सदने क्र. :
To,
Shri Himanshu Ganatra
C/o. M/s. Ajay Wade & Associates
A/6, 1st Floor, Sai Tower
Ambadi Road, Vasai (W), Taluka Vasai
DIST : THANE

वसई - ३
सं. क्र. ६५७५ / १०१३
६५१९६५

Sub: Commencement Certificate for the proposed Industrial Building on land bearing S.No.15, H.No.2 of Village Sativali, Tal. Vasai, Dist. Thane.

- Ref: 1) TILR M.R.No.135/05 dated 19/01/2006 for measurement
2) Letter from GSDA vide letter No.LGW 10-2007/CN 160/55/327/2007 dated 23/03/2007 for potable water supply.
3) NOC from Sativali Grampanchayat vide letter dated 05/12/2006 for Construction.
4) EE(BP-VV)'s Report dated 18/06/2007.
5) Your licensed surveyor's letter dated 31/07/2007.

Sir/Madam,

Development Permission is hereby granted for proposed Industrial Building, under Sec. 45 of the Maharashtra Regional and Town planning Act, 1966 (Mah. XXVII of 1966) to Shri Himanshu Gantra.

It is subject to the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-4276/E/4282, dated 11/10/2007. The detail of the building are given below :

- | | |
|---------------------|--|
| 1) Location | : S.No.15, H.No.2 of Village Sativali, Taluka Vasai. |
| 2) No. of Buildings | : 1 (ONE). |
| 3) No. of floors | : Gr. + 1. |
| 4) Use | : Industrial. |
| 5) No. of Galas | : 50 Nos. |
| 6) Built-up area | : 4161.34 sq.m. |

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The amount of this Rs.46,930/- (Rupees Forty six thousand nine hundred thirty only) deposited vide Challan No.13544 dated 27/09/2007 with CIDCO as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

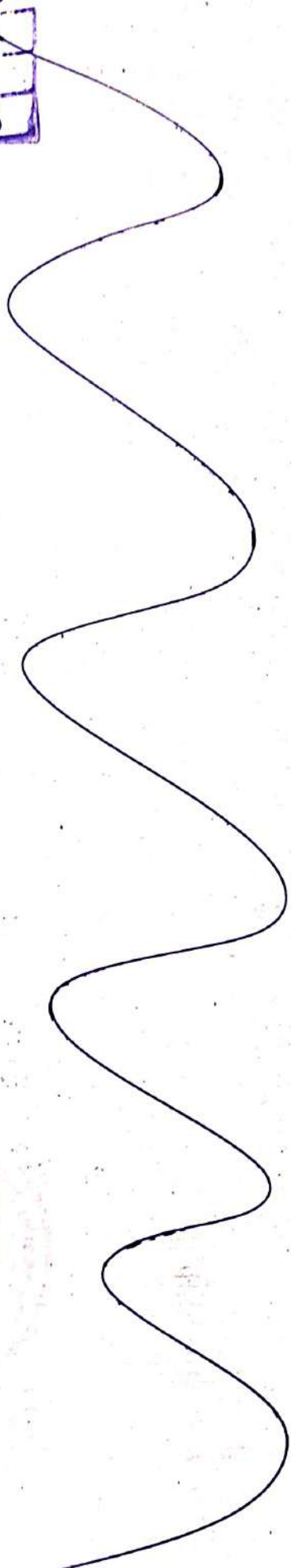
Every individual galla holder in the proposed industrial estate shall obtain a no objection certificate from the Director of Industries before commencement of manufacturing activities.

Contd... 2.

कृत कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२९. दूरध्वनी ५६५००९०० फॅक्स : ००-९९-२२-२२०२ २५०९
कार्यालय : सिडको भवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ०६९४. दूरध्वनी : ५५९९ ८९०० फॅक्स : ००-९९-२२-५५९९८९६६

वसई - ३
दस्ता क ९५०५
९६/१६५

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H. G. Shah

वसई - ३
दस्ता क्र. २५०५ / २०११
२७.१.९६५

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०९ २९०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. :

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दिनांक :

Water Based/Chemical/Hazardous/Obnoxious units shall not be allowed in the proposed industrial estate.

No Objection and consent letters from Pollution Control Board and also NOC from such other authorities/bodies, or organisations shall be obtained from time to time as per the prevailing applicable laws and observe their conditions scrupulously.

CIDCO reserves the rights to amend or add any condition in respect of engineering report and the same shall be binding on the applicant.

In no case sewage effluent shall find its way to any water body directly indirectly at any time.

The applicant shall be responsible to discharge water of proposed drain system by connecting to the near by discharge point like natural drain, existing drain or municipal drain as per sanctioned D.P. plan. Owner shall take all measure as directed, which takes care to avoid flooding due to development in proposed layout.

Discharge of sewage shall conform to the norms and standards prescribed by Maharashtra State Pollution Control Board.

There shall be no felling of tree except as per prevailing rules.

You shall construct s.w. drain along the 12 mt. D.P. road to meet s.w. drain of Case File No. BP-4102(E) of (En-Con) at your cost after taking proper permission from local body. Also reinstatement of road shall be completed by the owner at his cost.

For the portion of 12 mt. D.P. road falling in the plot boundary, the crust thickness shown in the engineering shall be followed while developing the above said D.P. road and stage wise completion shall be obtained from the engineering section.

You are required to submit rectified GSDA certificate before approaching this office for plinth completion certificate.

You are required to submit Highway NOC before P.C.C.
Encl: a/a.

Yours faithfully,

c.c. to:

ASSOCIATE PLANNER/ADDL.TPO (VV)

1. M/s. Ajay Wade & Associates
A/6, Sai Tower, Ambadi Road
Vasai (W), Taluka Vasai
DIST : THANE.
2. The Collector,
Office of the Collector, Thane.
3. The Tahasildar
Office of the Tahasildar, Vasai
4. CUC (VV)

कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२९. दूरध्वनी ५६५००९०० फॅक्स : ००-९९-२२-२२०२ २५०९
कार्यालय : सिडको भवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ०६९४. दूरध्वनी : ५५९९ ८९०० फॅक्स : ००-९९-२२-५५९९८९६६

वसाई - ३	
पत्र क्र	६५०५
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H. Or shokh

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अदिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, बसाई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

पत्र क्र. CIDCO/VVSR/CG/BP-4276/E/4282

दिनांक : ११/१०/२००७

CONDITIONS FOR COMMENCEMENT CERTIFICATE.

The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

1. The commencement certificate is liable to be revoked by the Corporation 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 conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Managing Director, CIDCO, is satisfied that the same is obtained by the applicant through fraud or mis-representation 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
2. The applicant shall :-
 - a) Give notice to the Corporation immediately after starting the development work in the land under reference.
 - b) Give notice to the Corporation on completion upto the plinth level & obtained plinth completion certificate before the commencement of the further work.
 - c) Give written notice to the Corporation regarding completion of the work.

Contd..2..

दूरध्वनी क्रमांक : निर्मत : दूसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२९. दूरध्वनी ५६५००९०० फॅक्स : ००-९९-२२-२२०२ २५०९
दूरध्वनी : सिडको भवन, सी. बी. डी. बेलपूर, नवी मुंबई - ४०० ०६९४. दूरध्वनी : ५५९९ ८९०० फॅक्स : ००-९९-२२-५५९९८९६६

दस्तावेज - ३
दस्तावेज क्र ८५०५
१००/१६५



११९
H.G. Shah

वसई - ३
प्लॉट नं. ९५०५
१६११९६५

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

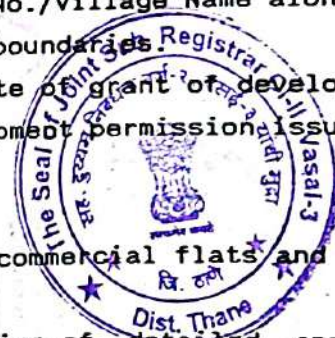
अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०९ २९०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. :

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दिनांक :

- d) Obtain an occupancy certificate from the Corporation.
- e) Permit authorised officers of the Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
- f) Pay to CIDCO the development charges as indicated in Appendix "A" alongwith interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by CIDCO the same will be applicable. The applicant shall pay to CIDCO the development charges as agreed in the undertaking submitted by him on 15/12/2006.
- g) Install a 'Display Board' on the conspicuous place on site indicating :-
 - i) Name and address of the owner/developers, architect and contractor.
 - ii) S.No./CTS No./Ward No./Village Name alongwith description of its boundaries.
 - iii) Order number and date of grant of development permission/redevelopment permission issued by Planning Authority.
 - iv) FSI permitted.
 - v) No. of residential/commercial flats and shops with their areas.
 - vi) Address where copies of detailed approved plans shall be available for inspection.



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दफ्तीकृत कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२९. दूरध्वनी ५६५००९०० फॅक्स : ००-९९-२२-२२०२ २५०९
दुसरा कार्यालय : सिडको मवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ०६९४. दूरध्वनी : ५५९९ ८९०० फॅक्स : ००-९९-२२-५५९९८९६६

वसत - ३
दस्त नं ९५७५
१०२१९५



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H. G. Shah

वर्ग - ५
दस्तावेज क्र. ९५०५
१७३/१६५

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, बसई (पूर्व), जि. ठाणे ४०९ २९०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. :

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दिनांक :

vii) A notice in the form of an advertisement, giving all the details mentioned in i) to vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.

3. The Structural Design including the aspects pertaining to seismic activity, Building Materials, Plumbing Services, Fire Protection, Electrical installation etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.
4. The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.
5. The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
6. A certified copy of the approved plan shall be exhibited on site.
7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
8. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Corporation, if the occupancy is reported before grant of occupancy certificate the security deposit of the said building shall be forfeited.

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नोंदणीकृत कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२९. दूरध्वनी ५६५००९०० फॅक्स : ००-९९-२२-२२०२ २५०९
मुख्य कार्यालय : सिडको भवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ०६९४. दूरध्वनी : ५५९९ ८९००. फॅक्स : ००-९९-२२-५५९९८९६६

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H.G. Shah

वसई - ३
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१०५/१६५

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०९ २९०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. :

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दिनांक :

9. This permission does not entitle you to develop the land which does not vest in you.
10. You shall provide over-head water tank on the building as per the Bombay Municipal Corporation standards and to the satisfaction of Special Planning Authority.
11. You should approach Executive Engineer (MSEB) for the temporary power requirement, location of transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Corporation.
12. The transfer of the property under reference can be effected only after the necessary approval from Special Planning Authority or occupancy certificate is obtained by the applicant before any such transfer.
13. You shall provide at your own cost, the infrastructural facilities within the plot as stipulated by the Planning Authority (Internal access, Rechannelisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to CIDCO's satisfaction.
14. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted.

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नोंदणीकृत कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२९. दूरध्वनी ५६५००९०० फॅक्स : ००-९९-२२-२२०२ २५०९
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कमर्षी - ३
दस्तावेज क्र. ९५०५
१०६/१६५



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वसई - ३
वस्तु क्र. १५०५ / २०११
१०५१ १६५

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०९ २१०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. :

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दिनांक :

15. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act 1976 & getting the building plans approved from various authorities.

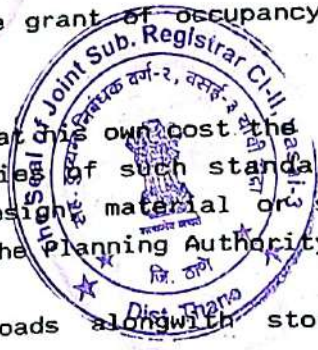
16. You shall provide potable water to the consumer/occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate is obtained duly from CIDCO. The occupancy certificate will be granted only after verifying the provision of potable water to the occupier.

17. The owner shall get the approved layout demarcated on the site by the Surveyors of the DILR, Thane, and shall submit to the Planning Authority (CIDCO) for records the measurement plan certified by the DILR, Thane. The demarcation of approved layout on the site shall be carried out so as not to alter/reduce the dimensions and area of the roads, open space or other reservations the demarcated layout measurement plan certified by DILR shall be submitted before grant of occupancy certificate.

18. The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design material or specifications) as stipulated by the Planning Authority.

a) Internal access roads alongwith storm water drains.

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वर्ष - ३	
वस्तु क्र	९५०५
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H. G. Shah

वसई - ३
प्लॉट नं. १५४५ २३०१३
१०९/१६५

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. :

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दिनांक :

- b) Channalisation of water courses and culverts, if any.
 - c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
 - d) Arrangements for conveyance and disposal of siltage and sewage without creating any insanitary conditions in the surrounding area.
 - e) Arrangements for collection of solid waste.
 - f) All firefighting requirement alongwith necessary accessories as prescribed in DCR and national building code and as per chief fire officer remarks.
19. The low-lying areas shall be filled as per EE(BP)VV's report R.L.to achieve formation levels indicated on the development plan prepared for Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank/STP or any other arrangement as may be prescribed, shall have to be done according to the specifications
20. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
21. The owner shall submit to the Planning Authority the scheme of the development of 5% compulsory recreational space and develop it in accordance with the approved scheme.
22. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.

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वसई - २	
दस्ता क्र.	२५७५
	११०११६५



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वसई - २
दस्तावेज क्र. १५०९ / २०११
१११/१६५

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०९ २९०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

पान क्र. :

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दिनांक :

23. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No. 20 above are actually provided.
24. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
25. The owner shall observe all the rules in force regarding over head/under ground electric lines/transmission lines/utilities passing through the layout while designing the individual buildings and while getting the approval of the authority.
26. No construction on sub-divided plots shall be allowed unless internal roads and gutters are constructed to the satisfaction of the appropriate authority.
27. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
28. No plot should be disposed off unless the sale permission under Section 43 of the R.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
29. No development shall be taken up unless the N.A. Permission is obtained from the collector under the provisions of M.L.R. Code 1966.



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दुसरा मजला : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२९. दूरध्वनी ५६५००९०० फॅक्स : ००-९९-२२-२२०२ २५०९
३ मजला : सिडको मदन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ०६९४. दूरध्वनी : ५५९९ ८९०० फॅक्स : ००-९९-२२-५५९९८९६६

वसई - ३	३
दस्ता क्र. ९५०५	
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वसई - ३
दस्ता क्र. ९५०५ १२०१३
११३/१६५

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
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संदर्भ क्र. :

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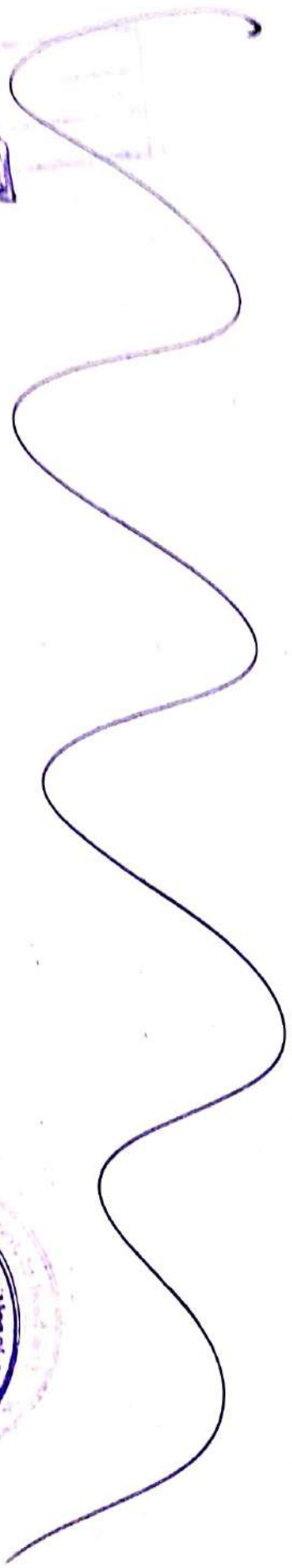
दिनांक :

30. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner only on his subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
31. This order is liable for cancellation on contravention or breach of any of the conditions of this order.
32. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Planning Authority to direct the removal or alternation of any structures erected or the use contrary to the provisions of this grant. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from the grantee/successors and every person deriving title through or under them.
33. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.
34. The plinth level will be 600 mm above the nearby road level (top of camber).
35. NDC from local municipalities for clearing the septic tank from time to time is required to be obtained.
36. Separate stacks for ground floor and upper floors for sewerage disposal shall be provided.



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Handwritten signature: H. Grishah

वसई - २
दस्तावेज क्र. ९५०५
११५१९६५

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

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संदर्भ क्र. :

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दिनांक :

37. Drinking water wells should be well built and well protected.
38. If the length of the proposed building exceeds 45 M. the expansion joints shall be provided at suitable places with suitable materials.
39. While extracting water from underground, you will strictly follow the instructions given by Sr. Geologist of the G.S.D.A. to ensure that proper quality and quantity of water is available to you and no contamination of the water source and its surroundings takes place.
40. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is well settled.
41. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any, while redeveloping the scheme and will also give a proposal to accommodate them. Plinth Completion Certificate shall be issued only after such a proposal is received.
42. You will construct the society room as proposed and approved in the plan and it will not be used other than for society's purpose. This society room shall be handed over to the Co-operative Housing Society to be formed in due course.
43. For the portion of the compound wall rounded off at the corner at road junctions, M.S. grills over 0.75 M. of brick work, upto the height of 1.5 M. from the ground shall be provided.
44. This development permission enables you to construct upto plinth level only. For further construction plinth completion certificate has to be obtained from this office.
45. 53 Nos. of trees shall be planted on site.

Contd... 10.

संदर्भित कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२९. दूरध्वनी ५६५००९०० फॅक्स : ००-९९-२२-२२०२ २५०९
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रजि. नं. - ३
दस्ता नं. ९५०५ / २०१३
१९६१ १६५



H-Gt Shah

वसई - ३
प्लॉट क्र. ८५०५ / २०११
११७/१६५-

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०९ २९०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

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दिनांक :

संदर्भ क्र. :

46.

Only one unit shall come up in each gala and no sub-division of gala for subletting or accommodating other unit shall be allowed.

47.

You shall submit the fresh DILR map as per commencement certificate granted herewith before applying for plinth completion certificate.

48.

You shall submit detailed proposal in consultation with Engineering Department, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department before applying for plinth completion certificate.

49.

You shall submit detailed proposal in consultation with Engineering Department, CIDCO for sewage treatment plant by way of package treatment plant recycling of water and solid waste disposal through composting/vermiculture project before applying for plinth completion certificate.

50.

You shall obtain mosquito proof treatment certificate from the concerned Municipal Council.

51.

You shall use fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India dated 27th August, 2003.

52.

Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted /being granted to you, it shall be lawful on the part of the Special Planning Authority to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central/State Government, Central/State PSU, Local Authority or any public authority as may be issued by them from time to time.

53.

You are required to submit 7/12 extract and TILR map with effect of sanction D.P. reservations, if any, within 3 months.

ASSOCIATE PLANNER/ADDL.TPO (VV)

प्राथमिक कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२९. दूरध्वनी ५६५००९०० फॅक्स : ००-९९-२२-२२०२ २५०९
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दस्तावेज नं. ९७०५
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MA
H. Gishah

दस्तावेज क्र. १५०५
११/१६५

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, बसाई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

दस्तावेज क्र. :

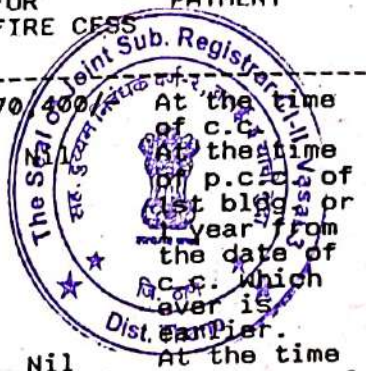
APPENDIX

दिनांक :

USER	AREA SQ.MTR.	RUPEES PER SQ. MTR.	TOTAL RS.
(A) <u>ON LAND</u>			
INDUSTRIAL ..	5622.82	x Rs.150/-	= Rs. 8,43,423.00
(B) <u>ON BUILDING.</u>			
INDUSTRIAL ..	4161.34	x Rs.375/-	= Rs.15,60,503.00
ON CONSTRUCTION AREA FREE OF FSI.	531.34	x Rs.375/-	= Rs. 1,99,357.50
TOTAL (A + B .)			= Rs.26,03,283.00
(C) PREMIUM ON COMPONENT GIVEN FREE OF FSI.			Rs. Nil
(D) FIRE CESS (4692.96 SQ.M.X Rs.15/-)			Rs. 70,394.40 SayRs. 70,400.00

As requested by you vide letter dated 15/12/2006 for balance payable amount, installment facility is hereby granted. The balance amount will attract 18% interest till the date of payment. The schedule of payment is given below :

IN-AMOUNT FOR DEVELOPMENT CHARGES Rs.	AMOUNT FOR PREMIUM CHARGES Rs.	AMOUNT FOR FIRE CESS	DUE DATE OF PAYMENT	INTEREST Rs.
I 12,83,388/-	Nil	70,394.40	At the time of c.c. of 1st Bldg. or from the date of c.c. which ever is earlier.	-
II 4,39,965/-	Nil	Nil	At the time of o.c.c. of 1st Bldg. or from the date of c.c. which ever is earlier.	Interest at 18% be charged from the date of c.c.
III 8,79,930/-	Nil	Nil	At the time of o.c.c. of 1st Bldg. or from the date of c.c. which ever is earlier.	-do-



Yours faithfully,

[Handwritten Signature]

ASSOCIATES PLANNER/ADDL.TPO(VV)

निर्णय कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२१. दूरध्वनी ५६५००९०० फॅक्स : ००-९१-२२-२२०२ २५०९
कार्यालय : सिडको भवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ०६१४. दूरध्वनी : ५५९९ ८१०० फॅक्स : ००-९१-२२-५५९९८१६६

कतब - ३
बता नं. ९५०५ १९५१
१२०,१६५



Mg
H. G. Shah

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

दस्तावेज क्र. CIDCO/VVSR/CC/BP-4276/E/ 4283

दिनांक : 11/10/2007

To,
Shri Himanshu Ganatra
C/o. M/s. Ajay Wade & Associates
A/6, 1st Floor, Sai Tower
Ambadi Road, Vasai (W), Taluka Vasai
DIST : THANE

वसई - ३
दस्ता क्र. ९५०५ / २०१३
१२९१९५

ASSESSMENT ORDER NO. 965

Sub: Commencement Certificate for the proposed Industrial Building on land bearing S.No.15, H.No.2 of Village Salivali, Tal. Vasai, Dist. Thane.

Ref: Your licensed surveyor's letter dated 31/07/2007.

Sir/Madam,

- 1) Name of assessee owner/ P.A. Holder : Shri Himanshu Ganatra
- 2) Location : Sativali.
- 3) Land use (Predominant) : Industrial
- 4) Gross plot area : 6300.00 Sq.m.
- 5) Less: a) Not in possession : 282.18 Sq.m.
b) D.P.Road Set Back : 98.39 Sq.m.
c) National Highway : 25.61 Sq.m.
- 8) Net Plot Area : 5622.82 Sq.m.
- 9) Permissible FSI : 0.75
- 10) Area for assessment:
 - a) Plot/land area: 5622.82 sqm. x Rs. 150/- = Rs. 8,43,423.00
 - b) Built Up area : 4161.34 sqm. x Rs. 375/- = Rs. 15,60,502.50
 - c) Construction area given free of : 531.62 sqm. x Rs. 375/- = Rs. 1,99,357.50 FSI.
- 13) Total development charges = Rs. 26,03,283.00
Say ... Rs. 26,03,290.00
- 14) Less: Paid at the time of C.C. vide : Rs. 12,83,388.00
Challan No.13542 dated 27/09/2007.



Contd... 2.

निर्मल कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२९. दूरध्वनी ५६५००९०० फॅक्स : ००-९१-२२-२२०२ २५०९
सिडको कार्यालय : सिडको भवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ०६९४. दूरध्वनी : ५५९९ ८९०० फॅक्स : ००-९१-२२-५५९९८९६६

दस्तावेज नं. ९५७५
१२/१९८५

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Mg
H-G-Shah

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकार कार्यालय कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. :

- : 2 :-

दिनांक :

- 15) Balance development charges to be paid : Rs.13,19,895.00
as per payment schedule given below.
- 16) Date of assessment
- 17) Premium components given free of
a) Area under Balcony : Nil
b) Area under Pocket Terr.: Nil
- Total Amount : Rs. Nil
- 18) Premium paid at the time of C.C.
vide challan No. dt. : Rs. Nil
- 19) Fire Cess (4692.96 sqm. x Rs.15/-) : Rs. 70,394.40
Say Rs. 70,400.00
- 20) Fire Cess Paid vide challan No.13543 &
No.13550 dated 27/09/2007. : Rs. 70,400.00
- 21) As requested by you vide letter dated 15/12/2006 for
balance payable amount, installment facility is hereby
granted. The balance amount will attract 18% interest till
the date of payment. The Schedule of payment is given
below:

SCHEDULE OF PAYMENT

INS- TAL- MENT	AMOUNT FOR DEVELOPMENT CHARGES Rs.	AMOUNT FOR PREMIUM CHARGES Rs.	AMOUNT FOR FIRE CESS	DUE DATE OF PAYMENT	INTEREST Rs.
II	4,39,965/-	Nil	Nil	At the time of p.c.c. of 1st bldg. or 1 year from the date of c.c. which ever is earlier.	Interest at 18% be charged from the date of c.c.
III	8,79,937/-	Nil	Nil	At the time of c.c. of 1st Bldg. or from the date of c.c. which ever is earlier.	

Yours faithfully,

ASSOCIATE PLANNER/ADD.TPO(VV)

c.c. to:

- 1) M/s. Ajay Wade & Associates
2) AAO(VV)

सिडको कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२९. दूरध्वनी ५६५००९०० फॅक्स : ००-९९-२२-२२०२ २५०९
मुख्य कार्यालय : सिडको भवन, सी. डी. डी. बेलापूर, नवी मुंबई - ४०० ०६९४. दूरध्वनी : ५५९९ ८९०० फॅक्स : ००-९९-२२-५५९९८९६६

पत्र - ३
वस्तु क्र. २५०५ / १
१९६३



Mr
H Goshalk

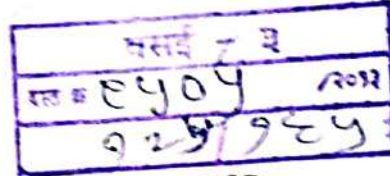
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VVSR/RDP/BP-4276/E/3573

Date : 16/03/2009

 To
 ✓ Mr. Himanshu Ganatra,
 C.I.M.'s Ajay Wade & Associates,
 A/6, Sai Tower, 1st Floor
 Ambadi Road, Vasai (W), Tal. Vasai,
 Dist. Thane

REVISED ASSESSMENT ORDER NO. 793

 Sub : Revised Development Permission for proposed Industrial Building on land bearing S.No.15, 98.H.No.1(pt) of Village Sativali, Taluka Vasai Dist Thane

Ref : Your Licensed Surveyor's letter dated 17/12/2008.

Sir/ Madam,

1) Name of assessee owner/ P.A. Holder	: Mr. Himanshu Ganatra
2) Location	: Sativali.
3) Land use (predominant)	: Industrial
4) Gross Plot Area	: 6300.00 sq.m.
5) Less : Road Set Back Area	: 99.39 sq.m.
6) Area Not In Possession	: 209.75 sq.m.
7) Area Under NH-8	: 205.25 sq.m.
8) Net Plot Area	: 5695.25 sq.m.
9) Permissible FSI	: 4.2714
10) Permissible Built Up Area	: 4242.14 sq.m.
11) Built Up Area proposed	: 4242.14 sq.m.
12) Area for Assessment for Bldg. No.1:	
a) On Plot / Land area	: 5695.25 sq.m. x Rs.150/- = Rs. 8, 54,287.50
b) On Built Up Area	: 4242.14 sq.m. x Rs.375/- = Rs. 15,90,802.50
c) On Construction Area Free	: 684.01 sq.m. x Rs.375/- = Rs. 2,56,503.75
13) Total development charges	Rs. 27, 01,593.75



Contd..... 2

बमई - २
दस्ता क्र. ९५०५
१२९११९५



Ms
H-G. Shah

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VVSR/RDP/BP-4276/E/3573

 Date : 16/02/2009
 03

..... 2

- 14) i) Less : Paid Vide Challan No.13542 dated 27/09/2007 = Rs. 12,83,388.00
 ii) Less : Paid Vide Challan No.11662 dated 16/04/2008 = Rs. 4,39,965.00
 iii) Less : Paid Vide Challan No.20163 dated 17/02/2009 = Rs. 9,78,300.00
- 15) Total Development Charges Paid = Rs. 27,01,653.00
- 16) Balance development charges to be paid Nil
- 17) Date of Assessment 17/02/2009
- 18) Premium components given free FSI :
 a) Area under Fire Escape : 375.95 sq.m. x Rs.375/- = Rs. 1,40,981.25
 b) Area Under pocket Terr : 61.92 sq.m. x Rs.225/- = Rs. 13,932.00
 Total Premium Charges : Rs. 1,54,913.25
- 19) i) Premium paid vide Challan No.20465 dtd. 17/02/2009 = Rs. 1,55,000.00
- 20) Balance premium charges to be paid = Rs. Nil
- 21) Fire Cess (4926.15 sq.m. x Rs.15/-) = Rs. 73,892.25
- 22) i) Fire Cess paid vide Challan No.13550, dated 17/02/2009 = Rs. 70,400.00
 ii) Fire Cess paid vide Challan No.20464, dated 17/02/2009 = Rs. 3,500.00
- 23) Total Development Charges Paid = Rs. 73,900.00
- 24) Balance Fire Charges to be paid = Rs. Nil
- 25) As requested by you vide letter / / for balance payable amount, installment facility is hereby granted. The balance amount will attract 18% interest till the date of payment. The Schedule of Payment is given below:

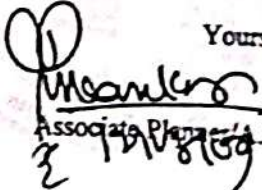
SCHEDULE OF PAYMENT

Sr. No.	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in Rs.)	Amount for Fire Charges (in Rs.)	Due Date of Payment	Interest (in Rs.)
.....Nil.....					

c.c. to:

- 1) M/s. Ajay Wade & Associates
- 2) AAO (VV)

Yours faithfully,


 Associates Phosco T.P.O(VV)

पं. नं. २५०५ / १०११
१२६१९५



H. G. Shah

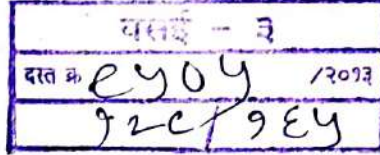
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VSR/RDP/BP-4276/E/ 3572

 Date : 16/02/2009
 03

 To
 Mr. Himanshu Ganatra.
 C/o.M/s Ajay Wade & Associates,
 A/6, Sai Tower, 1st Floor
 Ambadi Road, Vasai (W), Tal. Vasai,
DIST : THANE.

 Sub : Revised Plan Approval for the proposed Industrial Building on land bearing S.No.15, 98, H.No.1(pt) of Village Sativali, Taluka Vasai, Dist. Thane.

- Ref : 1) Commencement Certificate No.CIDCO/VSR/CC/BP-4276/E/4285 dated 11/10/2007.
-
- 2) TILR M.R. No.135/05 dated 19/01/2006 for measurement
-
- 3) GSDA certificate vide letter No. LGW 10-2007/CN160/55/327/2007 dated 23/03/2007 for potable water supply.
-
- 4) EE(BP-VV)'s Report dated 18/06/2006.
-
- 5) NOC from Sativali Grampanchayat vide letter dated 05/12/2006 for construction.
-
- 6) Your Licensed Surveyor's letter dated 17/12/2008

Sir / Madam,

Revised Development Permission is hereby granted for the proposed Industrial Buildings under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Himanshu Ganatra.

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. CIDCO/VSR/CC/BP-4276/E/4282 dated 11/10/2007. The details of the layout is given below : -

- | | |
|--|------------------------|
| 1) Name of assessee owner/ P.A. Holder | ★ Mr. Himanshu Ganatra |
| 2) Location | Sativali Thane |
| 3) Land use (predominant) | : Industrial |
| 4) Gross Plot Area | : 6300.00 sq.m. |
| 5) Less : Road Set Back Area | : 99.39 sq.m. |
| 6) Area Not In Possession | : 209.75 sq.m. |
| 7) Area Under NH-8 | : 295.61 sq.m. |
| 8) Net Plot Area | : 5695.25 sq.m. |

Contd.....2.

११११ - ३
१३५३ / ३६५३
१३०, १६९



११११
H. A. Shah

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCOMVSR/RDP/BP-4276/E/3572

 Date : 16/02/2009
 03

.... 2

- 9) Permissible FSI
 10) Permissible Built Up Area
 11) Built Up Area proposed
 12) No. of Buildings

0.75	वसई - ३
4271.44	sq.m
4242.14	sq.m
2 Nos.	१३१/१६५

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Please find enclosed herewith the approved Revised Development Permission for the proposed on land bearing S.No.15, 98, H.No.1(pt) of Village Sativali, Taluka Vasai Dist : Thane, as per the following details:-

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Galas	Built Up Area (in sq. mt.)
1.	Industrial (Amd)	1	(Gr.+ 2/pt)	46 Nos.	3701.81
2	Industrial (Amd)	2	(Ground only)	1 Unit	540.25
	Total	2 Nos.		47 Nos.	4242.14

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. CIDCOMVSR/CC/BP-4176/E/92 dated 16/01/2008 stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building ~~distinctively~~. The revalidation shall be obtained as per section 48 of MR & TP Act, ~~distinctively~~ for each building.
- 2) The Occupancy Certificate for the buildings ~~will~~ be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use ~~contrary to~~ the provisions of this grant within the specific time.

Contd.....3.

वसु - ३
वसु क्र. ९५०५
९३२१९५

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Ms
H. G. Shah

पत्र सं.	८५०९
दिनांक	१३/१२/०९



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCOM/SR/RDP/BP-4276/E/ 3572

Date : 16/02/2009
03

..... 3

- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) You shall submit detailed proposal in consultation with Engineering Department, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO.
8. You shall submit confirm purchase order of the machinery for which excess height is required, before applying for Plinth completion certificate for bldg. No. 2.

Yours faithfully,


ASSOCIATE PLANNER / ATPO (W)
2/12/09

c.c. to :-

M/s. Ajay Wade & Associates
A/6, 1st Floor, Sai Tower
Ambadi Road, Vasai (W)
Taluka Vasai
DIST : THANE.



बसंत नं. ८५०५ २०१३
१३४/१९५



199
H. G. Shah

भारतीय राष्ट्रीय राजमार्ग प्राधिकरण

(पोत परिवहन, सड़क परिवहन और राजमार्ग मंत्रालय)

National Highways Authority of India

(Ministry of Shipping, Road Transport and Highways)

दूरभाष (Phone) / फेक्स (Fax)

022-28455500

E-mail : manor@nhai.org

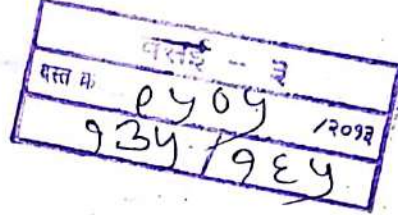
डॉ. ए. डी. मनोर, पी. डब्ल्यू. डॉ. कैम्पस, रा. नं. 8 का घोडबंदर जंक्शन, काशीमिरा, जिला-थाने, पिन - 401 104

CMU, Manor, PWD Campus, Ghodbunder Junction of NH 8, Kashimira, Dist - Thane, PIN - 401 104

No.NHAI/CMU/Ghodbunder/13- NOC/ 5290

Date : 31.03.2008

To.
Shri. Himanshu v Ganatra
A:701/702, Megh Apt. Factory Lane,
L.T.Road, Borivali (W)
Mumbai - 400 092



Sub : N.O.C & Access permission for proposed commercial Building through existing village road.at vill - sativali, Taluka - Vasai, District - Thane. In Survey no. 15A, Hissa no.2 on Mumbai - Ahmedabad road. On NH-8 at Km.481.495 RHS

Ref : Your application dated on 15.01.2008

Dear Sir,

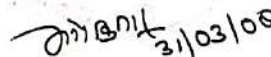
With reference to your application dated 15.01.2008, while going through drawing, undertaking & reports. We do not any have objection for taking access from existing vilage road subject to following terms & conditions -

1. The access to said property shall be taken from village road leading to vasai / Sativali as shown in drawing.
2. There shall be no direct access from main National Highway No.8.
3. The access shall be outside of right of way for the proposed six laning of road and as per MOSRT&H Guidelines and if shall not interfere to National Highway traffic in any manner.
4. In future, if access from NH-8 is required, the necessary permission shall be obtained from NHAI as per MOSRT&H Guidelines & Norms on the Subject.

If any deviation regarding undertaking & drawing is found the above no objection will be treated as Null & void & structure shall be removed at your risk & cost.

Thanking you.

Yours faithfully,


(M.K.Garg)
Manager (Tech)
NHAI / CMU -Manor

काष्ठ - ३	
दस्ता नं.	९४०५ / १९९१
१३६, १६५	



H. G. Shah
H. G. Shah

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०

दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

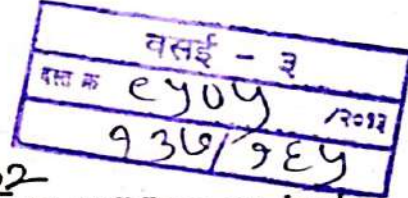
CIDCO/VSR/RDP/BP-4276/E/1060

7/107/2010

संदर्भ क्र. :
To

M/s. Essjaycee Builders & Developers,
Eskay House at Eskay Resorts,
Link Road, Borivali (W),
MUMBAI-400091

दिनांक :



REVISED ASSESMENT ORDER NO. 332

Sub : Development Permission for proposed Industrial Buildings on land bearing S.No.15, 98, H.No.1(pt) of Village Satiwali, Taluka Vasal Dist Thane

Ref : Your Licensed Surveyor's letter dated 20/04/2010.

Sir/ Madam,

1) Name of assessee owner/	: M/s. Essjaycee Builders & Developers, Eskay House at Eskay Resorts,
2) Location	: Satiwali.
3) Land use (predominant)	: Industrial
4) Gross Plot Area	: 6300.00 sq.m.
5) Less : a) Road set Back Area	: 99.39 sq.m.
b) D.P. Reservation(N.H.8)	: 295.61 sq.m.
6) Area Not in Possession	: 209.75 sq.m.
7) Net Plot Area	: 5695.25 sq.m.
8) Permissible FSI	: 0.75
9) Permissible Built Up Area for Layout	: 4271.44 sq.m.
10) Built Up Area proposed	: 4268.76 sq.m.
11) Area for Assessment	
a) On Plot / Land area	: 5695.25 sq.m. x Rs. 150/- = Rs. 8,54,287.50
b) On Built Up Area	: 4268.76 sq.m. x Rs. 375/- = Rs. 16,00,785.00
c) On Construction Area	: 635.96 sq.m. x Rs. 375/- = Rs. 2,38,485.00
Free of F.S.I.	
12) Total development charges	= Rs. 26,93,557.50
13) Less : a) Paid vide Cha. No.13542 dtd. 27/09/2007	= Rs. 12,83,388.00
b) Paid vide Cha. No.11662 dtd. 16/04/2008	= Rs. 4,39,965.00
c) Paid vide Cha. No.20163 dtd. 17/02/2009	= Rs. 9,78,300.00
14) Total development charges paid	= Rs. 27,01,653.00
15) Balance development charges to be paid	= Rs. Nil

Contd..... 2

वर्ष २०१३
दस्तावेज नं. ९५०५
९३६१९५

[Faint rectangular stamp]

Seal of Joint Sub. Registrar C.I.I. Vasal's
ज.स.र. वसल
Dist. Thane

H. A. Shah

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०३ २१०

दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

CIDCOM/VS/RDP/BP-4276/E/1060

7/07/2010

संदर्भ क्र. :

.....2.....

दिनांक :

16) Date of Assessment

: 07/07/2010

17) Premium components given free FSI :

a) Area under Fire Escape : 256.69 sq.m. x Rs.375/- = Rs. 96,258.75

b) Area Under pocket Terr : 639.53 sq.m. x Rs.225/- = Rs. 1,43894.25

Total amount

938/745 Rs. 2,40,153.00

18) Less :a)Paid vide Cha.No.20465 dtd.17/02/2009 = Rs. 1,55,000.00

b)Paid vide Cha.No.27359 dtd.07/07/2010 = Rs. 85,300.00

19) Balance premium charges to be paid = Rs. Nil

20) Fire Cess (4904.72 sq.m. x Rs.15/-) = Rs. 73,571.00

21) Less :a)Paid vide Cha.No.13550, dtd. 17/02/2009 = Rs. 70,400.00

b)Paid vide Cha.No.20464, dtd. 17/02/2009 =Rs. 3,500.00

22) Balance Fire Charges to be paid = Rs. Nil

23) As requested by you vide letter / / for balance payable amount, installment facility is hereby granted. The balance amount will attract 18 % interest till the date of payment. The Schedule of Payment is given below:

SCHEDULE OF PAYMENT

Sr. No.	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in Rs.)	Amount for Fire Charges (in Rs.)	Due Date of Payment	Interest (in Rs.)
		Nil		



Yours faithfully,

Associate Planner/A.T.P.O(W)

c.c. to:

1) M/s. Ajay Wade & Associates

2) AAO (VV)

1752 - 3
270 N. 2404
980. 944



mg
A. G. Shah

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१००१
 दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. :

CIDCOMVSR/RDP/BP-4276/E/1059

दिनांक :

7/07/2010

To
 M/s. Essjaycee Builders & Developers,
 Eskay House at Eskay Resorts,
 Link Road, Borivali (W),
 MUMBAI-400091

वसई - ३
दस्ता क्र. ९५०५ /२०१२
१२९/१६५

Sub : Revised Development Permission for proposed Industrial Buildings on land bearing S.No.15, 98, H.No.1(pt) of Village Satiwali, Tal.: Vasal, Dist.: Thane.

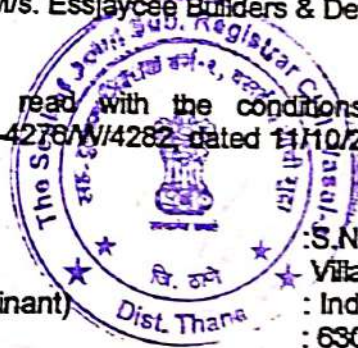
- Ref: 1) Commencement Certificate No.CIDCOMVSR/CC/BP-4276/E/4285, dated 11/10/2007.
 2) Amended Plan approved vide letter No.CIDCOMVSR/RDP/BP-4276/E/3572 dated 16/03/2009.
 2) Your Licensed Surveyor's letter dated 20/04/2010.

Sir / Madam,

Revised development permission is hereby granted for the proposed Industrial Buildings under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Essjaycee Builders & Developers, Eskay House at Eskay Resorts,

This drawing shall be read with the conditions mentioned in the letter No.CIDCOMVSR/CC/BP-4276/W/4282 dated 11/10/2007. The detail of the Layout are given below:

1. Location	: S.No.15,98,H.NO.1(Pt), Village:Satiwali
2. Land use (predominant)	: Industrial
3. Gross Plot Area	: 6300.00 sq.m.
4. Less : Road set Back	: 99.39 sq.m.
5. Area Not in possession	: 209.75 sq.m.
6. Any D.P Reservation	: 295.61 sq.m.
7. Net Plot Area	: 5695.25 sq.m.
8. Permissible FSI	: 0.75
9. Permissible Built Up Area for Layout	: 4271.44 sq.m.
10. Built Up Area proposed for Layout	: 4268.76 sq.m.
11. No.of Buildings	: 02 Nos.



Contd.....2

वसई - ३	
पत्र क्र	२५७५
१४/१६५	



H. Gishah

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. :

दिनांक :

CIDCO/VVSR/RDP/BP-4276/E/1059

वसई - ३
२५०५
१४३/१६५

7/07/2010

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The amount of Rs. 54,830/- (Fourty six thousand nine hundred thirty only) deposited vide Challan No. 13544 dtd 27/09/2007, Challan No.20466 dtd 17/02/2009, Challan No. 20470 dtd 17/02/2009 with CIDCO as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for break of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

Please find enclosed herewith the approved Revised Development Permission for the proposed Industrial Buildings on land bearing S. No. 86, H.No.4B of Village: Waliv, Tal. Vasai, Dist Thane, as per the following details:-

Sr. No	Predominant Use	No. of Bldg.	No. of Floors (Ground+2pt)	No. of Gala's 46 Nos	Total B.U.A. (In Sq.m.) 3258.34
1	Industrial	1	(Ground+2pt)	46 Nos	3258.34
2.	Industrial	2	(Ground+2pt)	12 Nos	1010.42

The revised development permission duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate issued vide letter No.CIDCO/VVSR/CC/BP-4276/W/4282, dated 11/10/2007 stands applicable to this approval of amended plans along with the following conditions

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.

Contd.....3.

वसतः २५०५
१२६१९५



H.G. Shekh

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०० ०२१
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. :

दिनांक :

CIDCO/VVSR/RDP/BP-4276/EI/1050

वसई - ३
पत्र क्र. ९५०५
३.९.२५/१६५

7/10/2010

- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) You shall submit detailed proposal in consultation with Engineering Department, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO.



Yours faithfully,

[Signature]
ASSOCIATE PLANNER / ATPO (VV)

c.c. to :-

M/s. Ajay Wade & Associates,
A/6, Sai Tower, Ambadi Road,
Vasai Road(W), Taluka Vasai
DIST : THANE.

बस नं. ९५०५ / २०१३
१२६/१६५

[Faint rectangular stamp]

Seal of Joint Sub. Registrar C.I.II, Vaswari-2
ज.स.पं.स. न्यायालय वार्ड-२, वसवरी-२ जिल्हा ठाणे
Dist. Thane

Ms.
H. G. Shah

पत्रांक - ३
 पत्रांक ८५७५
 १२/१२/९५

जुना सर्वे नं.

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव : खातीवली

(महाराष्ट्र जमिन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ - यातील नियम ३, ५, ६ आणि ७)

तहसील : चरई

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारण पध्दती	भोगवटाधाराचे नांव	खाते क्रमांक
१५३	२	१०५६	८१३५१४३३०२३०३३०४ ५५१ १०९१	खुळाचे नांव :
शेताचे स्थानिक नांव			श्री. एल. जे. सी. लिटिलरि मॅन्ड	०४३ ०४० ८५० ८५१ ८५०
लागवडी योग्य क्षेत्र	हेक्टर	आर	प्रति	इतर अधिकार -
एकूण	०-५८-६			
पोटखराबा (लागवडी योग्य नसलेले)				
वर्ग (अ)	०-०४-६			
वर्ग (ब)	०-०४-६			
आकारणी जुडी किंवा विशेष आकारणी	रुपये	पैसे		सीमा आणि भूमापन चिन्हे :
	४-८५			

गांव नमुना १२ (पिकांची नोंदवह्या)

(महाराष्ट्र जमिन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २२)

वर्ष	हंगाम	पिकाखालील क्षेत्र									पक्षित व पिकास निरुपयोगी अशा जमिनीचा तपडिल	पानी पुरवठ्याचे साधन	जमीन कसनाच्याचे नं	शेरा	
		मिश्रपिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्मळ पिकाचे क्षेत्र							
		मिश्रपिकांचा संकेतांक	जलासिंचन	अजल सिंचन	पिकाचे नांव	जलासिंचन	अजल सिंचन	पिकाचे नांव	जलासिंचन	अजल सिंचन					स्वरूप
२०१०	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
२०११			हे. आ.	हे. आ.		हे. आ.	हे. आ.	जवत करणू	हे. आ.	हे. आ.	०-५८-४	हे. आ.		खेता	विहीर

असल बरहुकूम नपकल खरी असे
 तारीख : १३/१२/२०१०

तहसील सज्जत दाली



Handwritten text in a rectangular stamp box:
2504
92/924



Handwritten signature: H. C. Shekh

वसई - ३
 दिनांक १५/०९/२०१२
 १२८/१६५

हक्काचे पत्रक (गाव. न. क्र. ६)

गावाचे नाव लोतीपेठ ता. वसई

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले प्रमाणन क्रमांक व उपविभाग क्रमांक	घाघणी अधिकार्याची अद्यावरी किंवा शेव
<p>१२४४</p>	<p>तारीख १/११/२०१० रविवारी - बाजूला द्यायला येण्या स.नं.ची जमीन जे. रसजेली विल्लर अर्बुडेक. तर्फे जामीनार १) चेतन कुतीलाल घेडा २) कुमाल सुयेश तुट्टीया ३) चेतन जोशी ४) नामजीभाई आर.पटेल ५) जयेश व्ही.पटेल यांनी जे.आर. सल्लेप्रायजेल तर्फे जामीनार हिमोंधु वृजलाल गणात्रा ६) दिनेश वृजलाल गणात्रा ७) मधुसूदन वृजलाल गणात्रा यांचेपासून र.क्र. १,००,००,०००/- इकरवी चार कशेड मात्र रुपयांश मशिफ १५/०४/२०१० रोजी मध्यम कशेड स्वतंत्र विकत घेतली असे.</p> <p>जमीनीचे वगनि स.नं.०/६.नं. क्षेत्र आकार १५/आ/२ ०-५८-४ ४-८५ प.क्र. ०-०४-६</p> <p>नोंद - कर्षी आर्ज व कुच्यम विषयक पत्रक - २ यांचेवरील वल कमांक ५०६२/२०१० दि. १५/०४/२०१० प्रकृत कधी असे.</p>	<p>१५/आ/२</p> <p>रकम</p> <p>रकम</p>	<p>जो लखम</p> <p>जमीन अधोगीक क्षेत्रावरील आहे</p> <p>जमीन खेडी स्वतःची नोंदणी घेत प्रत पशिफि.</p> <p>रकम मशिफ.</p> <p>स्वयं नोंद</p> <p>मंजूर</p> <p>स्वयं मश</p> <p>मशिफ जोशी</p> <p>१३/१२/२०१०</p>



(असल बरुकूम खरी नक्कल रुजू असे)

दिनांक :- १३/१२/२०१०

१३/१२/२०१०
 तहसिलदार राजा बालिय
 तालुका कार्यालय, वि. मंजूर

पत्रांक
६९०५
९५०/९६५



Ms
H. G. Shekh

बैंसीन कैथोलिक को-ऑपरेटिव बैंक लि.

(रोकमुद्र बैंक)

Bassein Catholic Co-operative Bank Ltd.

प्रति मनेजर / To, The Branch Manager

झेंडाबाजार शाखा / Zenda Bazar Branch

दि. / Dt. 15/1/10

मुद्रांक शुल्क / Stamp Duty ₹./Rs. 100/-

सेवा शुल्क/Service Charges ₹./Rs. 10/-

एकूण दस्तऐवज / No. of Documents

एकूण/Total ₹./Rs. 110/-

अक्षरी रुपये / Amount in Words one hundred

ten only

मुद्रांक शुल्क परपाय्याचे नांव / Name of stamp duty

paying party- Shri / Smt. Chetam. K. Chhedg

& other

पत्ता / Address Borivali (w)

Mumbai

समोत्तर पक्षकारचे नांव / Name of counter party

Shri / Smt. Ritesh. B. Chhotbar

व्यवसायाचा उद्देश्य / Purpose of transaction

POWER of ATTORNEY

घातदार / A counter party बँकेचा कारला आहे त्या बँकेचे

नाम / Name of the Drawee Bank

BASSEIN CATHOLIC CO-OP. BANK LTD.

रोखपाल / Cashier

मुद्रांक केल्यास दस्तऐवज घेण्यास यतीना ही पावती आपण

आवश्यक आहे / This counterfoil has to be presented

at the time of delivery of stamps.

दस्तावेज क्र. 9409 / 1072
9591984

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME: WE, SHRI. CHETAM KANTILAL CHHEDA, aged 41 years, SHRI. KUNAL SURESH TURAKHIA, aged 29 years, SHRI. CHETAN GIRDHARLAL SONI, aged 39 years, SHRI. NAGJI RANCHODDBHAI PATEL aged 42 years & SHRI. JAYESH VIRJIBHAI PATEL, aged 42 years, Indian inhabitants, Partners of M/S. ESSJAYCEE BUILDERS & DEVELOPERS, having its office at Eskay House at Eskay Resort, Link Road, Near Dutt Mandir, Borivali (West), Mumbai - 400 091 and having place of business Survey No. 15, Hissa No.2, Village Sativali, Taluka Vasai, Vasai East, Dist Thane, SEND GREETINGS :-

WHEREAS WE are required to sign various agreements for Sale in respect of Industrial Estate situated at Survey No. 15, Hissa No.2, Village Sativali, Taluka Vasai, Dist Thane, and also at the same time the documents are required to be lodged for registration and admission of execution before Sub-Registrar of Assurances at Vasai - 1/2/3.



भारत 94409
196769
SPECIAL
ADHESIVE
JAN 15 2011
10:12
INDIA
STAMP DUTY
MAHARASHTRA
R. 00001001-PB5291

Ritesh
व्यवसायिक प्रतिनिधी

Chetam K. Chhedg

Patel Juresh V.

AUTHORIZED SIGNATORY
FOR BASSEIN CATHOLIC CO-OP. BANK LTD.

वसई - ३
वसई क्र १५०५
१५२१९५



Mg
H-G-shah

वसई - ३
क्र. नं. २५०५ / १२०१२

AND WHEREAS WE are busy with other works and we are unable to do such work i.e. to attend the office of the Sub-registrar for the purpose of lodging the document for registration and admitting the execution of the same in the office of the Sub-Registrar of Assurances at Vasai - 1/2/3, We are desirous of appointing MR. RITESH BHIKHALAL. CHHATBAR, aged 24 years, residing at B/208, Shakti Jyot CHSL., 100 ft Road, Samta Nagar, Vasai West, Dist Thane 401202, as Our Attorney.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS, that We,
1). SHRI. CHETAN KANTILAL CHHEDA, 2). SHRI. KUNAL SURESH TURAKHIA,
3). SHRI. CHETAN GIRDHARLAL SONI, 4). SHRI. NAGJI RANCHODDBHAI PATEL,
5). SHRI. JAYESH VIRJIBHAI PATEL do hereby constitute, nominate and appoint MR. RITESH BHIKHALAL. CHHATBAR as our true and lawful Attorney to do all such acts, deeds, matters and things for us, on behalf of us and in our names, viz.

1. To- lodge for registration and admit execution of the agreements of Sale in the office of the Sub-Registrar of Assurances at Vasai - 1/2/3 and to admit the execution thereof.
2. To do all other acts and things that may be necessary or incidental to the admission of execution and registration of all Agreement for sale in respect of the above mentioned building.
3. This Power of Attorney is valid for the above mentioned project building only.

AND we do ratify and confirm what the said Attorney lawfully do in the premises.

IN WITNESS WHEREOF we have put our hands this 18th day of Jan 2011.








SIGNED AND SEALED AND DELIVERED

the within named the EXECUTANT

(PARTNERS OF: M/S. ESSJAYCEE BUILDERS & DEVELOPERS)

1). SHRI. CHETAN KANTILAL CHHEDA)

Handwritten signature in Devanagari script: चेतन क. च. ३१

2). SHRI. KUNAL SURESH TURAKHIA

REG. NO. 2404
942984



H. G. Shah

पत्रांक - ३
पत्रांक - २५०५
१५५१९६५

3). SHRI. CHETAN GIRDHARLAL SONI



4). SHRI. NAGJI RANCHODDBHAI PATEL



5). SHRI. JAYESH VIRJIBHAI PATEL



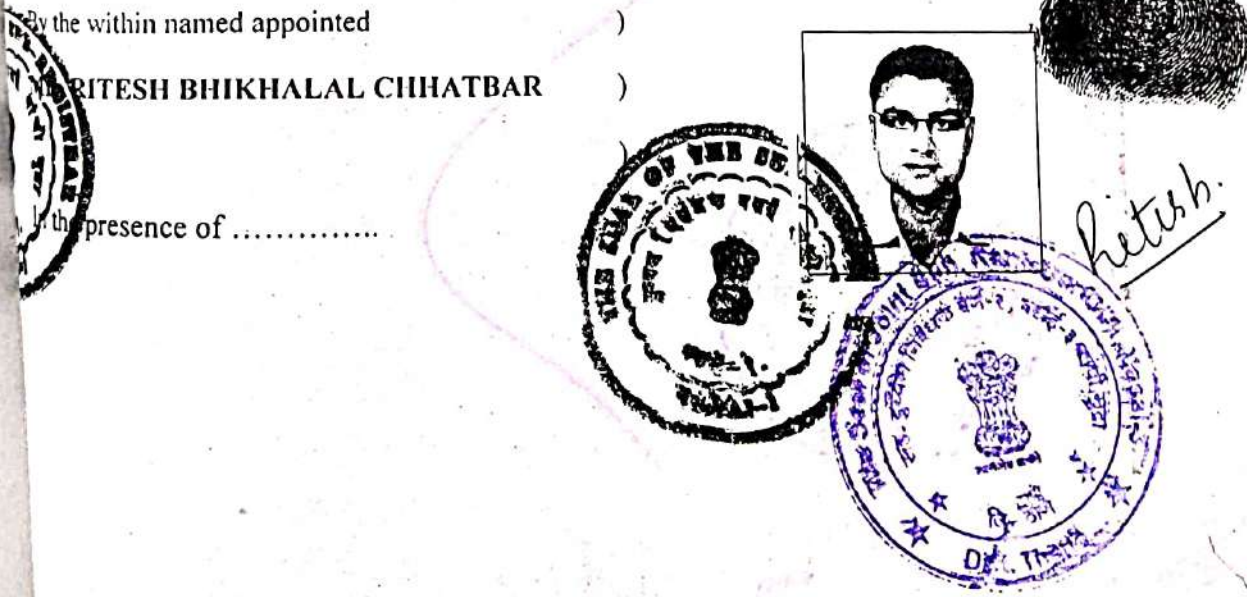
In the presence of

SPECIMEN SIGNATURE OF THE
CONSTITUTED ATTORNEY)

By the within named appointed)

RITESH BHIKHALAL CHHATBAR)

In the presence of



दस्ता नं. २५०५ / २०१३
११६, ११५



Mg
H.G. Shah

कॉम्प्लैट - ३
दस्तावेज नं. २५०५
१५७/१६५

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KIRAN CHIMANLAL MISTRY
CHIMANLAL SADAJI MISTRY
11091964
Permanent Account Number
AJQPM1473J
Signature



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KANTILAL VALABHJI PAREKH
DUPLICATE
Permanent Account Number
AJQPM1473J
Signature



સાચી જાણ
કાલ નં. ૯૫૦૭
૧૫૮૧૨૬૭



મગ
H.G. Shah

① बिहुन देणार

Ritesh



3) बिहुन देणार

[Signature]



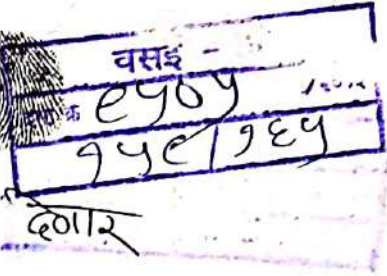
बिहुन देणार

२०१२/२०१५



② बिहुन देणार

वित्त. उ. वडा.



4) बिहुन देणार

[Signature]



बिहुन देणार

Patel Jitesh V.



पर मुखत्यार पत्रापर काज दि. १८/०९/२०११
मी धी. ७ मे पशुजुशी लिहिस
७ डेवपत्यरि वडे भागी
यांनी माहया समक्ष सडी फरज दिली थ त्यांच्या
मोहली थियरी ७ किरवा मिस्त्री
७ विपुल पारखर. यांनी नाही खात्री पटविली
पथि. प्रमाण फी रु. १००/- मिळाली.
दिवांड १८/०९/११ दुय्यम निबंधक, वसई-१
कु. मु. क. १६/२०११



[Signature]



[Signature]



[Signature]
एसह दुय्यम निबंधक (वर्ग-२)
वसई-१



पत्रांक
पत्रांक २५०५
९३०,९९५



Mg

H.G.S. Shah



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No MH02 20120014415 DOI: 27-02-2012
 Valid Till: 26-02-2017 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 27-02-2012

FORM 7
 RULE 16 (2)

DOB: 24-01-1955 BG: B+

Name: GIRISH SHAH
 S/D/W of PANACHANAD SHAH
 Add: FLAT NO B/303, 3RD FLOOR RUGHANI PLACE-1,
 SAROJINI RD, SHANTILAL MODI RD, KANDIVALI (W),
 MUMBAI.
 PIN: 400067
 Signature & ID of Issuing Authority: MH02 2012357

Signature/Thumb Impression of Holder

वसई - ३
 दस्त क्र ९५०५ / १९०१३
 १९९१९९५

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

AKSHIT CHHATBAR
 RAJESH GANPATLAL CHHATBAR
 22/08/1989
 PAN/Account Number
 AKHPC2B14P
 Signature: AKHPC2B14P

भारत सरकार
 GOVT. OF INDIA

06/08/2008



ओरियन्टल बैंक ऑफ़ कॉमर्स KANSAR | 0901 | MUMBAI-KANDIVALI (W) Dist. Thane
 ORIENTAL BANK OF COMMERCE 581*
 जारी करने वाली शाखा ISSUING BRANCH

* JOINT SUB REGISTRAR VASAI ***

गाने पर
 DEMAND PAY TO Been Thousand Five Hundred Eighty only *** को या उनके आदेश पर
 OR ORDER

प्राप्त मूल्य के बदले अदा करें ₹ *****17.580.00
 FOR VALUE RECEIVED

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कृते ओरियन्टल बैंक ऑफ़ कॉमर्स
 For ORIENTAL BANK OF COMMERCE

हमारे शाखाओं से सममूल्य पर देय
 Pay at par at all our branches

MTL/DD/E ((BS BRANCH))

अ.अ.मं. P.A. No. अ.अ.मं. P.A. No.
 प्राधिकृत हस्ताक्षरकर्ता AUTHORIZED SIGNATORIES
 Please sign above

420590 000022000

16

वसई - ३
दस्तावेज क्र. २५०५
१६२१ १६५



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H.G. Shah

शुक्रवार, 25 ऑक्टोबर 2013 9:47 म.पू.

दस्त गोपवारा भाग-1

वमड3 983/984
दस्त क्रमांक: 9505/2013

दस्त क्रमांक: वमड3 /9505/2013

बाजार मूल्य: रु. 17,58,000/- मोवदला: रु. 15,11,000/-

भरलेले मुद्रांक शुल्क: रु.1,05,500/-

डु. नि. मह. दु. नि. वमड3 यांचे कार्यालयात
अ. क्र. 9505 वर दि.25-10-2013
रोजी 9:42 म.पू. वा. हजर केला.

पावती:9885

पावती दिनांक: 25/10/2013


सादरकरणाराचे नाव: मिहिर गिरीश शाह

नोंदणी फी रु. 17580.00

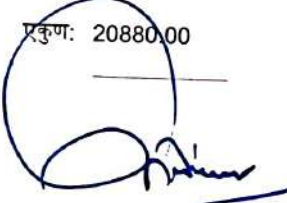
दस्त हाताळणी फी रु. 3300.00

पृष्ठांची संख्या: 165

दस्त हजर करणाऱ्याची सही:

Mgshah


एकुण: 20880.00



सहस्रमुख निबंधक, फॉर्म
वमड 3

Sub Registrar Vasai 3
सहस्रमुख निबंधक, फॉर्म
वमड 3

दस्ताचा प्रकार: करारनामा

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

थिका क्र. 1 25 / 10 / 2013 09 : 42 : 07 AM ची वेळ: (सादरीकरण)

थिका क्र. 2 25 / 10 / 2013 09 : 42 : 44 AM ची वेळ: (फी)



सहस्रमुख निबंधक, फॉर्म, वमड 3
सहस्रमुख निबंधक, फॉर्म, वमड 3
सहस्रमुख निबंधक, फॉर्म, वमड 3

Mgshah
सहस्रमुख निबंधक

Hitesh
सहस्रमुख निबंधक



25/10/2013 9:49:10 AM

दस्त क्रमांक : वराड3/9505/2013
दस्ताचा प्रकार : करारनामा



वराड3 १६४ १६५
दस्त क्रमांक:9505/2013

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:मे. पुरजेगी विल्डर्ग धण्ड बेहूतोपरी तर्फे भागीदार चेन्न के. चेडा तर्फे मु. मु. रीतेश बी. द्वाद्वार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एसके रीसोट्स, ब्लॉक नं: -, रोड नं: लिक रोड, बोरीवली पश्चिम ... पिन नंबर:AACFE9561E	लिहून देणार वय :-27 स्वाक्षरी:- <i>Ritesh</i>		
2	नाव:मिहिर गिरीश शाह पत्ता:प्लॉट नं: बी/303, माळा नं: तिसरा मजला, इमारतीचे नाव: रुघानी पेलेरा नं. 1, ब्लॉक नं: -, रोड नं: शांतीलाल मोदी रोड, कांदिवली पश्चिम ... पिन नंबर:BUTPS1220G	लिहून घेणार वय :-24 स्वाक्षरी:- <i>Mishra</i>		
3	नाव:हंसा गिरीश शाह पत्ता:प्लॉट नं: बी/303, माळा नं: तिसरा मजला, इमारतीचे नाव: रुघानी पेलेरा नं. 1, ब्लॉक नं: -, रोड नं: शांतीलाल मोदी रोड, कांदिवली पश्चिम ... पिन नंबर:AQTPS9507R	लिहून घेणार वय :-54 स्वाक्षरी:- <i>H.G.Shah</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:25 / 10 / 2013 09 : 45 : 09 AM

जोडणे:-
घाजीव इगम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:अशित राजेश द्वाद्वार - - वय:24 पत्ता:माणिकपूर वराड पश्चिम पिन कोड:401202	स्वाक्षरी <i>Ashit</i>		
2	नाव:गिरीश शाह - - वय:58 पत्ता:बी/303 तिसरा मजला रुघानी पेलेरा नं. 1 शां पिन कोड:400067	स्वाक्षरी <i>Girish</i>		

शिकका क्र.4 ची वेळ:25 / 10 / 2013 09 : 45 : 57 AM

शिक्का क्र.5 ची वेळ:25 / 10 / 2013 09 : 46 : 21 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Vasai 3

सहायक न्यायाधीश, वासी-३

वर्ग क्र ३

पत्रा क्र. १२१
१९०९

सहायक न्यायाधीश, वासी-३

दिनांक २५ मार्च २०१३

9505/2013

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



वर्ग क्र - ३
दस्ता क्र १९०९ / २०१३
१९५ / १९५

Dated this 21st Day of Oct - 2018

BETWEEN

Essjaycee Builders & Developers

and

Mr. Mihir G. Shah

Mrs. Hansa G. Shah

AGREEMENT FOR SALE

Unit No. 115 on 1st Floor, Building No. 1

: Builders & Developers :
Essjaycee Builders & Developers

Eskay Resorts, Link Road,
Near Dutta Mandir, Borivali (W)
Mumbai - 400 091.