

PRATAP VILLA



A Project by :



JPV REALTORS

JPV REALTORS PVT. LTD.

ISO 9001 : 2008 Certified

ISO 14001 : 2004 Certified

FRIDAY

Friday, September 08, 2017
11:25 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 11761 दिनांक: 08/09/2017

गावाचे नाव: वळगई

दस्तावेजाचा अनुक्रमांक: बरल-5-10867-2017

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: आदिनी प्रसाद बोलाव नई मुखेल्या प्रसाद मुंदर बोलाव

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2600.00

पृष्ठांची संख्या: 130

एकूण:

₹. 32600.00

आपणाम मूळ दस्त, यंत्रनेल प्रिंट, मूची-२ अंदाजे
11:34 AM ह्या वेळेस मिळेल.

मह. दु. नि. का. व. बोरीवली 5

वाजार मूल्य: ₹. 12113661/-

मोबदला ₹. 15850000/-

भरलेले मुद्रांक शुल्क: ₹. 792500/-

सह. दु. नि. का. व. बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005119176201718R दिनांक: 08/09/2017

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: ₹. 2600/-

BORIVALI-5

Delivery Date : _____

संख्या: 2017/1042/00

संपादनार्थीचे नाव: 2017
 पत्ता: महेश टोपलकर,
 71, बंडारा, अहमदनगर.
 संपादनार्थीचे पत्ता: 71, 12^थ बंगला, कुंजर पुर्वे व टॉपिंगस भागाची हद्द व पश्चिमेस तिक रीत
 यांचे जमा व श. करणाक विलीन करावयाचे.

| आकृती क्रमांक | मिळालेला मूल्यांकन | आकृती क्रमांक | दुकाने | औद्योगिक | सोजनापनाचे एकक |
|--------------------|--------------------|---------------|--------|----------|----------------|
| 101 | 12554 | 142000 | 145300 | 145300 | चौरस मीटर |
| संपादनार्थीचे नाव | मिळालेला मूल्यांकन | आकृती क्रमांक | दुकाने | औद्योगिक | सोजनापनाचे एकक |
| मिळालेला मूल्यांकन | 12554 | 142000 | 145300 | 145300 | चौरस मीटर |
| संपादनार्थीचे नाव | मिळालेला मूल्यांकन | आकृती क्रमांक | दुकाने | औद्योगिक | सोजनापनाचे एकक |
| मिळालेला मूल्यांकन | 12554 | 142000 | 145300 | 145300 | चौरस मीटर |

संपादनार्थीचे पट आठ = 105% apply to rate = Rs 152565/-

पन्ना-बानुसार मिळकतीचा वरील ची मीटर मूल्यांकन = वार्षिक मूल्यांकन - बुनियाद जमिनीचा दर) * पन्ना-बानुसार जमिन दर + बुनियाद जमिनीचा दर)
 = (((152565 * 75300) * (100 / 100)) - 75300)
 = Rs 152565/-

1) संपादन मिळकतीचे मूल्यांकन = वरील पन्नाचा मूल्यांकन दर * मिळकतीचे क्षेत्र
 = 152565 * 79.4
 = Rs 12113461/-

एकत्रित अंतिम मूल्यांकन = संपादन मिळकतीचे मूल्यांकन + संपादनार्थीचे मूल्यांकन + अडोमेशन मजला शेर मूल्यांकन - लगतच्या सधचीचे मूल्यांकन - वरील सधचीचे मूल्यांकन - इतरित्त हाताने जडवलेले मूल्यांकन - बुनियाद जमिनीच्या जाडवलेले मूल्यांकन - इतरतो भोवतीच्या बुनियाद जागेचे मूल्यांकन
 = A + B + C + D - E - F + G + H
 = 12113461 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs 12113461/-



दरल - 4/
 90080 9 990
 2017

Data of Bank Receipt for GRN MH005119176201718R
Bank - IDBI BANK

Bank/Branch :
 Amt Txn Id : 135031951
 Amt DtTime : 06/09/2017 17:10:36
 ChallanIdNo : 69103332017090650768
 District : 7101 / MUMBAI

Simple Receipt
 Print DtTime :
 GRAS GRN : MH005119176201718R
 Office Name : IGR194 / BRL5_JT SUB REGISTRAR BORIVALI 5

StDuty Schm : --
 StDuty Amt : --

PenFee Schm : 0030063301-70 / Registration Fee
 PenFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

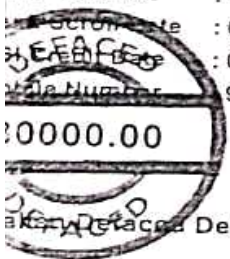
Article : B25
 Prop Mvblity : Immovable
 Prop Descr : FLAT NO 7017 TH FLOORPRATAP VILLASAI BABA PARK , EVERSHINE NAGARMALAD WESTMUMBAI
 : Maharashtra
 : 400064

Buyer Payer : PAN-ACLPB8648L PRASAD SUNDAR BOLAR
 Other Party : PAN-AACCJ0783G JPV REALTORS PVT LTD

Bank Scroll No : 100
 Deletion Date : 07/09/2017
 File Number : 918080908073

Only for verification-not to be printed and used

Consideration : 1,58,50,000.00/-



| No | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|--------------------------------|---------|------------------|---------------------|--------|-------------------|
| 1051-368-10667 | | 0002892297201718 | 08/09/2017-11:19:16 | IGR194 | 30000.00 |
| Total Defacement Amount | | | | | 30,000.00 |



वरल - ५/
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 २०१७

Hot Payment Successful. Your Payment Confirmation Number is 135031727

CHALLAN

MTR Form Number - 6

| | | | | |
|--------------------------|---|-----------------------|-------------------------------|--|
| GRN NUMBER | MH005119107201718R | BARCODE | Form ID : | Date: 06-09-2017 |
| Department | IGR | | | |
| Receipt Type | RM | | Payee Details | |
| Office Name | IGR194-BRL5_JT SUB REGISTRAR BORIVALI 5 | Location | Dept. ID (If Any) | |
| | | | PAN No. (If Applicable) | PAN-ACLPB8648L |
| Year | Period: From : 06/09/2017 To : 31/03/2099 | | Full Name | PRASAD SUNDAR BOLAR |
| Object | Amount in Rs. | | Flat/Block Premises/ Bldg No. | FLAT 701 7 TH FLOOR PRATAP VILLA SAI BABA PARK |
| | | | Road/Street. Area /Locality | EVERSHINE NAGAR MALAD WEST MUMBAI Maharashtra |
| 0030045501-75 | 792500.00 | | Town/ City/ District | |
| 0030063301-70 | 0.00 | | PIN | 4 0 0 0 6 4 |
| | 0.00 | | Remarks (If Any) : | |
| | 0.00 | | | |
| | 0.00 | | | |
| | 0.00 | | | |
| | 0.00 | | | |
| | 0.00 | | | |
| | 0.00 | | | |
| | 792500.00 | | Amount in words | Rupees Seven Lakhs Ninety Two Thousand Five Hundred Only |
| Payment Mode: NetBanking | FOR USE IN RECEIVING BANK | | | |
| Payment ID: 135031727 | Bank CIN No : 69103332017090650764 | | | |
| Cheque- DD Details: | Date | | | |
| Cheque- DD No. | 06-09-2017 | | | |
| Name of Bank | IDBI BANK | Bank-Branch | | |
| Name of Branch | | 571 Borivali [West] | | |
| | | Scroll No. | | |



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| २०१७ | | |

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai,
on ^{8th} day of September ~~2015~~ / ~~2016~~; 2017

BETWEEN

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| दरल - १२/ | | |
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| २०१७ | | |

JPV REALTORS PVT. LTD. , a Private Limited Company, incorporated under the Companies Act, 1956, having its registered office at 7th and 8th Floor, Jet Prime, Suren Road, Near Western Express Highway, Metro Station, Andheri - Kurla Road, Andheri (East), Mumbai 400 093, through its Director, SHRI JIGAR PRATAPRAY VORA , hereinafter referred to as "THE OWNER / DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include his successors and assigns) of the ONE PART ;

AND

Shri/Smt./M/s... Adithi Prasad Bolar & Through its
C.A. Shri Prasad Sundar Bolar &
Shri Prasad Sundar Bolar

all Adults, Indian Inhabitants of Mumbai, having their address at
A/303, Hemavathi, C.H.S. Ltd., Plot No. 9,
Near Amba Mata Mandir, Sector No. 7,
Charkop, Kandivali (W), Mumbai - 400 067.
hereinafter referred to as "THE PURCHASER/S" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

This page forms part and parcel of Agreement for Sale executed between JPV REALTORS PVT. LTD. AND A. P. Bolar & P. S. Bolar

P. Bolar

P. Bolar

GPV
P. Bolar
P. Bolar

GPV
P. Bolar
P. Bolar

GPV

WHEREAS:

(A) Pursuant to an Indenture dated 29.07.1975, executed between the one Shri Achyutkumar Shantilal Inamdar and others in their capacity as the partners of the said M/s. Associated Lands and Development Corporation, therein referred to as the Vendors of the First Part; the said Shri Achyutkumar Shantilal Inamdar and others being the members of the Joint and Undivided Hindu Family whereof the said Achyutkumar Shantilal Inamdar is the Karta and Manager, therein referred to as the Confirming Parties of the Second Part; the said Pankaj Co-operative Housing Development Society Ltd., therein referred to as the Society of the Third Part and the said DR. ARJAN TULSIDAS MANI, therein referred to as the Purchaser of the Fourth Part, the said Dr. Arjan Tulsidas Mani acquired the right, title and interest in respect of property being all that piece or parcel of land hereditaments and premises bearing Final Plot No. 28 (formed out of Plot Nos. 34 to 37) in the Registration District and Sub-District of Bombay City and Suburb, situate at Ramchandra Lane Extension, Village Valria, Taluka Borivali, in Greater Bombay, admeasuring at or thereabouts (equivalent to 378 sq. mtrs. or thereabouts) and being City Survey No. 307/82, in the Registration District of Bombay Suburban and Sub-District of Bombay City and Suburbs (hereinafter referred to as "the said property" for the sake of brevity) and more described in the Schedule hereunder written, for valuable consideration and under



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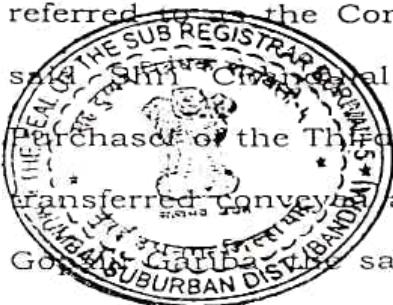
Terms and conditions more particularly set out described in the said Indenture dated 29.07.1975. The said Indenture is duly

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[Handwritten signatures]

registered with the Office of the Joint Sub-Registrar IV, Bombay (Bandra), under Serial No. BOM/B/1013/1975 on 29.07.1975;

- (B) Pursuant to an Agreement dated 10.08.1981, executed between the said Dr Arjan Tulsidas Mani and one Miss TRUPTI DAMODAR GARIBA, the said Dr Arjan Tulsidas Mani, agreed to sell the said property for valuable consideration and under the terms and conditions most specifically set out in the said Agreement;
- (C) Pursuant to an Agreement dated 09.11.1981, executed between the said Miss Trupti Damodar Gariba and one SHRI CHANDULAL GOPALJI GARIBA, the said Miss Trupti Damodar Gariba, agreed to sell the said property for valuable consideration and under the terms and conditions most specifically set out in the said Agreement;
- (D) Pursuant to an Indenture dated 19.02.1983, executed between the said Dr Arjan Tulsidas Mani, therein referred to as the Vendor of the First Part, the said Miss Trupti Damodar Gariba therein referred to as the Confirming Party of the Second Part, and the said Shri Chandulal Gopalji Gariba, therein referred to as the Purchaser of the Third Part; the said Dr Arjan Tulsidas Mani sold, transferred, conveyed and assured unto the said Shri Chandulal Gopalji Gariba the said property, for valuable consideration/and under the terms and conditions most specifically set out in the said Indenture dated 19.02.1983. The said Indenture is duly registered with the Office of the Sub-Registrar of Assurances under Serial No. BDR-427-1983 on 26.06.2012; Pursuant to



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| valuable consideration/and | | |
| specifically | set out in the | |
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| Indenture | | |

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sanctions and permissions granted by the Municipal Corporation of Greater Mumbai, under Commencement Certificate dated 03.10.1988, bearing Ref. No. CE/5261/BSII/A/P issued by M.C.G.M. and Occupation Certificate dated 15.02.1994 from M.C.G.M., the said Chandulal Gopalji Gariba Re-Developed the said property started and completed construction of building known as "Indira Apartment" on the said property, consisting of ground plus four (part) floors and Nine Residential flats and disposed off various Residential Flats to various Purchaser/s,

(E) No Co-operative Housing Society, as required under the Maharashtra Co-operative Housing Societies Act, 1960, has been formed or registered till the day of execution of this document, in respect of the said building "Indira Apartment";



(F) Chandulal Gopalji Gariba died intestate at Mumbai, on 05/03/2007, leaving behind him the Vendors as stated in the Deed of Conveyance dated 20.12.2013; viz., (1) SMT. INDIRA GARIBA (2) SHRI BIMAL CHANDULAL GARIBA and (3) DR. DIPTI HEMANG MAHIMTURA (married daughter of Chandulal Gopalji Gariba); as his only heirs and legal representatives, under the Hindu Succession Act, by which the said deceased Chandulal Gopalji Gariba was governed at the time of his death. The said Deed of Conveyance dated 20.12.2013 is executed by the said Vendors in favour of the Owner/Developer herein i.e. JPV REALTORS PVT. LTD, being "the Purchaser/s"

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| therein, | | |
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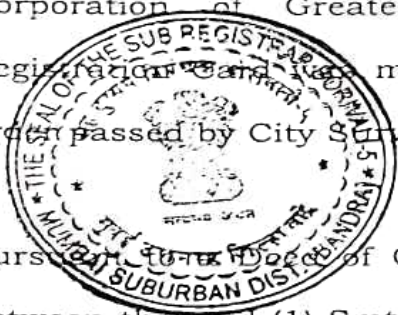
This page forms part and parcel of Agreement for Sale executed between JPV REALTORS PVT. LTD. AND A.P. Bolal & P.S. Bolal

Handwritten signatures and initials, including 'G.P.V.' and 'A.P. Bolal'.

(G) Pursuant to the demise of the said Chandulal Gopalji Gariba, one (1) SMT. INDIRA CHANDULAL GARIBA (2) SHRI BIMAL CHANDULAL GARIBA and (3) DR. DIPTI HEMANG MAHIMTURA (married daughter of Chandulal Gopalji Gariba) became the joint co-owners and having absolute right, title and interest in respect of the said property;

(H) The said Smt. Indira Chandulal Gariba and others by their indemnity Bond dated 23.04.2012, declared that they have paid stamp duty by way of using adhesive stamps / stamp papers in respect of the said Indenture dated 19.02.1983 and indemnified the Government, Semi-government to Society and its office bearers against any lost, claim, damages and also for expenditures in respect of the above said stamps;

(I) The name of the said Vendors Smt. Indira Chandulal Gariba and others appears in Revenue Records and in the Records of Rights with the Collector as well as with the Mumbai Municipal Corporation of Greater Mumbai, and entry in Property Register of Greater Mumbai mutated, on 12.04.2013, pursuant to the order passed by City Survey Officer;



(J) Pursuant to the Deed of Conveyance dated 20.12.2013, executed between the said (1) Smt. Indira Chandulal Gariba (2) Shri Bimal Chandulal Gariba and (3) Dr Dipti Hemang Mahimtura (married daughter of Chandulal Gopalji Gariba), as the Vendors therein of the One Part, and the Owner/Developer herein i.e. JPV Realtors Pvt. Ltd. as the Purchaser therein of the Other Part, the said

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Copy [Signatures]

Smt. Indira Gopalji Gariba and others granted, conveyed, transferred, assigned and assured unto the Owner/Developer herein, the said property, for valuable consideration and under the terms and conditions more particularly set out in the said Deed of Conveyance dated 20.12.2013. The said Deed of Conveyance is duly stamped and duly registered with the Office of the Sub-Registrar of Assurances at Borivali, under Serial No. BRL7-10073-2013 on 20.12.2013; Hereto annexed as Annexure "A", is the copy of Index II for Conveyance dated 20/12/2013, executed between 1) Smt. Indira Chandulal Gariba 2) Shri Bimal Chandulal Gariba 3) Dr. Dipti Hemang Mahimtura and



JPV REALTORS PVT. LTD.

In pursuance of the said Deed of Conveyance dated 20.12.2013, the Owner/Developer is entitled to and enjoined upon to construct buildings on the said property;

(L) The buildings proposed to be constructed on the said property will be called "PRATAP VILLA";

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(M) The Purchaser/s have demanded from the Owner/Developer and the Owner/Developer has given inspection to the Purchaser/s of all the documents of the title relating to the said property, the plans, designs and specifications prepared by the Owner/Developer's Architect Shri Dilip Mewada and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale,

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Management and Transfer) Act, 1963 (hereinafter referred to as "the MOFA Act") and the Rules made thereunder;

- (N) A copy of the Title Certificate dated 17.01.2014, issued by Shri Piyush Mahendra Shah, Advocate & Solicitor of the Owner/Developer is annexed herewith as Annexure "B", which has been perused by the Purchaser/s and are satisfied with the same and have agreed not to raise any further requisitions or any objections in relation thereto hereafter. Copy of Property card with City Survey Plan of the said property are also annexed herewith as Annexure "C";
- (O) The Purchaser/s have taken note of and have also agreed with the Owner/Developer that the Owner/Developer and/or their nominees or assignees shall have the right to use and enjoy at all times (even after lease of land and/or conveyance of the buildings is executed) all the facilities that may be finally provided by the Owner/Developer including storm water drains, sewerage treatment plant, limited common area and facilities, sewerage lines, electricity cables, telephone cables, underground and overhead tank, water pipe lines, common lighting, intercom, meter rooms, the Owner's toilet at ground floor, lifts, watchman cabin, stilt, lift machine room and all such facilities that may be provided by the Owner/Developer and also grant the user and enjoy to any other buildings and occupants thereof that may be constructed by them or their nominees or associates in the locality;



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(P) The Mumbai Municipal Corporation has duly sanctioned the layout on which the buildings mentioned hereinbefore are proposed to be constructed and Intimation of Disapproval (IOD) of the said buildings is issued by the Mumbai Municipal Corporation bearing No.CHE/WSII/0394/P/337/NEW of 2014-2015 dated 12/09/2014; the said copy of Intimation of Disapproval (IOD) is annexed herewith as Annexure "D" and The Mumbai Municipal Corporation has also issued the Commencement Certificate, dated 03/07/2015, bearing Ref. No. CHE/WSII/0394/P/337(NEW). The said copy of Commencement Certificate (CC) annexed herewith as Annexure "E" for construction of the said buildings;

(Q) While sanctioning the said plans for the said Buildings, the concerned local authorities and/or Government have laid down / may lay down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Owner/Developer while constructing the said Building and upon due observance and performance of which only, the Occupation Certificate and Completion Certificate in respect of the said Buildings shall be granted by the concerned local authority.



(R) The Owner/Developer has accordingly commenced construction of the said buildings in accordance with the said plans;

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| (S) The Purchaser/s | | |

has applied to the Owner/Developer for allotment to purchase of one Flat No. 701..... admeasuring 712-00 sq. ft., Carpet Area on the 7th floor of the said building known as "PRATAP VILLA " (hereinafter referred to as

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JPV


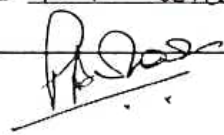
"the said building" for the sake of brevity), hereunder shown on the Typical Floor Plan thereof; which is annexed herewith as Annexure "F" , hereto annexed together with amenities; which is annexed herewith as Annexure "G" .(hereinafter referred to as "the said Flat" for the sake of brevity), more particularly described in the Third Schedule hereunder;

- (T) The Purchaser/s and/or the Society and/or any common organization of the Purchaser/s shall not at any time, including after conveyance or such other document vesting the title which is executed in favour of the Society and/or the common organization, be entitled to FSI exceeding the FSI used and consumed in the said building and any further FSI/ TDR/ Fungible FSI of any nature whatsoever, whether presently available in respect of the said property in future and/or obtained and/or made available, howsoever, shall exclusively only belong to the Owner/Developer and the Owner/Developer alone shall be entitled to use and consume the same at any time they deem fit and that the Purchaser/s and/or the said Society shall not be entitled to put any floor or additional construction on the said building exceeding the FSI and Fungible FSI consumed therein, at the time of Conveyance for any reason whatsoever even in the event of demolition of such Buildings for any reason and/or reconstruction thereof and only the Owner/Developers shall be entitled to do so.



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Copy  

(U) The Purchaser/s have entered into this Agreement with full knowledge of all terms and conditions in the documents, papers, plans, orders, schemes, amenities etc. recited and referred to above and those contained herein;

(V) The Purchaser/s relying upon the said applications and Agreements contained in this Agreement, the Owner/Developer hereby agree to sell to the Purchaser/s the said Flat, at the consideration amount and on the terms and conditions hereinafter appearing;

(W) Prior to the execution of this Agreement, the Purchaser/s have paid to the Owner/Developer a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) Only)

out of the purchase consideration amount of the said Flat as deposit of Earnest Money / Booking Amount (the payment and receipt whereof the Owner/Developer do hereby admit and acknowledge) towards the purchase consideration amount and the Purchaser/s have agreed to pay to the Owner/Developer the balance of the said purchase consideration in the manner

hereinafter appearing in the operative clause

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(X) Relying upon the said Application and Agreement, the Owner/Developer has agreed to sell to the Purchaser/s the said Flat at the consideration amount of Rs. 1,58,50,000/- (Rupees One Crore Fifty Eight Lakhs Fifty Thousand only) (excluding VAT and Service Tax, if applicable) and on the terms and conditions hereinafter appearing;

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(Y) Under section 4 of the Maharashtra Ownership Flat Act, 1963, "MOFA"), the Owner/Developer is required to execute a written Agreement for Sale of the said Flat on Carpet Area basis; being in fact these presents and upon the execution of this agreement and it being lodged for registration by the Purchaser/s and the Owner/Developer being informed about the same, the Owner/Developer are required to admit the execution thereof before the concerned office of Sub-Registrar and also register the same under the Indian Registration Act, 1908; within the prescribed time. In the circumstance, the parties hereto have agreed to execute this agreement as is hereinafter appearing.



(Z) U/s 3(2) of MOFA act, 1963 and Rule 4 of MOFA Rule, 1964; the Owner/ Developer who constructs or intends to construct the Building/Flats/ Premises shall make full and true disclosure of his nature of his title to the land on which the said building is constructed or to be constructed and such certificate the land be duly certified by advocate of not less than 3 years of standing and shall also make full and true disclosures all such encumbrances on such land including any right, title, interest or

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claim of any party in or over such land. Further, under rule 4 of the MOFA Rules, 1964 the said certificate of title is required to be annexed mandatorily to the said sale agreement for verification of the flat/ premises buyers. The Owner/Developer hereby confirms that they have complied with above requirements of MOFA 1963.

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

1. RECITALS FORMING PART OF THE AGREEMENT :

The recitals contained above shall form an integral and operative part of this Agreement for Sale as if the same were set out and incorporated in the operative part.

2. PLANS:

2.1 The Owner/Developer shall construct or cause to be constructed the said buildings consisting of ground / stilt and Seven upper



said property consisting in accordance with the plans approved by concerned local authority. The said plans have been inspected and approved by the Purchaser/s with such amendments, modifications and alterations as the Developer may deem fit and/or as may be required by the concerned local authority or Government to be made in them or any of them and the Purchaser/s hereby give their irrevocable consent, power and authority to the Owner/Developer to add, alter, vary or modify from time to time the said plans, including

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| for carrying up further construction, whether on the same building | | |
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| horizontally and/or vertically or otherwise, howsoever, subject to the provisions of the same by Municipal Corporation of Greater | | |

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2.2 As per Regulations No. 34 of the Development Control Regulations of Greater Mumbai, 1991 read with Resolutions for grant of Transferable Development Right (TDR), it is permissible to consume the F.S.I. of the said Plot of Land and to loading of TDR FSI of reservation property in plot of land by construction of new building on the said property on demolition of the existing structure.

3. TITLE:

The Purchaser/s have prior to the execution of this Agreement, have satisfied himself/herself/themselves about the title of the Owner/Developer. more particularly set out in the First Schedule hereunder written and have accepted the same as per the Title Certificate dated 17.01.2014, issued by Shri Piyush Mahendra Shah, Advocate & Solicitor, having office at 406, Hamam House, Hamam Street, Ambalal Doshi Marg, Fort, Mumbai 400 001, which is annexed herewith as Annexure "B" which has been perused by the Purchaser and has / have agreed not to raise any further requisitions or any objections in relation thereto hereafter and a copy of the Property Card with City Survey Plan are also annexed herewith as Annexure "C". The Owner/Developer has made full and true disclosure of the nature of the title of the said property.



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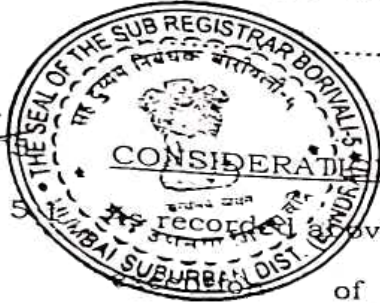
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4. AGREEMENTS:

The Purchaser/s hereby agree to purchase from the Owner/Developer and the Owner/Developer hereby agree to sell to the Purchaser the said Flat No. 701 measuring 712.00 sq. ft. (Carpet Area) on the 7th floor of the said building known as "PRATAP VILLA", more particularly described in the Second Schedule hereunder shown, at or for the lump sum consideration amount of Rs. 1,58,50,000/- (Rupees One Crore Fifty Eight Lakhs Fifty Thousand Only)

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P. S. Bolani
Son
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CONSIDERATION AND PAYMENT SCHEDULE:

above, the Purchaser/s have on or before the of these presents, paid a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only)

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to the Owner/Developer by way of Earnest Money / Booking Amount, the receipt whereof, the Owner/Developer do hereby admit and acknowledge.

5.2 The Flat Purchaser hereby agree to pay to the Owner/Developer the balance amount of purchase consideration amounting to Rs. 1,58,50,000/- (Rupees One Crore Fifty Eight Lakhs Fifty Thousand Only)

Son
P. S. Bolani
P. S. Bolani

in the following manner :

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P. S. Bolani
P. S. Bolani

- (a) Rs. _____/- as earnest money on or before the Execution of these presents mentioned above, being 20% of purchase price.
- (b) Rs. _____/- (being 20% of the purchase price in the Construction of plinth)
- (c) Rs. _____/- (being 10% of the purchase price on the Casting of first slab)
- (d) Rs. _____/- (being 10% of the purchase price on the Casting of second slab)
- (e) Rs. _____/- (being 5% of the purchase price on the Casting of third slab)
- (f) Rs. _____/- (being 5% of the purchase price on the Casting of fourth slab)
- (g) Rs. _____/- (being 5% of the purchase price on the casting of fifth slab)
- (h) Rs. _____/- (being 5% of the purchase price on the casting of sixth slab)
- (i) Rs. _____/- (being 5% of the purchase price on the casting of seventh slab)
- (j) Rs. _____/- (being 5% of the purchase price on the Casting of eighth slab)
- (k) Rs. _____/- (being 5% of the purchased price on Completion of internal plaster and External plaster)
- (l) Rs. _____/- (being 5% of the purchase price on Receiving Occupation Certificate)

Rs. 1,58,50,000/- Total of Purchase Price (Consideration)



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5.3 In addition to above Purchase Price (Consideration), the Purchaser is also liable to pay VAT & Service Tax as per clause No. 18 (18.1), (18.2) and (18.3) and also Stamp Duty & Registration Expenses/Fees as may be applicable at the time of payment of the said Taxes and Duties/Fees with the incidental expenses thereof as may be intimated to the Purchaser by the Owner/Developers.

5.4 The said Purchase consideration with applicable taxes shall paid within fifteen days from the date of intimation by the Owner/Developer to the Purchaser/s that the said Flat is ready for use, which is / shall be payable by the Purchaser/s to the Owner/Developers in Cash or Pay Order / Demand Draft only.

5.5 The Owner/Developer shall intimate to the Purchaser/s the date of payment of the relevant installment of the purchase consideration amount, payable by the Purchaser/s within the period mentioned in such intimation, which intimation shall be sent to the Purchaser/s by the Owner/Developer when the same is expressly agreed by the Purchaser/s that, the time for the payment of each of the aforesaid installments of the purchase consideration amount, as stated in the intimation to be sent to the Purchaser, as mentioned hereinabove and in respect of all amounts payable under these presents by the Purchaser/s to the Owner/Developer, shall be the essence of the Contract.



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5.6 The Purchaser/s agree to pay to the Owner/Developer interest @ 24% per annum and the Owner/Developer may at their own option accept from the Purchaser interest at 24% per annum on

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all the amounts which have become due and payable by the Purchaser/s to the Owner/Developer under the terms of this Agreement from the date the said amount is due and payable till it is actually paid by the Purchaser/s to the Owner/Developer. However, this provision for payment of interest will not entitle the Purchaser/s to delay the payment of interest will not entitle the same will not in any way prejudice or affect the rights of the Owner/Developer to terminate this Agreement and/or any other rights and remedies available to the Owner/Developer under this Agreement and/or under prevalent law for default made of non-payment on stipulated time and/or any other default committed by the Purchaser/s in pursuance of this Agreement. It is further clarified that in case of default of payment of any installment on due date, the Owner/Developer will be entitled to exercise other rights including the right to cancel and terminate this Agreement and if the Owner/Developer accept payment of installment plus interest after the expiry of due date, then they will do so only without prejudice to their other rights and remedies.

5.7 Without prejudice to the above and other rights of the Owner/Developer under this Agreement and in law, the Owner/Developer may at their own option, accept from the Purchaser/s the payment of the defaulted installments, on the Purchaser/s paying to the Owner/Developers on the defaulted installments at the rate of 24% per annum for the period during which the payment has been delayed or on any other terms and conditions which shall be decided by the Owner/Developer at that particular point of time in their absolute discretion.



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6. RIGHTS OF DEVELOPER:

6.1 The Owner/Developer shall have the right to make additions and/or alterations and raise or put up additional structures, and/or additional floors as may be permitted by Local Authorities and other concerned authorities on any portion of the said building. The Owner/Developer shall be entitled to utilize benefits of T.D.R. and F.S.I /or compensatory F.S.I./Fungible F.S.I. or all other benefits which may be permitted thereon. The Owner/Developer shall be entitled to use any additional F.S.I./Fungible F.S.I. due to change in law or carry out and complete additional construction that may be permitted by the Local Authorities or any other local body or concerned authority on the said buildings. Such additional structures and storey will be the sole exclusive property of the Owner/Developer, who will be entitled to dispose off it in any way they choose and the purchaser/s hereby irrevocably consent to the same and the



shall not be entitled to raise any objection or to any abatement in the price of the said Flat agreed to be acquired by him/his/their hereby and/or make claims for compensation or damage on the ground of inconvenience or any other ground. It is expressly agreed and the Purchaser/s is/are aware that as a result of changes in the building plans of the said building the share of the said Flat in the said common areas and facilities may increase or decrease. The Purchaser/s hereby expressly consents to such changes in the said share and hereby

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expressly authorize the Owner/Developers to so increase or decrease the said share of the Flat/Shop in the said common areas and facilities of the said building and/or the said property

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and the Purchaser/s hereby irrevocably agrees to accept the said share as changed as aforesaid.

6.2 Without prejudice to the obligation undertaken by them under these presents, the Owner/Developer may sell, transfer or assign all their rights, title and interest in the said entire property in partnership or joint venture basis with other Owner/Developer or Firms or Individual, if they think it necessary or advisable in their sole discretion.

6.3 In the event, any Flat or any premises remains unsold at anytime even after formation and registration of the Society and/or after the conveyance is executed, such unsold premises will continue to belong exclusively to the Owner/Developer and the Owner/Developer alone shall be entitled to deal with and/or sell the same and the Purchaser/s and/or common organization of the Purchaser/s of premises in the said buildings shall have no right, title, interest, claim or demand of any nature whatsoever, into or upon the same and as and when the Owner/Developer sell the same, the Purchaser/s of such premises shall be admitted as members of the Society of the Purchaser/s.

6.4 The Owner/Developer shall be entitled to change the use of the said property or buildings to be constructed thereon and/or part or portion thereof, but the same will not directly affect the use of the said Flat.



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(b) If any further or other additional F.S.I is permitted to be utilized or becomes available for construction on the project property, whether by acquisition of additional T.D.R under the provisions of the Development Control Regulations or MRTP or otherwise howsoever, the same shall be available for use and consumption on the project property exclusively by the Owner /Developer and/or their nominees or assigns, and none of the purchasers of the flats in the said building, including the Purchasers herein, nor the Association/s of Flat holders, when formed and registered, will be entitled to object to the utilization by the Owner /Developer or their nominee or assigns, for their benefit, such additional FSI or to claim any benefits arising there from.

(c) The Owner/Developer shall have the absolute, exclusive and full right, authority and unfettered discretion to sell, transfer and/or assign and/or Floor Space Index, Floor Area Ratio, Development Rights or Transferable Development Rights (TDR), originating from or arising therefrom or any part/s thereof, to or in favour of any person/s whatsoever, for such consideration and on such terms and conditions and provisions as may be desired and deemed fit by the Owner/Developer, in their sole and unfettered discretion may be permitted by law.



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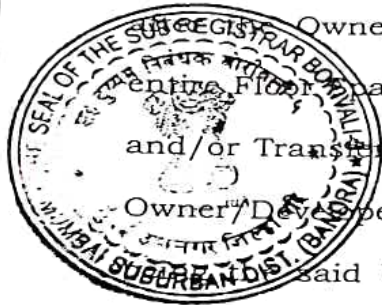
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6.8 It is hereby clarified and it is noted and accepted by the Purchaser/s that the Owner/Developer is developing the said property, as the Owner/Developer themselves and have their absolute right, title and interest in the said property.

7. CONVEYANCE:

7.1 It is further agreed that Owner/Developer shall execute conveyance, in respect of the said building, in favour of the said organization, save and except execution of conveyance in respect of the said building, the Owner/Developer shall not be liable, required, responsible and/ or obligated to execute lease/conveyance in respect of any part or portion of the said property including car parks, open spaces, terraces etc. Such lease/ conveyance in respect of the building in favour of the said organization shall be solely executed by the Owner/Developer only

Owner/Developer has utilized, consumed, loaded etc. Entire Floor Space Index (FSI), potential, yield of the said property and/or Transferable Development Rights (TDR) and only after the Owner/Developer has completed the construction of the building said building and/or other building/ construction on the said property, and only after the Owner/Developer has sold all the premises in the said building including garages and allotted stilt, parking, open spaces and other tenements and only after the



Owner/Developer has received all the amounts and consideration from the purchasers thereof, the Owner/Developers will take step to form any such said organization and/or to execute lease/conveyance in respect of the said Building known as "PRATA P VILLA", and till then, the Owner/Developers shall not

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be bound, liable, required and/or called upon to form any such said organization and shall not be required to execute lease/ conveyance or any other document in respect of the said Building known as "PRATAP VILLA" ..and the Purchaser agrees and irrevocably consents not to have any demand or dispute or objection in that behalf.

7.2 This Agreement is under the provisions of Maharashtra Ownership Flats Act, 1963 and Maharashtra Co-operative Societies Act, 1960 and the Conveyance of the property agreed to be transferred by the Owners in favour of the Co-operative Society of the Flat Holders shall be executed in pursuance of the provisions of the Maharashtra Ownership Flats act, 1963 in the manner stated hereinabove, along with statutory amendments from time to time.

8. NOT TO BE CONSTRUED AS WAIVER :

Any delay tolerated or indulgency shown by the Owner/Developer in enforcing the terms of this Agreement or any forbearance or extension of time to the Purchaser/s by the Owner/Developer shall not construed as a waiver on the part of the Owner/Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s, nor shall the same in any manner prejudice to the rights of Owner/Developer.



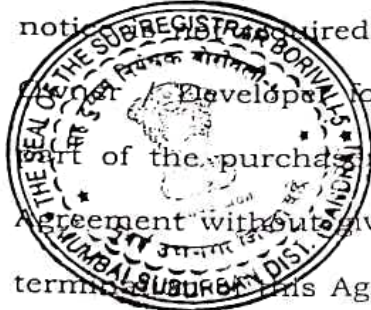
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9. TERMINATION OF AGREEMENT:

On the Purchaser/s committing default in making payment on due date of any amount due and payable by the Purchaser/s to the Owner/Developer under this Agreement (including their proportionate share of taxes, duties, cess etc. levied by concerned local authority and other outgoings) and on the Purchaser/s committing breach of any of the terms and conditions, stipulations and covenants herein contained, the Owner/Developer 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 Owner/Developer unless and until the Owner/Developer shall have given to the Purchaser/s thirty days prior notice in writing of their intention to terminate this Agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within fifteen days after giving of such Notice. Such notice is required in case of regular default of payment and if the Owner/Developer found any immoral act or character on the part of the purchaser, the Owner/Developer can terminate the Agreement without giving any notice. Provided further that upon termination of this Agreement as aforesaid, the Owner/Developer shall refund to the Purchaser/s the installments of sale consideration amount of the premises which may till then have been paid by the Purchaser/s to the Owner/Developer after deducting therefrom 10% of the agreed purchase consideration amount of losses, if any, incurred on sale of said premises and the cost of disposing the said premises and also all costs, charges, expenses, fees, interest on delayed installments etc. if any



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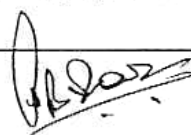
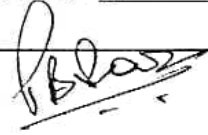
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incurred by the Owner/Developer whichever is more but the Owner/Developer shall not be liable to pay to the Purchaser/s any interest on the amount so refunded and upon the termination, the Purchaser/s hereby agree to forego all their right, title and interest in the said premises and in such an event, the Purchaser/s shall also be liable to immediate ejection as trespassers. And upon termination of this Agreement and upon expiry of fourteen days from the date of posting of intimation of termination by Registered Post with acknowledgement due on the address mentioned herein by the Owner/Developer to the Purchaser/s, the Owner/Developer shall be at liberty to dispose off and sell the premises to such person and at such consideration amount as the Owner/Developer may in their absolute discretion think fit. However, the rights given under this Clause to the Owner/Developer shall be at liberty to dispose off and sell the premises to such person and at such consideration amount as the Owner/Developer may in their absolute discretion think fit. However, the rights given under this clause to the Owner/Developer shall be without prejudice to any other rights, remedies and claims whatsoever available to the Owner/Developer against the Purchaser/s under this Agreement and/or otherwise. The said refund to the Purchaser/s will be paid by the Owner/Developer out of sale proceeds received by the Owner/Developer from the new Purchaser/s.



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10. OBLIGATIONS OF OWNER/DEVELOPER:

10.1 If the Purchaser/s in order to augment the resources in his / her / their hand for the purpose of payment of consideration amount to the Owner/Developer under this Agreement, seeks loan from financial institutions, banks or other institutions against the security of the said Flat subject to the consent and approval of the Owner/Developers, then in the event of the Purchaser/s committing default of the payment of the installments of the consideration amount and in the event of the Owner/Developer exercising their right to terminate this Agreement, the Purchaser/s hereby undertake to clear the mortgage debt outstanding at the time of the said termination. The Purchaser/s shall obtain the necessary letter from such financial institution, bank etc. stating that the Purchaser/s have cleared the mortgage debt. On receipt of such letter from the financial institution, bank etc. the purchaser/s shall be entitled to refund of the amount so paid by him/her/them to the Owner/Developer towards the said Flat. The Owner/Developer shall directly pay the amount payable to the financial institution, bank, their employer or other such institutions by the Purchaser/s, from the amount being credited to the account of the Purchaser/s with the Owner/Developer towards the said Flat. Once the said payment is made by the Developer then it shall be obligatory on the said financial institution, bank their employer or other such financial institution and also on the purchaser/s to release the said Flat and all related documents in favour of the Developer and the purchaser herein shall have NO OBJECTION to the same. Notwithstanding all that is stated hereinabove, it shall ALWAYS be



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obligatory on the part of the Purchaser/s to pay the installments of the consideration amount as and when due under the terms of this Agreement and the Purchaser/s shall duly and promptly pay the installments of the consideration amount irrespective of the fact that the Purchaser/s have applied for the loan to such financial institutions, banks, their employers or such other financial institutions, banks, their employers or such other institutions and further irrespective of the fact that the said loans are being under process and sanction awaited and/or is rejected. The Purchaser/s shall not be permitted to raise any contention in respect of his failure to pay the installments of the consideration amount on time and on the due dates, on the basis that the Purchaser has applied for loan to such financial institutions, banks, their employers or such other institutions and that the same are under process of disbursement or that the said loan application of the Purchaser/s is rejected. In the event of the failure of the Purchaser/s to pay the installments of the consideration amount, the Owner/Developer shall be entitled to enforce their rights as mentioned hereinabove. In the event, the loan obtained by the Purchaser/s against the Security of the said Flat from any financial institution, bank or from any other person / organization in order to pay the consideration amount towards the purchase of said Flat, then such financial institution, bank or any other person / organization shall issue the Cheque / Pay Order / Demand Draft of the loan amount in the name of the Owner/Developer only, i.e. in favour of JPV REALTORS PVT. LTD. A/C SUBRAMANIAM VILLA on BANK OF INDIA, ANDHERI EAST BRANCH, ACCOUNT NO. 009020110001061 and in the event



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such financial institution, bank or any other person /organization issues Cheque /Pay at their own risk and the Owner/Developer shall not be liable for the cost and consequences arising therefrom.

10.2 The Owner/Developer hereby agree to observe, perform and comply with or caused to be observed, performed and complied with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local Authority at the time of sanctioning the said plans or hereafter obtain or cause to be obtained from the concerned local authority, Occupation or Completion in respect of the said Building. The Developer may obtain Part/Full Occupation Certificate or Building Completion Certificate for one or more flats as the Developer may deem fit.

10.3 It is hereby expressly agreed that with respect to the water supply to buildings, the responsibility of the Owner/Developer shall be restricted only to the extent of providing the water connection to buildings as per the norms set by the MCGM or concerned authorities.



10.4 The Owner/Developer will provide pipeline, overhead water tank, and underground water tank and water connection as per the norms, rules and regulations of the Municipal Corporation of Greater Mumbai. Thereafter, if there is any shortage in water supply for any reason whatsoever, the Owner/Developer shall not be responsible for the same.

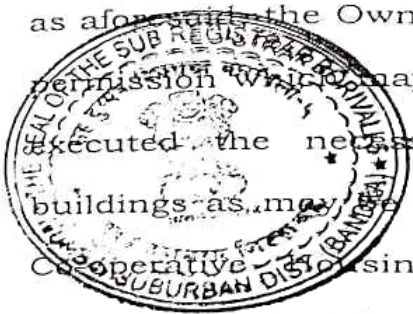
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SM A.P. Bolay S.P. Bolay

a. On Completion of the said Buildings and on receipt by the Owner/Developer of the full payment of all the amounts due and payable to them by all the Flats purchaser/s in the Building, the Owner/Developer shall co-operate with Flats holders in forming and Registering or incorporating a co-operative Society. Under Section 10(1) of MOFA ACT, 1963 and as required by rule 8 of MOFA Rules, 1964 Owner / Developer / Builder / Promoter shall submit an application to the Registrar for registration of co-operative Society or a company within four months from a date at which not less than 60% of the total number of flats have been sold and purchased by prospective members, provided minimum number of persons required to form co-operative Society or a Company have taken flats.

b. The rights of the members of the Co-operative Society, as the case may be, being subject to the rights of the Owner/Developer, under this Agreement and the conveyance to be executed in pursuance thereof; When the Co-operative Society is registered, incorporated or formed, as the case may be and all the amounts due and payable to the Owner/Developer in respect of the flats and other portions in the said buildings are paid in full as aforesaid, the Owner/Developer shall (subject to the necessary permission which may be required by law) execute or cause to be executed, the necessary conveyance of the said lands and buildings as may be permitted to be conferred in favour of such Co-operative Society as the case may be, such Conveyance shall be in keeping with the terms and provisions of this Agreement. No liability or responsibility shall be attached on



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the Owner/Developer and no compensation or other amount shall be payable by the Owner/Developer, if any part of the said property is not permitted to be so conveyed, under section 11 of MOFA ACT, 1963. The Promoter/Builder/Developer shall convey the title of the Property to the Organization of persons who takes flats/premises which is registered either as Co-operative Society/ a Company or as an Association of flat takers all his rights/title and interest in the land and Building by executing Conveyance Deed within 4 (Four) months from the date on which Co-operative Society or the Company or the Association of Flat takers is registered, provided all documents, as required by law, for executing Conveyance have been submitted by all Individual Members of the Society and the Society itself, as per Rule 9 of MOFA Rules, 1964. Further, the Promoter of the Society/Developer shall file with Competent Authority a copy of the Conveyance



under section 11(1) of MOFA ACT, 1963, within a period of 2 months from the date of execution of the said Conveyance.

11. OBIGATIONS OF PURCHASER/S:

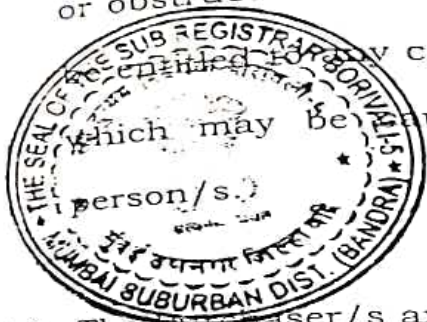
11.1 The Purchaser/s agree to comply with all the terms and conditions of any order, scheme, permission, objection etc. that may have been granted and/or which may hereafter be granted or sanctioned or imposed by any authority, statutory or otherwise, including paying any charges, bearing expenses, making deposits.

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The Owner/Developer may complete the said buildings or any part thereof or floor and obtain part Occupation Certificate thereof and give possession of the said Flat therein to the acquirers of such premises and the Purchaser/s herein shall have no right to object to the same and the Purchaser/s hereby give their specific consent to the same. If the Purchaser/s take possession of the said Flat in such part completed and/or floor/flat or otherwise, the Owner/Developer and/or its Agents or Contractors shall be entitled to carry on the remaining work including further and additional construction work of the building in which the said premises are, the said Buildings or any part thereof. The Purchaser/s are aware that such construction may cause inconvenience to the Purchaser and agree and assure to the Owner/Developer that the Purchaser/s shall not protest, object to or obstruct the execution of such work nor the Purchaser/s shall be entitled to any compensation and/or nuisance and/or damage which may be caused in any way to him/her or any other person/s.



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11.3 The Purchaser/s are aware that the building plans are sanctioned by the Municipal Corporation for Greater Mumbai and as such FSI, that may be consumed while constructing buildings on the said property may be in proportion to the FSI consumed thereon also some of the common amenities like gutter, sewerage, electric cables, gardens, roads, open parking spaces etc, are commonly provided for the buildings constructed or to be constructed on the said property and that Owner/Developer cannot sub-divide the said property. The Purchaser/s shall not insist upon, nor shall

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the Owner/Developer be liable and/or responsible to obtain sub-division in respect of the said property.

11.4 The Purchaser/s shall bear and pay their proportionate Share of the expenses, assessments by Municipal Corporation, levies, taxes, maintenance and other charges for the entire layout or complex and the decision of the Owner/Developer or the Society as the case may be, of the amount coming to the share of the Purchaser/s shall be final and binding on the Purchaser/s.

11.5 Commencing a week after notice in writing is given by the Owner/Developer to the Purchaser/s that the said Flat is ready for occupation or before taking the possession of the Flat whichever is earlier, the Purchaser/s will be liable and pay the Owner/Developers :



a. the proportionate share of the Purchaser/s on the Municipal Assessment Tax of the said property, comprising of ~~entire layout~~ and complex including all rates and taxes despite of the fact, whether any or all tenements of the buildings have been actually assessed or not or even if the assessment may not have

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| b. the share of the Purchaser/s in all other dues, duties, impositions, outgoings and burden of any nature at any time hereafter assessed or imposed upon the said premises and buildings or upon the owners or occupiers thereof, including of the entire said property by any authority including the Municipality, Government Revenue Authority, in respect of the | | |

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entire buildings or the user thereof and payable either by the owners or occupiers, and

c. the proportionate share of all other outgoings in respect of the said Flat or building and the layout or complex including other taxes, insurance, common lights, sanitation, additions and alterations, paintings, colour, washing, repairs, water charges in the event of water being charged on the basis of meter by the Municipality, Salaries and charges of Bill Collector, Clerks, Chowkidars, Sweepers etc., and

d. all other expenses necessary and incidental to the said entire building and the said property including the said management and maintenance. Unit the Society is formed and the said property and buildings transferred to the Society or Societies as provided herein, the Purchaser/s shall pay to the Owner/Developer such proportionate share of outgoings as may

be determined by the Owner/Developer.

11.6 The Owner/Developer is authorized by the Purchaser/s, on their behalf to deposit the amounts so deposited, all costs for preparation of

other documents, costs of lawyer for transfer of the said buildings to the said Co-operative Society, as such costs and costs of transfer are to be borne and paid wholly by the Purchaser/s and other acquirers of Flats / Tenements in equal share but exclusive of all out of pocket expenses like stamp duty, registration charges etc. which will be borne and paid wholly by the Purchaser/s and other acquirers of Flat etc., however, if the costs, charges and expenses are exceeding the



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aforesaid amount, the same would be made good by the Purchaser/s.

11.7 Hereinafter, if any charges are levied or payment required to be made to any Government Authorities or local bodies either on the said property or buildings or otherwise, the Purchaser/s on being called upon to do so by the Owner/Developer pay to the Owner/Developer his/her/their share thereof at or before or after taking possession of the said Flat as may be required or demanded by the Promoters, it being specifically understood that only the Purchaser and other acquirers of the said Flat, and/or Society shall be liable to pay the same and the Owner/Developer in no event or case shall be liable to pay the same. Under the aforesaid Agreements, it is provided that the Society of Flat Purchaser/s will be become member of the Apex Society or Federation to be formed, of the owners of the building in the said maintenance, repairs and/or replacements of the Infrastructure facilities / services in the said property, as per the terms and conditions on which the layout is sanctioned.



11.8 The Purchaser/s shall take possession of the Flat within 30 days of the Owner/Developer giving written notice to the Purchaser/s intimating that the said Flat is ready for use and occupation and the Purchaser/s shall before taking possession of the said Flat inspect the same thoroughly and point out defects if any in construction and/or amenities and facilities and will take possession only after rectification thereon.

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11.9 On taking possession of the said Flat, the Purchaser/s shall be deemed to have inspected the same thoroughly and for the same without any defect in construction and/or amenities and facilities unless otherwise recorded in writing.

11.10 The Purchaser/s agree to sign and deliver to the Owner/Developer before and after taking possession of the Flats all writings, papers, documents, Applications etc. as may be necessary or required by the Owner/Developer to put the intention of the parties as reflected herein into complete effect.

11.11 The said Flat is intended and shall be used for residential or the standard applicable use only, as per the D.C. Rules and the Purchaser/s shall not use the said Flat or any part thereof or any other purposes whatsoever other than the standard applicable use. The Purchaser/s shall use the garage or the parking space for the purpose of keeping or parking the Purchaser's own vehicle for no other purpose.



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11.12 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the said Flat, buildings or of the said property or any part thereof in favour of the Purchaser/s and/or other acquirers of Flat in the said building or other building or buildings. The Purchaser/s shall have no claim, save and except in respect of the said Flat hereby agreed to be sold to him and the entire property and land including all open spaces, lobbies, staircases, recreation spaces, walls, compound walls, lifts, terraces including the right over walls, hoardings, will remain the property of the Owner/Developer

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and/or the said firm and company, who shall be entitled to sell, transfer, deal with or dispose off the same in any manner they deem fit until the entire property including land and building or buildings is transferred to the Society as herein mentioned.

11.13 If any Sales Tax / Works Contract Tax / Service Tax / Other Duties / Taxes is payable or any liability on that account arises now or in future either with immediate effect or with retrospective effect as may be notified by the concerned Government Authorities, the same shall be paid and discharged by the Purchaser/s alone and the Owner/Developer shall not be liable to pay or reimburse on that account. The Purchaser/s shall also fully reimburse the expenses that may be incurred by the Owner/Developer in consequences upon any legal proceedings that may be instituted by the authorities concerned against the Owner/Developer or vice versa on account of such liability.



11.14 The Purchaser/s for themselves with intention to bind all persons into whosoever hands the said premises may come or be used or occupied do hereby covenant with the Owner/Developer as follows:

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After the possession of the said Flat is handed over to the Purchaser/s or commencing a week after the due date of last payment whichever is earlier; if any additions, alterations or modifications in or about or relating to the said building wherein the said premises are situated are thereafter required to be carried out by the Municipal Corporation or under the instructions or directions of any local authority or body or any other statutory

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authority, the same shall be carried out by the Purchaser/s alongwith the buyers of the other premises in the building wherein the said Flat is situated at their own costs and the Owner/Developer shall not be in any manner be liable to or responsible for the same.

b. Not to demolish or cause to be demolished the premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said Flat is situated and shall particularly keep the portion of sewers, drain and water pipes in the said Flat and appurtenances thereto in good tenantable repairs and conditions so as to support shelter and protection to the other parts of the building in which the said Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slab or RCC Partis or other structural members in the said Flat or other structural members,

and shall not store in the said Flat without the prior written permission of the Owner/Developer.

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to store in the said Flat any goods which are of hazardous, combustible or are of dangerous nature (except normal household requirement of Gas Cylinder or Kerosene) or are so heavy as to damage the construction or structure of the building in which the said Flat is situated or storing of which is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to mezzanine / upper



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floor which may damage or are likely to damage the staircases, common passages or any other structure or part of the building in which the said Flat is situated and in case any damage is caused to the said premises on account of negligence or default of the Purchaser/s in this behalf, then the Purchaser/s shall be liable for the consequences of the breach.

d. Not to throw dirt, rubbish, rags, garbage, or other refuse or any part of the same to be thrown from the said Flat in the compound of the said entire Land, and the building in which the said Flat is situated, but to collect it in plastic bags or dust bin and hand over to the sweeper who will come for collection or as provided for it in the building or compound. The Purchaser/s will segregate wet garbage and dry garbage and collect them in separate bags and hand them over each separately and observe Municipal Rules and Regulations in that behalf.



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to the Owner/Developer within four days of demand by the Owner/Developer any amount paid or payable by the Owner/Developer by way of betterment charges or development charges or tax or levies or premium or toka assessment, security deposit or any other sums of money to the Collector or the State Government or any other local statutory or public authority their shares of security, deposit, out of pocket expenses, cost of pipelines like water main, gas lines, sewerage lines, cost of service cables and meters and cost of sub-station, transformer and other appliances demanded or required to be put up by concerned local

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authority or Government, or any other authority for giving water, drainage, electricity, or any other service connection to the said Flat and/or the building in which the said Flat is situated, the same shall be paid or reimbursed by the Purchaser/s to the Owner/Developer in such proportion as the Owner/Developer may in their absolute discretion determine and the decision of the Owner/Developer shall be conclusive and binding upon the Purchaser/s. The above consideration amount or consideration of the said Flat is calculated on the above basis and the Owner/Developer are not liable to contribute any amount towards any of the above. The Purchaser/s have been explained and have understood that if there is any variation in the non-agricultural assessment and/or any other taxes / levies or toka assessment or if any premium is demanded by the municipal corporation, local body collector or any other authority for providing sub-station, electricity, water etc. or for providing sewers, drains, street light, water supply lines and other facilities etc., or any other sum as aforesaid is payable, the same shall have to be paid exclusively by buyers of all Flat in the said building in such proportion as the Owner/Developer may determine and the Owner/Developer shall not be liable to share any part of such expenses.



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f. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the premises by the

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Purchaser/s and also pay any penalty, premium or other sums of money demanded.

8. The Purchaser/s shall not be entitled to let, sub-let, give on leave and license, caretaker, paying guest or tenancy basis, sell, convey, transfer, assign, mortgage, charge or in any manner encumber or deal with or dispose off the premises or part with their right, title, interests or benefit of this Agreement or part with possession of the premises or any part thereof until all the payments whether due or not but payable by the Purchaser/s to the Owner/Developer under this Agreement or otherwise under any law are fully paid up and only if the Purchaser/s have not committed breach or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s have intimated in writing to the Owner/Developer and the Owner/Developer has given their prior consent in writing and also on Intending Transferees undertaking to observe, perform and carry out the terms and conditions as may be imposed in that behalf and the costs and expenses of such Agreement will be paid



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Purchaser/s shall always permit the Owner/Developer and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the said building and the said Flat or any part thereof to view and examine the state and condition thereof as also for making, maintaining, repairing, improving, replacing, rebuilding, cleaning, lighting and keeping in order facilities and also services, drains, pipes, cables.

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water connections, electric connection wires, gas connections and pipe structures and other conveniences belonging to or serving the said Flat or the building in which the said Flat are located and for the purpose of laying down maintaining, repairing and testing drainage lines, water pipes and electric wires and for similar other purpose.

i. The Purchaser/s agree and undertake not to use the open place, terrace stilt in the said building or compound or common areas thereof or in the said project elsewhere for killing of animals or in public view or otherwise or to offend religious feelings or other communities.

j. Provision regarding Air-conditioner, Painting, Display Board, Hanging Clothes, Grills etc. :

(i) to install Air-conditioner/s only in the space/s provided in the said Flat for the same. If the Purchaser/s desire to install air conditioner/s of a type which or any part, unit or component of which will protrude / project substantially outside the said Flat, or be required to be affixed / installed outside the said Flat, then the Purchaser/s shall install / the same only after obtaining the Owner/Developer's prior written permission to do so and shall strictly observe and comply with all the terms and conditions, if any, which may be imposed by the Owner/Developer in respect of the same.



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(ii) not to do or carry out any painting, decoration or other work to the exterior of or outside the said Flat, without the prior written permission of the Owner/Developer.

(iii) not to affix / install any sign, name or display boards, or any hoardings, or neon lights in or about the said building and/or in any part of the said complex, without the prior written permission of the Owner/Developer.

(iv) not to hang clothes, garments or any other thing for drying or for any other purpose from the windows, balcony / balconies or terrace/s of or appurtenant to the said Flat or any side of the building or above the parapet of railing level within the said Flat. Not to put any plants / pots / flower pots or some other such things which require watering and

maintained. The idea in prohibiting the above is that the water seeps through pots etc. and spoils the wall and its



not to fix or permit to be fixed any form of metal or other grill / box type grill on the exterior of windows and doors in the said Flat other than grills of a design and only at the position specified by the Owner/Developer so as to ensure and maintain uniformity of design / exterior throughout the

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11.15 The Purchaser/s shall sign all papers and documents and do all other things that the Owner/Developer may require it to do from time to time in this behalf, including safeguarding the interest of the Owner/Developer and holders of other Flat / Offices / Garages / Parking Spaces / Hoarding Spaces, etc. in the building in the said property.

FORMATION OF SOCIETY:

12.1 The Owner/Developer may form separate Society or Societies of one or more such buildings or Wings constructed on the said property and in that event the Purchaser/s to whom the said Flat have been sold or have been agreed to be sold by the Owner/Developer in the said Buildings shall become members of such Co-operative Society to be formed in respect of the buildings or Wings in which their respective Flat is located and the decision of the Owner/Developer in this regard shall be conclusive and binding upon the Purchaser/s.

12.2 The Co-operative Society, Limited Company and/or Association of Purchaser/s of premises in the said property shall incorporate the name "PRATAP VILLA " in its name and that name will not be changed under any circumstances without obtaining written permission of the Owner/Developer and the Purchaser/s hereby undertake and grants his/her/their irrevocable consent for the said name mentioned above and accordingly vote in favour of the said name in the Resolution to be passed in the General Body Meeting of such proposed Society for the reservation of name for the proposed Society.



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12.3 In the event of the Owner/Developers permitting formation of any ad-hoc Committee of the Purchaser/s, building-wise, Wing-wise, of the buildings constructed on the said property, as the Owner/Developer may determine at their sole discretion, than in that even such ad-hoc Committee shall not call upon and shall not demand and formations and registration of any Society, Limited Company or Condominium of Apartments and shall not take charge or demand administration of the said Building or Wings on the said property till all the buildings on the said property, proposed to be constructed by the Owner/Developer on the said property are duly completed by the Owner/Developer and till the entire FSI available in respect of the said property and any further or other FSI which may become available in respect of the said property or for utilization thereon is fully utilized in construction of buildings by the Owner/Developer and all the Purchaser/s of the premises have observed, performed and fulfilled their obligation under their respective Agreements for acquiring the premises from the Owner/Developer without any delay or delay. The Purchaser/s further confirms that any such proposed Society, Limited Company or Condominium of Apartment Owner or ad-hoc Committee shall be subject to overall paramount rights of the Owner/Developer and under total control of and management by the Owner/Developer alone.



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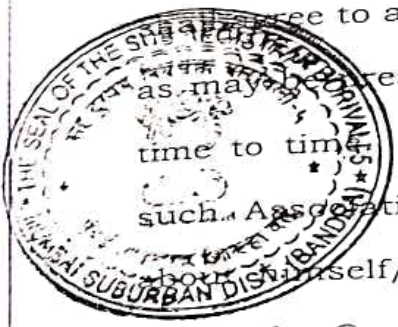
SUBMITTING TO PROVISIONS MAO ACT, 1970:

13. Without prejudice to the rights of the Owner/Developer to transfer
 13.1 the said Buildings or Wings to a Co-operative Society as provided
 in this Agreement, the Owner/Developer shall also have a right to
 submit the buildings on the said property (including additional
 structures that may be constructed thereon) or portion or portions
 of the said property to the provisions of the Maharashtra
 Apartment Ownership Act (hereinafter for the sake of brevity
 referred to as "MAO Act") and to require the Purchaser of the
 concerned premises to form themselves into an Association of
 Apartment Owners being a condominium as contemplated under
 the provisions of MAO Act and the Rules framed thereunder. In
 the event of the Owner/Developers demanding that the
 Purchaser/s of the premises in any one or more Buildings on the
 said property should form themselves into an Association of
 Apartment Owners as contemplated by the MAO ACT, all the
 Purchaser/s of the concerned premises shall sign such
 declarations, agreements, papers and deeds of undertaking as
 may be required to be signed and executed for enabling the
 compliance of the said MAO Act. The Purchaser/s of the premises

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as may be prescribed under the provisions of the MAO Act, from
 time to time.

In order to enable the Owner/Developer to form
 such Association, the Purchaser/s shall give such particulars
 of themselves/herself/themselves as may be required. In that
 event, the Owner/Developer and/or the Owners will execute the
 Deed of Apartment in favour of each of the Purchaser/s of the
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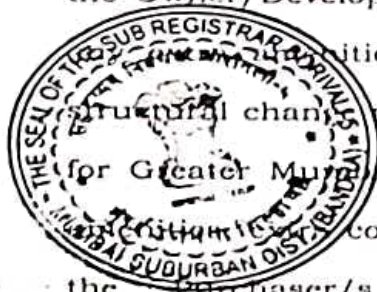
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the Apartment and the proportionate undivided right/share in the common area or facilities unto the Purchaser/s of the premises. It is expressly recognized by the Purchaser/s that the Owner/Developer shall have right to form Co-operative Societies for such number of Buildings on the said property and form condominium for such number of buildings on the said property as the Owner/Developer may in their absolute discretion from time to time determine.

14. FIXTURE/ FITTINGS AND AMENITIES:

14.1 The fixtures, fittings and amenities to be provided by the Owner/Developer in the said buildings and the said Flat are those that are set out in Annexure "G" hereto.

14.2 During the course of construction, the Purchaser/s may instruct the Owner/Developer to make any addition, alteration including amenities provided, the same does not involve any structural change and is permitted by the Municipal Corporation for Greater Mumbai and for such additional alteration or extra cost shall be required to be paid in advance by the Purchaser/s to the Owner/Developer upon the Owner/Developer agreeing to provide the same, the Owner/Developer shall be at liberty to refuse to provide such or any extra amenities and/or addition and/or alteration without assigning any reason and at their absolute discretion.



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POSSESSION AND FORCE MAJEURE:



15. The Owner/Developer shall endeavor to give possession of the said Flat to the Purchaser/s on or before September 17. If the Owner/Developer fails to give possession of the said Flat to the Purchaser/s on account of reasons beyond their control and/or their agent's control, by the aforesaid date, then the Owner/Developer shall be liable on demand, to refund to the Purchaser/s the amounts already received by the Owner/Developer in respect of the said Flat/Shop as per provisions of Section 8 of MOFA ACT, 1963 and shall have no right or claim against the Owner/Developer except for such refund. The Owner/Developer agrees that sending of the said amount by cheque by the Owner/Developer at the address given by the Purchaser/s in these presents, whether the Purchaser/s accepts or encash the cheque or not, will amount to refund of the amount so required to be refunded. PROVIDED THAT the Owner/Developer shall automatically be entitled to reasonable extension of time for giving delivery of the said Flat on the aforesaid date, if the completion of the building in which the said Flat is to be situated, is delayed on account of :

- a. Non-availability of steel, cement, other building material,
- b. electric supply, etc.,
- c. War, Civil commotion, act of God, including earthquake,
- d. cyclone, tsunami, flooding and any other natural disaster or unforeseen naturally accruing event, force majeure or reasons beyond the control of the Owner/Developers, including strikes by the workers, employees or labours of the Owner/Developers, the contractors, the suppliers, or

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due to disturbance / hindrance in work / site by any anti-social elements,

- c. Any Notice, Order, notification of the Government and/or other public or Competent authority; or
- d. Any strike, lock-out, Bandh or other like cause,
- e. Any change/changes in new law and in the policies of M.C.G.M. / Government and any delay for grant of further Commencement Certificate by M.C.G.M. for upper floors onwards,
- f. Any restrain and/or injunction and/or prohibition Order of Court and/or any other Judicial or Quasi-Judicial Authority and/or any Statutory Authority,



cause beyond the control of the Owner/Developers or any reasonable cause and the flat Purchaser/s agree/s to pro-rata extension of time if the delay in getting possession is due to any of the abovementioned reasons for any reasons beyond the control of the Owner/Developers as per the provisions of section 8 of the MOFA-Act, 1963,

- h. Any delay in grant of full/part Occupation Certificates from ~~ब. र. ल. ग. म.~~ without any fault of Owner/Developer,

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- i. ~~२०१९~~ other reasonable cause not in control of Developer; then in case of above events, it will not be construed as time is the essence of the contract.

This page forms part and parcel of Agreement for Sale executed between JPV REALTORS PVT. LTD. AND AP. Bolar & P.S. Bolar.

SON. *[Handwritten signatures]*

16. PAYMENT TO DEVELOPER ON OR BEFORE TAKING POSSESSION:

16.1 The purchaser/s shall on or before taking possession of the said Flat/Shop pay to the Owner/Developer the following amounts :

- a. Rs. 600/- : For Share money, application and Entrance fee of the Society in case of Single Purchaser and additional Rs.100/- for each Co-Owner / Purchaser.
- b. Rs.18,000/- : For Legal Charges for execution of Agreements, other Compliances including formation of Society and admission of purchaser, as Society.
- c. Rs.18,000/- : Being his/her/their share of the amount of Deposits payable for water and electric connection and cable charges to be installed in the said Flat and in the Building and/or Buildings etc.
- d. Rs.90,000/- : Towards provisional outgoings for Property Taxes, Water Bill, common Electricity Bill, Maintenance Charges, other Society expenses. (Refundable Proportionate surplus, if any).
- e. Rs. 5,000/- : Towards Intercom System.
- f. Rs. 142,400/- : Development charges @-Rs.200/- /-
⁷¹²⁻⁰⁰
per sq. ft. Carpet Area for Flat

 Rs. 2,74,000 /-
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SW
[Signature] *[Signature]*

It is further clarified that the list of charges mentioned hereinabove is only indicative and not exhaustive and the Purchaser agrees to pay to the Owner/Developers, such other charges/ amounts or such increase in the above mentioned other charges/ amounts as the Owner/Developers may indicate. In case, there is any deficit in this regard, the Purchaser/s shall forthwith on demand pay to the Owner/Developers his/her/their proportionate share to make up such deficit.

16.2 The Owner/Developer shall utilize the amounts mentioned above paid by the Purchaser/s to the Owner/Developer towards meeting legal costs, charges and expenses including professional costs of the Advocates of the Owner/Developer in connection with the of the said Society, preparing and engrossing this agreement, reimbursement of the Development Charges payable to the concerned authorities, electric meter charges and expenses for cable subscription, if required, contribution towards the corpus for other expenses in the manner stated hereinabove.



16.3 The Purchaser/s shall pay to the Owner/Developer before or at the time of taking possession (receiving of keys of the said Flat) as stated in clause No. 16.1 (d) as provisional maintenance outgoing amount in advance for eighteen (18) months being charges by way

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| of contribution towards | | Security Charges, Water Charges, payable to the MCGM for man charges, if any, sweeper charges, common electricity charges (i.e. electricity charges for staircase, passage, lift, pump room meter and firefighting equipment, if any), lift |
| 90000/- | 230 | |

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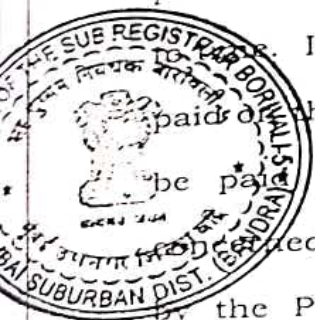
maintenance and common garden area, maintenance charges, whichever is applicable, for a period of eighteen (18) months. These maintenance charges shall not be accountable in any manner, at any point of time. It is expressly clarified that the above stated amount does not include property tax.

- 16.4 The Purchaser/s agree to sign and deliver to the Owner/Developer before and after taking possession of the Flat all writings, papers, documents, Applications etc. as may be necessary or required by the Owner/Developer to put the intention of the parties as reflected herein into complete effect.

17. STAMP DUTY AND REGISTRATION :

- 17.1 All costs, charges, duties, taxes and expenses including stamp duty and registration charges of this Agreement as well as other documents executed in pursuance hereto and on this transaction or otherwise howsoever arises shall be borne and paid exclusively by the Purchaser/s. The Purchaser/s are fully aware of the provisions of the Bombay Stamp Act, 1908 as amended from time


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If any stamp duty over and above the stamp duty already paid on this Agreement including the penalty, if any is required to be paid or is claimed by the Superintendent of stamps or any other authorized authority, the same shall be borne and paid exclusively by the Purchaser/s alone. The Owner/Developer shall not be liable to contribute anything towards the same nor shall the Purchaser/s hold the Owner/Developer liable and/or responsible towards the said liability. The Purchaser/s shall indemnify the Owner/Developer against any claim from stamp authorities or

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other concerned authorities in respect of the said stamp duty including penalty if any to the extent of the loss or damage that may be suffered by the Owner/Developer. The Purchaser/s shall also fully reimburse the expenses that may be incurred by the Owner/Developer in consequence upon any legal proceedings that may be instituted by the authorities concerned against the Owner/Developer or vice versa on account of such liability.

17.2 The present Agreement shall be stamped under the provisions of Bombay Stamp Act, 1958, and registered under the provisions of Indian Registration Act, 1908 and amended from time to time.

18. TAXES:

18.1 The purchaser shall be responsible to bear and pay and/or reimburse to the Owner/Developers as the case may be, all taxes, dues, levies and duties by whatever name called and/or of whatsoever nature including but not limited to service tax, VAT levied charged by the State and/or Central Government or any other competent authority in respect of this transaction under the Agreement at any time hereafter and the decision of the Owner/Developers as regards the payment/non-payment and/or its reasonableness or otherwise of such statutory levies and/or dues shall be conclusive, final and binding on the Purchaser/s and Purchaser/s doth hereby agree and undertake to indemnify and keep indemnified the Owner/Developers and their successors in title and assigns in respect thereof.



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18.2 The Flat Allottee/s shall deposit on or before the execution of this Agreement for Sale, with the Owner/Developer a sum equivalent to 1% of the Value of the Agreement for the Sale or at Such other Revised Rate with either retrospective effect or with immediate effect as may be notified by the concerned Government Authorities or by the Order of any Court in India, towards the Value Added Tax (VAT) (Agreement Value or Value under Bombay Stamp Act, whichever is more) Further, the Flat Allottee/s shall also be liable to pay such amount of Service Tax to be calculated @3.5% for Residential Flat (as per the Notification) or at Such other Revised Rate with either retrospective effect or with immediate effect as may be notified by the concerned Government Authorities or by the Order of any Court in India, on all receivables/ installments/ deposits/other amount. It is hereby agreed and accepted by the Flat Allottee/s that if any change or increase towards the Service Tax and VAT as mentioned hereinabove is levied any time in future through amendment in any rules or regulation and/or through notification by the concerned Statutory Authority, then such differential/increased amount shall be paid solely by the Flat Allottee/s immediately upon intimation by the Owner/Developers.



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18.3 The Purchaser shall pay VAT and Service Tax as per Prevailing tax laws at the time of execution hereof as follows:

- i. Rs. _____/- Towards VAT as and when accrued and due on the basis of this agreement and under MVAT ACT Provision.
- ii. Rs. _____/- Towards Service Tax as and when Accrued and due on the basis of this Agreement and under Service Tax Act Provision.

18.4 In the event, the Purchaser deducts Tax at Source (TDS) from the consideration, the Purchaser shall pay the Tax deducted to the _____ and deliver the relevant TDS Certificate relating to each payment to the Owner/Developer as per the provisions of the Income Tax Act, 1961. The consideration is only in respect of the said Flat as the Owner/Developer has neither charged nor _____ from the Purchaser any price or consideration for the Amenities area and the common areas and that the amenities and the common area shall be allowed to be used free of cost, price or consideration, however is shall be subject to rules and regulation framed by Owner/Developer. The consideration amounts



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mentioned hereinabove is purely on lump sum basis and no dispute whatsoever shall be entertained at any time relating to said sale price with aggregate area of the unit. The Owner/Developer shall intimate to the Purchaser/s demanding payment of the _____

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relevant installment of the purchase consideration amount, payable by the Purchaser/s within the period mentioned in such intimation, which intimation shall be sent to the Purchaser/s by the Owner/Developer when the same falls due. It is expressly agreed by the Purchaser/s that, the time for the payment of each of the foresaid installments of the purchase consideration amount, as stated in the intimation to be sent to the Purchaser, as mentioned hereinabove and in respect of all amounts payable under these presents by the Purchaser/s to the Owner/Developer, shall be the essence of the Contract.

19. NOTICE:

All letters, receipts and/or notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served and shall completely and effectively discharge the Owner/Developer if sent to the Purchaser/s by them by Registered Post or by fax or by e-mail at their address specified below :

Adithi P. Prasad Bolani Through its CA
 Bolani & Prasad Sundar Bolani Prasad Sundar &
 A/303, Hemavathi CHS. Ltd.,
 Plot No. 119, Near Amba Mata Mandir,
 Sector No. 1-7, Charkop, Kandivale (W),
 Mumbai - 400 067.

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 Prasad
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 Prasad

20. ALTERNATE DISPUTE RESOLUTION AND JURISDICTION:

In the event of any disputes or differences arising between the parties hereto, the parties have agreed to reconcile their disputes or differences pursuant to the execution of this Agreement under the provisions of Arbitration and Reconciliation Act, 1996, by a Sole Arbitrator and the Courts in Mumbai will have jurisdiction to entertain and try the present dispute.

The Purchaser/s have expressly, irrevocably and unconditionally agreed and consent to rights reserved by the Promotes for themselves, their nominees and/or assigns including rights reserved under above clauses, and the Purchaser/s, the Corporate Body/s and the Apex Body shall not raise any interference, dispute or objection whatsoever to or in respect of the same. It is



clarified, agreed and understood that strict compliance with the terms, conditions, covenants, stipulations and provisions of this Agreement on the part of the Purchaser/s, the Corporate Body/s and the Apex Body, shall be the essence of the contract on the basis of the Purchaser/s, the Corporate Body/s and the Apex Body agreeing and undertaking to strictly comply with and observe the terms, conditions, covenants, stipulations and provisions of this clause, the Owner/Developer have entered

into this Agreement.

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Save and except as may be specifically mentioned herein, this

Agreement supersedes all documents and writings whatsoever (if any) executed or exchanged by and between the parties hereto prior to the execution hereof. The parties hereto hereby confirm.

This page forms part and parcel of Agreement for Sale executed between JPV REALTORS PVT. LTD. AND A.P. Bolaji & P.S. Bolaji

Handwritten signatures and initials at the bottom of the page.

agree and acknowledge that this Agreement represents and comprises the entire contract between them in respect of the subject matter hereof. The Purchaser/s hereby expressly admit, acknowledge and confirm that no terms, conditions, particulars or information, whether oral, written or otherwise given or made or represented, including those contained or given in any advertisements, leaflet or brochure, or in any correspondence or other writing or document, by the Owner/Developer and/or their agents to the Purchaser/s and/or their agents, other than such terms, conditions and provisions as are contained or incorporated in this Agreement, shall be deemed to form part of this Agreement. No additions, deletions, amendments, allocations and/or modifications to/of any of the terms, conditions, covenants, stipulations or provisions of this Agreement, shall be valid, binding on or enforceable against any of the parties hereto, unless the same are recorded in writing and signed by or on behalf of the parties hereto, as supplemental hereto.

IT IS HEREBY CLARIFIED AS PER IOD CONDITIONS OF MCGM THAT -

1.1 The said building is deficient in open space and MCGM will not be held liable For the same in future.

1.2 The buyer/member agree for NO OBJECTION for the neighborhood Development with deficient open space in future.

1.3 The buyer/member will not be held liable MCGM for any failure of mechanical parking system / car lift in future.



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THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERR

[THE SAID PROPERTY]

ALL THAT piece or parcel of land hereditaments and p
bearing Final Plot No. 28 (formed out of Plot Nos. 34 to 37
40) in the Registration District and Sub-District of Bom
and Suburb, situate at Ramchandra Lane Extension,
Valnai, Taluka Borivali, in Greater Bombay, admeasuring
451 sq. yards or thereabouts (equivalent to 378 sq. m
thereabouts), and being City Survey No. 307/82.
Registration District of Bombay Suburban and Sub-Di
Bombay City and Suburbs.

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT Flat admeasuring 712.00 sq. ft. (Carpet Area
709... floor of the building known as "PRATAP VILLA",
on Final Plot No. 28 (formed out of Plot Nos. 34 to 37, 39
in the Registration District and Sub-District of Bombay
Suburb, situate at Ramchandra Lane Extension, Village
Taluka Borivali, in Greater Bombay, admeasuring about
yards or thereabouts (equivalent to 378 sq. mtrs. or there
and being City Survey No. 307/82, in the Registration Di
Bombay Suburban and Sub-District of Bombay City and S

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G.M

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IN WITNESS WHEREOF, the parties have hereunder set
and subscribed their respective hands and seals the day and the year
first hereinabove written.

SIGNED, SEALED AND DELIVERED by the within named,
JPV REALTORS PVT. LTD. PAN NO. AACCCJ0783G ,
Through its DIRECTOR ,

| WITHIN NAMED DIRECTOR (OWNER/DEVELOPER) | PHOTOGRAPH | LEFT HAND THUMB IMPRESSION AND SIGNATURE |
|--|--|--|
| 1. <u>NAME:</u> MR. JIGAR P. VORA <u>PAN NO.:</u> AAAPV7624F  SIGNATURE |  |  |

The party of the First Part In the presence of _____

Witness:

1. 






2. 



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This page forms part and parcel of Agreement for Sale executed between
JPV REALTORS PVT. LTD. AND A.P. Bolani & P.S. Bolani.

SIGNED, SEALED AND DELIVERED by the within named "PURCHASER"

| | WITHIN NAMED PURCHASER/S | PHOTOGRAPH | LEFT HAND THUMB IMPRESSION AND SIGNATURE |
|----|---|--|---|
| 1. | <p><u>NAME:</u> Adithi Prasad Bolani Through M/s C.A. Prasad Sundar Bolani</p> <p><u>PAN NO.:</u> A00PB4458B</p> <p>SIGNATURE</p> |  |  |
| 2. | <p><u>NAME:</u> Prasad Sundar Bolani</p> <p><u>PAN NO.:</u> ACLPB8648L</p> <p>SIGNATURE</p> |  |  |
| 3. | <p><u>PAN NO.:</u></p> <p>SIGNATURE</p> |  | |

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4. NAME:

PAN NO.:

SIGNATURE

The party of the Second Part in the presence of

Witness:

1.

N.P.R.

2.

J. Patel



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RECEIPT

RECEIVED from Adithi Prasad Bolag & Prasad Sundar Bolag

a sum of Rs. 5,00,000/- (Rupees Five lakhs Only)

only/-) being the Earnest Money / Booking Amount in respect of Flat No. 701 admeasuring 712.00 sq.ft. (Carpet area) on the 7th floor of the building known as "PRATAP VILLA", situated at Final Plot No. 28 (formed out of Plot Nos. 34 to 37, 39 and 40) in the Registration District and Sub-District of Bombay City and Suburb, situate at Ramchandra Lane Extension, Village Valnai, Taluka Borivali, in Greater Bombay, admeasuring about 451 sq. yards or thereabouts (equivalent to 378 sq. mtrs. or thereabouts), and being City Survey No. 307/82, in the Registration District of Bombay Suburban and Sub-District of Bombay City and Suburbs.

| Cheque/P.O. Nos. | Date | Amount | Bank |
|------------------|------------|------------|--------------------------|
| 1. 000131 | 14/08/2017 | 5,00,000/- | HDFC Bank, Kandivali (W) |
| 2. | | | |

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| 2019 | | |

TOTAL 5,00,000/-



Witness: 1. _____ 2. _____

WE SAY RECEIVED (OWNER/DEVELOPER)

ANNEXURES

- Annexure A Index II for Conveyance dated 20/12/2013
- Annexure B Title Certificate dated 17.01.2014
- Annexure C Property card with City Survey plan
- Annexure D Intimation of Disapproval (IOD) dated 12/09/2014
Bearing No. CHE/WSH/0394/P/337/NEW of
2014-2015.
- Annexure E Commencement Certificate dated 03/07/2015,
bearing Ref. No.: CHE/WSH/0394/P/337 (NEW).
- Annexure F Typical Floor Plan
- Annexure G List of Amenities



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JPV REALTORS PVT. LTD. AND A.P. Bolal & P.S. Bolal

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सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. बोरिवली
 वन क्रमांक : 10073/2013
 नोंदणी :
 Regn:63m

गावाचे नाव : 1) वळणीई

(1) विनेखाचा प्रकार अविहस्तांतरणपत्र
 (2) मोबदला 7200000
 (3) बाजारभाव(भाडेपट्ट्याच्या बायलितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 6402000

धर्या धर्जासुसार तक्रार दिली.
 धर्ज क्रमांक: 23/14
 दिनांक: 15/01/2014

सह दुय्यमनिबंधक बोरिवली क्र. ७

(4) भू-मापन, फोटोहिस्ता व घरक्रमांक (अनप्यास)

1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन: इतर माहिती: जमिन व बांधकाम प्लॉट नं 28 (फॉर्मड आऊट ऑफ प्लॉट नं 34 ते 37, 39, 40) सिटीएन नं 307/82 चे क्षेत्र चौ. पाई म्हणजेच 378 चौ.मी. विलेज बळणई, तालुका बोरिवली साहित मजकूरट्ट राईटम् ऑफ फलेंट ओनर्स विल्डींग - इंदिरा अपार्टमेंट, रामचंद्र लेन एम्प्लॉशन, माळाड प. मु. 400064. ((C.T.S. Number : 307/82 ;))

(5) क्षेत्रफळ

1) 378 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दन्तएवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा

1): नाव:- इंदिरा चंदूलाल गरीबा बय:-76; पत्ता:- प्लॉट नं: सदनिका क्र 807/808, माळाड, इमारतीचे नाव: हिमालय, ब्लॉक नं: अंधेरी प, मुं, रोड नं: जुहू लेन, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AACPG1548H
 2): नाव:- बिनल चंदूलाल गरीबा बय:-51; पत्ता:- प्लॉट नं: सदनिका क्र 807/808, माळाड, इमारतीचे नाव: हिमालय, ब्लॉक नं: अंधेरी प, मुं, रोड नं: जुहू लेन, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AAFPG8151M
 3): नाव:- डॉ. दिती हेमांग माहिंमंतुरा बय:-49; पत्ता:- प्लॉट नं: सदनिका क्र 807/808, पत्ता:- इमारतीचे नाव: हिमालय, ब्लॉक नं: अंधेरी प, मुं, रोड नं: जुहू लेन, पिन कोड:-400058 पॅन नं:-AAFPG8520J

अदालत न्यायालयाचे नाव व पत्ता
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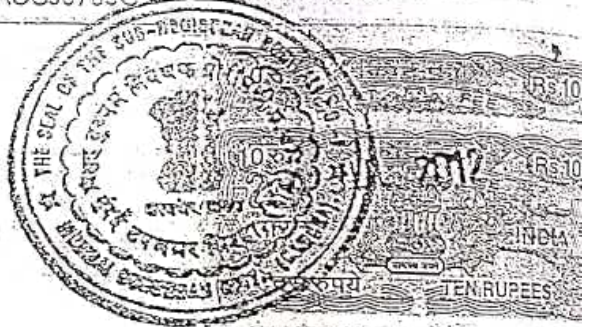
(8) दन्तएवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत न्यायालयाचे नाव व पत्ता

1): नाव:- जेपीव्ही रिजल्टस प्रा. लि चे मॅनेजिंग डायरेक्टर जिगर प्रतापराव बोरा बांधकाम संखत्यार संकेत मनसुखभाई चौहान बय:-30; पत्ता:- प्लॉट नं: 1, माळाड नं: इमारतीचे नाव: भरत विला, ब्लॉक नं: कांदिवली प, मुं, रोड नं: भागोलाल फडीया रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AACCJ0783G

(9) दन्तएवज करून दिल्याचा दिनांक 20/12/2013

(10) दन्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक खंड व पृष्ठ



खरी पत्र

मुद्रांकित व नोंदणी निवडलेला अनुषंग :-

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

सह. दुय्यम निबंधक, बोरिवली क्र. ७
 मुंबई उपनगर जिल्हा.

Annexure "B"

PYUSH M. SHAH
B.A., LL.M.
ADVOCATE & SOLICITOR
ENGLAND & WALES

HEAD OFF:
CORRESPONDENCE AT:
406, HAMAM HOUSE, HAMAM STREET,
AMBALAL DOBHI MARG, FORT,
MUMBAI - 400 001, INDIA.
E-MAIL : solicitorpyush@gmail.com
TEL. : +91-22-2268 7329 M : +91 98202 93860

BRANCH OFF:
9, MARWADI BLDG., RAHUL SOCIETY,
MARVE ROAD, MALAD (WEST),
MUMBAI - 400 064.

Ref No: PMS/CORR/10012/2014

17.01.2014

TO WHOMSOEVER IT MAY CONCERN
OPINION ON TITLE

Subj: All that piece or parcel of land hereditaments and premises bearing Final Plot No. 28 (formed out of Plot Nos. 34 to 37, 39 and 40) in the Registration District and Sub-District of Bombay City and Suburb, Borivali, in Greater Bombay, admeasuring about 451 sq. yards or thereabouts (equivalent to 378 sq. mtrs. or thereabouts), and being City Survey No. 307/82, in the Registration District of Bombay Suburban and Sub-District of Bombay City and Suburbs.

At the instance of my client: JPV REALTORS PVT. LTD., having its registered office at 1, Bharat Villa, Bhogilal Fadia Road, Kandivali (W) Mumbai 400 067. I have inquired the title of the abovementioned property. The brief facts relating thereto are as under:

1. Pursuant to an indenture dated 29.07.1975, executed between the one Shri Achyutkumar Shantilal Inamdar and others in their capacity as the partners of the said Mrs. Associated Lands and Development Corporation, therein referred to as the Vendors of the First Part; the said Shri Achyutkumar Shantilal Inamdar and others being the members of the Joint and Undivided Hindu Family whereof the said Achyutkumar Shantilal Inamdar is the Karta



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and Manager, therein referred to as the Confirming Parties of the Second Part; the said Pankaj Co-operative Housing Development Society Ltd., therein referred to as the Society of the Third Part, and the said DR ARJAN TULSIDAS MANI, therein referred to as the Purchaser of the Fourth Part, the said Dr Arjan Tulsidas Mani acquired the right, title and interest in respect of property being all that piece or parcel of land hereditaments and premises bearing Final Plot No. 28 (formed out of Plot Nos. 34 to 37, 39 and 40) in the Registration District and Sub-District of Bombay City and Suburb, situate at Ramchandra Lane Extension, Village Valnai, Taluka Borivali, in Greater Bombay, admeasuring about 451 sq. yards or thereabouts (equivalent to 378 sq. mtrs. or thereabouts), and being City Survey No. 307/82, in the Registration District of Bombay Suburban and Sub-District of Bombay City and Suburbs (hereinafter referred to as "the said property" for the sake of brevity) and more described in the Schedule hereunder written, for valuable consideration and under the terms and conditions more particularly set out described in the said Indenture dated 29.07.1975. The said Indenture is duly registered with the Office of the Joint Sub-Registrar IV, Bombay (Bandra), under Serial No. BOM/B/1013/1/64/1985 on 29.07.1975.

2. Pursuant to an Agreement dated 10.08.1981, executed between the said Dr Arjan Tulsidas Mani and one Ms TRUPTI DAMODAR GARIBA, the said Dr Arjan Tulsidas Mani, agreed to sell the said property for valuable consideration and under the terms and conditions most specifically set out in the said Agreement.

3. Pursuant to an Agreement dated 09.11.1981, executed between the said Ms Trupti Damodar Gariba and one SHRI-CHANDRAJI GOPALJI GARIBA, the said Ms Trupti Damodar Gariba, agreed to sell the said property for valuable



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consideration and under the terms and conditions most specifically set out in the said Agreement.

Pursuant to an Indenture dated 19.02.1983, executed between the said Dr Arjan Tulsidas Mani, therein referred to as the Vendor of the First Part, the said Miss Trupti Damodar Gariba therein referred to as the Confirming Party of the Second Part, and the said Shri Chandulal Gopalji Gariba, therein referred to as Purchaser of the Third Part; the said Dr Arjan Tulsidas Mani, sold, transferred conveyed and assured unto the said Shri Chandulal Gopalji Gariba, the said property, for valuable consideration and under the terms and conditions most specifically set out in the said Indenture dated 19.02.1983. The said Indenture is duly registered with the Office of the Sub-Registrar of Assurances under Serial No. BDR-427-1983 on 26.06.2012.

Pursuant to sanctions and permissions granted by the Municipal Corporation of Greater Mumbai, under Commencement Certificate dated 03.10.1988, bearing Ref. No. CE/5261/BSII/A/P, and Occupation Certificate dated 15.02.1994, the said Chandulal Gopalji Gariba redeveloped the said property started and completed construction of building known as "Indira Apartments" on the said property, consisting of ground plus four (part) floors and nine residential flats, and disposed off various residential flats to various purchasers;

No Co-operative Housing Society, as required under the Maharashtra Co-operative Housing Societies Act, 1960, has been formed or registered till the day of execution of this document, in respect of the said building "Indira Apartments".

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- 7. The said Chandulal Gopalji Gariba died intestate at Mumbai, on 05.03.2007 leaving behind him the Vendors as stated in the Deed of Conveyance dated 20.12.2013; viz., (1) SMT. INDIRA CHANDULAL GARIBA (2) SHRI BIMAL CHANDULAL GARIBA and (3) DR. DIPTI HEMANG MAHIMTURA (married daughter of Chandulal Gopalji Gariba); as his only heirs and legal representatives, under the Hindu Succession Act, by which the said deceased Chandulal Gopalji Gariba was governed at the time of his death. The said Deed of Conveyance dated 20.12.2013 is executed by the said Vendors in favour of my client, JPV REALTORS PVT LTD., being "The Purchasers" therein;
- 8. Pursuant to the demise of the said Chandulal Gopalji Gariba, one (1) SMT. INDIRA CHANDULAL GARIBA (2) SHRI BIMAL CHANDULAL GARIBA and (3) DR. DIPTI HEMANG MAHIMTURA (married daughter of Chandulal Gopalji Gariba) became the joint co-owners and having absolute right, title and interest in respect of the said property.
- 9. The said Smt. Indira Chandulal Gariba and others by their Indemnity Bond dated 23.04.2012, declared that they have paid stamp duty by way of using adhesive stamps / stamp papers in respect of the said Indenture dated 19.02.1983, and indemnified the Government, Semi-government to Society and it's office bearers against any lost, claim, damages and also for expenditures in respect of the above said stamps;
- 10. The name of the said Vendors Chandulal Gariba and others appears in Revenue Records of the said property in the name of the said Chandulal Gariba and others in the Records of the Municipal Corporation Greater Mumbai, and

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entry in Property Registration Card was mutated on 12.04.2013, pursuant to the order passed by City Survey Officer;

I as the Advocate & Solicitor for JPV Realtors Pvt. Ltd., have caused to issue a Public Notice dated 13.07.2013, published on 15.07.2013, in The Free Press Journal – English edition and Navshakti – Marathi edition for investigating the title of the aforesaid property and inviting objections, if any, from the public at large, and I have not received any Objections of any nature whatsoever within the stipulated period of 14 days from the date of publication of the said Notice;

My client has caused search to be taken concerning the said property in the office of the Sub-Registrar at Mumbai, for the year from 1984 to 2013 (30 years), and they did not notice any encumbrances registered from the Search Report;

Pursuant to a Deed of Conveyance dated 20.12.2013, executed between the said (1) Smt. Indira Chandulal Gariba (2) Shri Bimal Chandulal Gariba and (3) Dr Dipti Hemang Mahimtura (married daughter of Chandulal Gopalji Gariba), as the Vendors therein of the One Part, and my client : i.e. JPV Realtors Pvt. Ltd. as the Purchaser therein of the Other Part, the said Smt. Indira Gopalji Gariba and others granted, conveyed, transferred, assigned and assured unto my client, the said property, for valuable consideration and under the terms and conditions more particularly set out in the said Deed of Conveyance dated 20.12.2013. The said Deed of Conveyance is duly stamped and duly registered with the Office of the Sub-Registrar of Encumbrances at Borivali, under Serial No. BRL7-10073-2013 on 20.12.2013.



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Signature

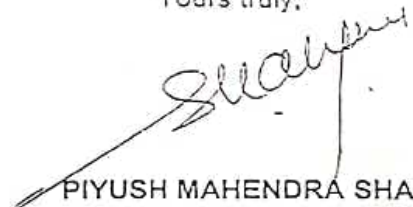
On the basis of the above referred documents, I am of the opinion that the title of the said property is clear and marketable.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of land hereditaments and premises bearing Final Plot No. 28 (formed out of Plot Nos. 34 to 37, 39 and 40) in the Registration District and Sub-District of Bombay City and Suburb, situate at Ramchandra Lane Extension, Village Valnai, Taluka Borivali, in Greater Bombay, admeasuring about 451 sq. yards or thereabouts (equivalent to 378 sq. mtrs. or thereabouts), and being City Survey No. 307/82, in the Registration District of Bombay Suburban and Sub-District of Bombay City and Suburbs.

Dated this 17th January, 2014.

Yours truly,


 PIYUSH MAHENDRA SHAH
 ADVOCATE & SOLICITOR
 England & Wales

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Annexure "D"

CEMPP-8028-2010-11-2,000 Forms (4 Pages F/B)

346 मजिस्ट्रेट इमारत (उत्तरा) - प.ज. जेन
 मजिस्ट्रेट इमारत, को. डि.म. इन्स्टीट्यूट, ...

EC-48

THIS I. U. D. / C.C. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAWS & REGULATIONS ACT 1972

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended upto date

No. CHE/WSH/0394/P/337/NEW of 2014-2015

MEMORANDUM

Owner: M/s. JPV Realtors Pvt. Ltd.

12 SEP 2014

With reference to your Notice 337, letter No.20 dated 2.06.2014 and delivered on 18.07.2014 and the plans, sections Specifications and Description and further particulars and details of your buildings at Proposed residential building on plot bearing C.T.S. No.307/S2 of Village Valnai at Evershine Nagar, Malad (W), Mumbai, furnished to me under your letter, dated 20/07/2014 I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you under section 346 of the Mumbai Municipal Corporation Act as amended upto date, my disapproval by thereof reasons:-

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

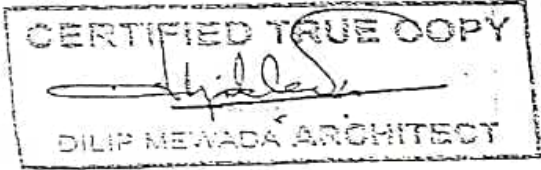
That the C.C. under Sec. 44\69 (1) (a) of the M.R.T.P. Act will not be obtained before starting the proposed work.

That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Reg.No.38(27).

That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.

That the Structural Engineer will not be appointed, supervision memo as per Annex XI (Regulation 5(3) (ix) will not be submitted by him.

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() that proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the building or work at anytime before the 17 SEP 2015 day of 2015, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or rule, regulations or bye-law made under that Act at the time in force.

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

12 SEP 2014

Executive Engineer, Building Proposals, Zone, Wards

SPECIAL INSTRUCTIONS.

(1) THIS INTIMATION GIVEN NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise and discharge the powers, duties and functions conferred and imposed upon and vest in the Commissioner by Section 346 of the said Act.

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

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

(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer existing or thereafter to be laid in such street".

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (15 cms.) of such building.

"(c) Not less than 92 ft () meters above Town Hall datum".

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

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

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) Necessary copy of the block plan should be submitted for the Collector, Mumbai Suburban District.

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Collector of Mumbai Suburban District

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector of Mumbai Suburban District before the work is started. The appropriate assessment shall be paid at the rate that may be fixed by the Collector under the provisions of Code and Rules thereunder.

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



5. That the structural design including provision of seismic/wind load and of calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall not be submitted before C.C.
6. That the sanitary arrangement for workers shall not be carried as per Muni. Specifications and drainage layout will not be submitted before C.C.
7. That the existing structure proposed to be demolished shall not be demolished before completely vacating the existing structure.
8. That the R.U.T. for compliance of all I.O.D. conditions shall be complied with and shall not be submitted.
9. That the Regd. U/T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.
10. That Regd. U/T from the developer to the effect that the Workers employed on site shall be covered under workmen compensation policy till completion of the work shall not be submitted before C.C.
11. That the letter from Owners/developers stating that they will accept the refund of additional 33% F.S.I. premium paid, without claiming any interest thereon. If the development proposal is not approved/rejected by M.C.G.M.
12. That the registered undertaking shall not be submitted for the difference of payment for additional 33% F.S.I. shall be paid and the condition No.5 mentioned in the notification and circular before calculating as per the Govt. may revised the rates time to time as per requesting for C.C.
13. That the Registered Undertaking shall not be submitted regarding any adverse clarification received from Govt. of Maharashtra in respect of condition No.7 of Govt. notification No.TPB-4308/776CR-24.10.2011 i.e. regarding consent of society/occupants regarding utilization of 0.33 F.S.I. on prorata basis.
14. That the R.U.T. from the owner/developer shall be submitted stating that member/prospective buyers shall be made aware about utilization of Fungible F.S.I. and clause to that effect will be incorporated in the flat sale agreement.
15. That the Registered undertaking shall not be submitted for the Mechanized Parking system / Car Lift shall be equipped with electric sensor devices and also proper precaution and safety majors shall be taken to avoid any accidents and maintenance of the same shall be done regularly.
16. That the registered undertaking shall be submitted before C.C for the damages occurred due to flooding if any.



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17. That the registered undertaking shall be submitted before C.C for the area reserved for parking shall be used / utilized for the purpose of parking only.
18. That the special attendant shall be deployed to control the maneuvering and the movement of car between entry and exit gates and between entry and exist to the lifts, at the junctions of mechanized parking system.
19. That the registered undertaking shall be submitted before C.C. that the clauses will be incorporated in the sale agreement of prospective buyers/members stating:-
 - a. That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future.
 - b. That the buyer / member agree for no objection for the neighbourhood development with deficient open space in future.
 - c. That the buyer / member will not be held liable M.C.G.M. for failure of mechanical Parking system / car lift in future.
20. That the standby arrangement of generator / alternative electric power supply requisite capacity shall be made in case of failure of electric supply.
21. That the Regd. Agreement with the existing tenant along with the plans will not be submitted before demolition of existing structure.
22. That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
23. That the Indemnity Bond indemnifying the Corporation for damages, risks accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
24. That the Indemnity Bond indemnifying the Corporation for against any litigation, claims, disputes arising out the proposed inadequate size of rooms will not be submitted before C.C./starting the work.
25. That indemnity bond indemnifying inconvenience caused due to installation of mechanical shall not be submitted before C.C.
26. That the existing structure proposed to be demolished and shifted will not be demolished or necessary Phase Programs with agreement will not be submitted and got approved before C.C.
27. That the requirements of N.O.C. of (S.W.D)/E.I./T&C/C.F.O. will not be obtained before requesting requisition will not be complied with before occupation B.C.C.



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EXECUTIVE ENGINEER
 BUILDING PROPOSAL, DMS, B&C

29. That extra water and sewerage charges will not be paid to A.E.W.W. (P/North) Ward before C.C.
30. That the No dues Pending Certificate from A.E.(W.W.) (P/North) shall be submitted before C.C.
31. That the N.O.C. from A.A. & C. (P/North) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.
32. That the N.O.C. from H.E. shall not be submitted before requesting for C.C.
33. That the development charges as per M.R.T.P. Act (Amendment) Act 1992 will not be paid before C.C.
34. That the C.T.S. Plan and P.R. Card area written in words in the name of owner through S.L.R. shall not be submitted before C.C.
35. That to appoint private pest control agency for anti laval treatment monitored by Insecticide Officer before requesting for C.C.
36. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall not be made as and when required by Insecticide officer for inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
37. That the Janata Insurance Policy shall not be submitted before C.C.
38. That the NOC from society along with extract of general body resolution for development, addition & alteration shall not be submitted before C.C.
39. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake Structural Engineer.
40. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.
41. That the N.O.C. from authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.
42. That the alternate arrangement of drinking water shall not be made for the existing tenants before demolishing the existing overhead water storage tank before C.C.
43. That the provisions of Rain Water Harvesting as per the design prepared by appropriate authorities in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 sq.mtrs.



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12 SEP 2014

CHE/WSII/0394/P/337/NEW

44. That the requisitions from fire safety point of view as per D.C.R. 1991 shall not be complied with.
45. That the necessary arrangement for bore well water shall not made and necessary certificate from Ground Water Survey Department Authority (GSDA) before requesting for C.C.
46. That the N.O.C. from A.E.(Environment) debris shall not be submitted before starting the work
47. That the bore well shall not be constructed in consultation with H.E. before requesting for C.C.
48. That all exterior wall shall not be constructed as per circular No.C/PD/12387 dtd. 17.03.2005.
49. That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
50. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
51. That no main beam in R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.
52. That all the cantilevers (projections) shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
53. That the N.O.C. from Additional Collector for royalty of excavated earth will not be submitted.
54. That the work shall not be carried out after sunset.
55. That to appoint private pesticide control agents to give anti larval treatment monitored by P.C.O. shall be submitted before C.C.
56. That the appointment of private doctor for treatment of labour/staff on site shall be submitted before C.C.
57. That the Board shall not be displayed on the site of proposed work name of owner, developer, architect, etc. as per consultant.



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TO THE PROVISIONS OF URBAN CEILING ACT 1973
 FILING AND REGULATIONS ACT 1973

12 SEP 2018

EXECUTIVE ENGINEER:
 BUILDING PROPOSAL (W.S.) BRANCH

CHE/WSII/0394/P/337/NEW

seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall not be insisted before granting further C.C. beyond plinth from the Lic. Structural Engineer.

That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.

That the Regd. Undertaking as per note no.34 shall not be submitted.

CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.:-

That the plinth/silt height shall not be got checked by this office staff.

That the water connection for construction purposes will not be taken before C.C.

That the plan for Architectural elevation and projection beyond proposed building line will not be submitted and got approved before C.C.

That the Compound wall shall not be constructed further C.C.

That the Material testing report periodically shall be submitted before C.C.

That the monthly progress report of the work will not be submitted by the Architect.

That the N.O.C. from M/s. Mahanagar Gas Ltd. shall be obtained before requesting C.C.



GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C.

That the dust bin will not be provided as per C.E.'s Circular No. CE/9297/II of 26.6.1978.

That 3.05 mt. wide paved pathway upto staircase will not be provided.

That the surrounding open spaces, parking-spaces and terrace will not be kept open.

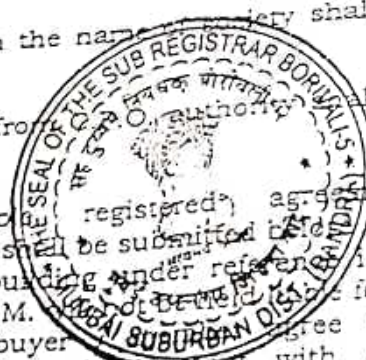
That the name plate/board showing Plot.No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C./B.C.C.

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

That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of municipal staff.

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7. That final N.O.C. from E.E. (S.W.D.) / C.F.O. / Lift Inspector shall not be submitted before occupation.
8. That final N.O.C. from A.A. & C. P/North shall not be submitted before occupation.
9. That the Co. Op. Hsg. Society of the prospective purchaser shall not be formed and regd. certificate to that effect shall not be submitted before B.C.C.
10. That Structural Engineers laminated final Stability Certificate along with upto date Licence copy and R.C.C. design canvas plan shall not be submitted.
11. That the debris shall not be removed before submitting B.C.C.
12. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
13. That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
14. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
15. That some of the drains shall not be laid internally with C.I. Pipes.
16. That the Vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall not be provided to the satisfaction of Municipal Commissioner.
17. That the P.R.C. in the name of society shall not be submitted before asking O.C.C.
18. That final N.O.C. from P.C.O. authority shall not be submitted before requesting O.C.
19. That a sample registered agreement with prospective buyers/members shall be submitted before O.C. with clauses stating:
 - a. That the building under reference is deficient in open space and M.C.G.M. shall be held liable for the same in future.
 - b. That the buyer/ member will not be held M.C.G.M. liable for neighbourhood development with deficient open space in future.
 - c. That the buyer/ member will not be held M.C.G.M. liable for any failure of mechanical Parking system / car lift in future.



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ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1974

12 SEP 2014

EXECUTIVE ENGINEER;
BUILDING PROPOSAL (W.S.) P.W.


CHE/WSH/0394/P/337/NEW

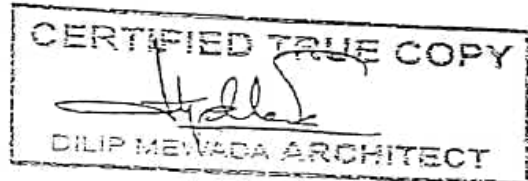
D. CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.:-

1. That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.
2. That B.C.C. will not be obtained and I.O.D. and Debris deposit etc. will not be claimed for refund within a period of 6 years.
3. That the P.R.C. in the name of new Owners shall be submitted before B.C.C.

12 SEP 2014

OFFICE IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1974


EXECUTIVE ENGINEER;
BUILDING PROPOSAL (W.S.) P-WARD



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Notes

12 SEP 2014

The work should not be started unless objections are complied with

A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.

Temporary permission on payment of deposited should be obtained any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate. The temporary structures for storing constructional material shall be demolished along with the building completion certificate.

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

Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Asstt. Commissioner with the required deposit for the construction of carriage entrance, over the road side drain

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

The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, and props debris, etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, without obtaining prior permission from the Asstt. Commissioner of the area.

The work should not be started unless the manner in obviating all the objection is approved by this department.

No work should be started unless the structural design is approved.

The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.

The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.

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

No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.

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

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

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

The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq.meters below payment.

The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.

No work should be started unless the existing structures proposed to be demolished are demolished.

This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13(h) (H) of the Rent Act and in the event of proceeding with the work either without an intimation about commencing the work under Section 347 of the Bombay Municipal Corporation Act, the work without removing the structures proposed to be removed the act shall be taken as a breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1962 (12 of the Town Planning Act), will be withdrawn.

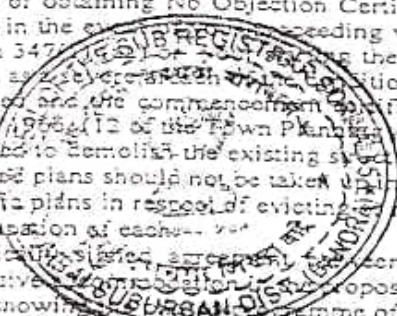
If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-

- (i) Specific plans in respect of evicting and re-housing the existing tenants on hour stating their number and the area in occupation of each.
- (ii) Specific written agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
- (iii) Plans showing the scheme of construction

In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.

In case of additional floor no work should be start or during monsoon which will cause water leakage and consequent nuisance to the tenants staying on the floor below.

The bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.



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- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the manholes and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning stripes of the ribbet pretressed with screw or dome shape pieces (like a garden mean) with copper pipes with perforations each not exceeding 1.5 mm. in diameter, the cistern shall be made easily safely and permanently a ceasible by providing a firmly sfixed iron ladder, the upper ends of the ladder should be varnished and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of pine glass for coping over compound wall.
- 32) (a) Louvers should be provided as required by Bye-laws No. 5(b)
(b) Lintels or Arches should be provided over Door and Window opening.
(c) The drains should be laid as require under section 234-1(a)
(d) The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures you will do so at your own risk.
- 34) "That the owner/developer and concerned Architect / Licensed Surveyor shall compile and preserve the following documents.
 - a) Ownership documents.
 - b) Copies of IOD, C.C. subsequent amendments, O.C.C., B.C.C. and corresponding mounted plans.
 - c) Copies of Soil investigation reports.
 - d) RCC details and canvas mounted structural drawings.
 - e) Structural Stability Certificate from Licensed Structural Engineer.
 - f) Structural Audit Reports.
 - g) All details of repairs carried out in the buildings.
 - h) Supervision certificate issued by the Licensed Site Supervisor.
 - i) Building Completion Certificate issued by Licensed Surveyor / Architect.
 - j) NOC and completion certificate issued by the C.F.O.
 - k) Fire safety audit carried out as per the requirement of C.F.O.



The above documents / plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate. The prospective society / end user shall preserve and maintain the above said documents / plans and shall also preserve and maintain the subsequent periodical structural audit reports and repair history. Similarly, to check and to carry out fire safety audit time to time as per the requirement of C.F.O. through the authorized agencies of M.C.G.M.

The necessary condition to this effect shall also be incorporated in the sale agreement / supportive agreement so that the end user / prospective society will take over the above said documents from the Developer. End user / prospective society shall carry out necessary repairs / structural audit/fire audits at regular intervals. The registered undertaking and indemnity bond to that effect shall be submitted by the developer and certified copy of the agreement / supportive agreement showing the above conditions shall be submitted to the office of Executive Engineer (Building Proposals)".

1.2 SEP 2014

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30/12/14
EXECUTIVE ENGINEER
BUILDING PROPOSAL WARD

COPY TO LICENSED SURVEYOR/OWNER

CERTIFIED TRUE COPY
DILIP MEWADA ARCHITECT

Annexure "E"

BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')
 No. CHE/WSII/0394/P/337(NEW)
COMMENCEMENT CERTIFICATE

08 JAN 2015

Applicant: M/s. JPV Realtors Pvt. Ltd.

उपरोक्त अमितता इमारत पत्राव्य पत्र. संख्या
 महापालिका इमारत, सी. टि.ग. संस्कृती कॉम्प्लेक्स
 १०, फुट डी.पी. रोड, सेंट लॉरेन्स गार्डन
 वरिंदली (पूर्व), मुंबई-४००१०१

With reference to your application No.1472 dated 12.06.2014 for Development permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building work under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building for residential building on plot bearing No.307/82.

Location: Premises at Street ---
 --- Valnai.
 Situated at Evershine Nagar, Malad(West), Mumbai.

Plot No. --
 Ward-P/North

The Commencement Certificate/Building Permit is granted on the following conditions:
 1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
 2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you.
 5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 Municipal Commissioner for Greater Mumbai is contravened or not complied with.

c. The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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.

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

The Municipal Commissioner has appointed Shri. G.B. Nikam, Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Stilt slab (+ 4.10 mt.) level only.

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For and on behalf of Local Authority
 Brihanmumbai Mahanagarpalika

G.B. Nikam
 07/11/15
 Ex.Eng.Bldg.Prop.(W.S.) 'P' Ward
FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

03 JUL 2015 CHEWSIV 0394/P 1337(NEW)

8] This c.c. is now further ^{valid &} extended for work of residential bldg. comprising of stilt for parking spaces + 1st to 4th upper residential floors as per approved plan dated 12/07/2015

03 JUL 2015

[Signature]
EXECUTIVE ENGINEER;
BUILDING PROPOSAL (W.S.) P-WARD

True Copy
[Signature]

9] This c.c. is now further extended for entire work of residential building comprising of stilt for parking spaces + 1st to 7th upper floors as per approved amended plan dtd 4/1/2016.

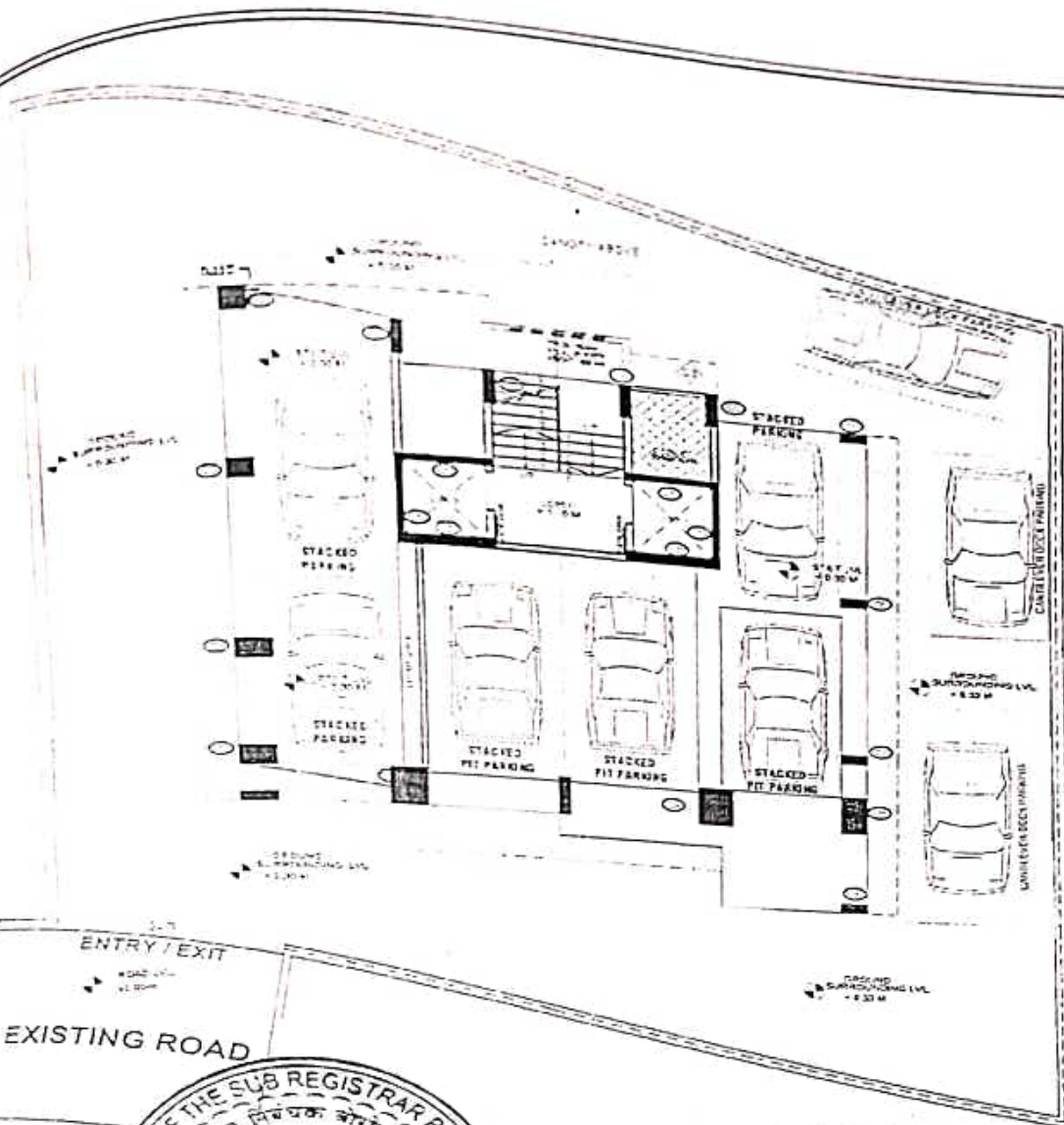
14 JAN 2016

[Signature]
ASSISTANT
~~EXECUTIVE~~ EXECUTIVE ENGINEER;
BUILDING PROPOSAL (W.S.) P-WARD

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Annexure "F"



STILT FLOOR PLAN



FLAT NO:- _____

FLOOR:- _____

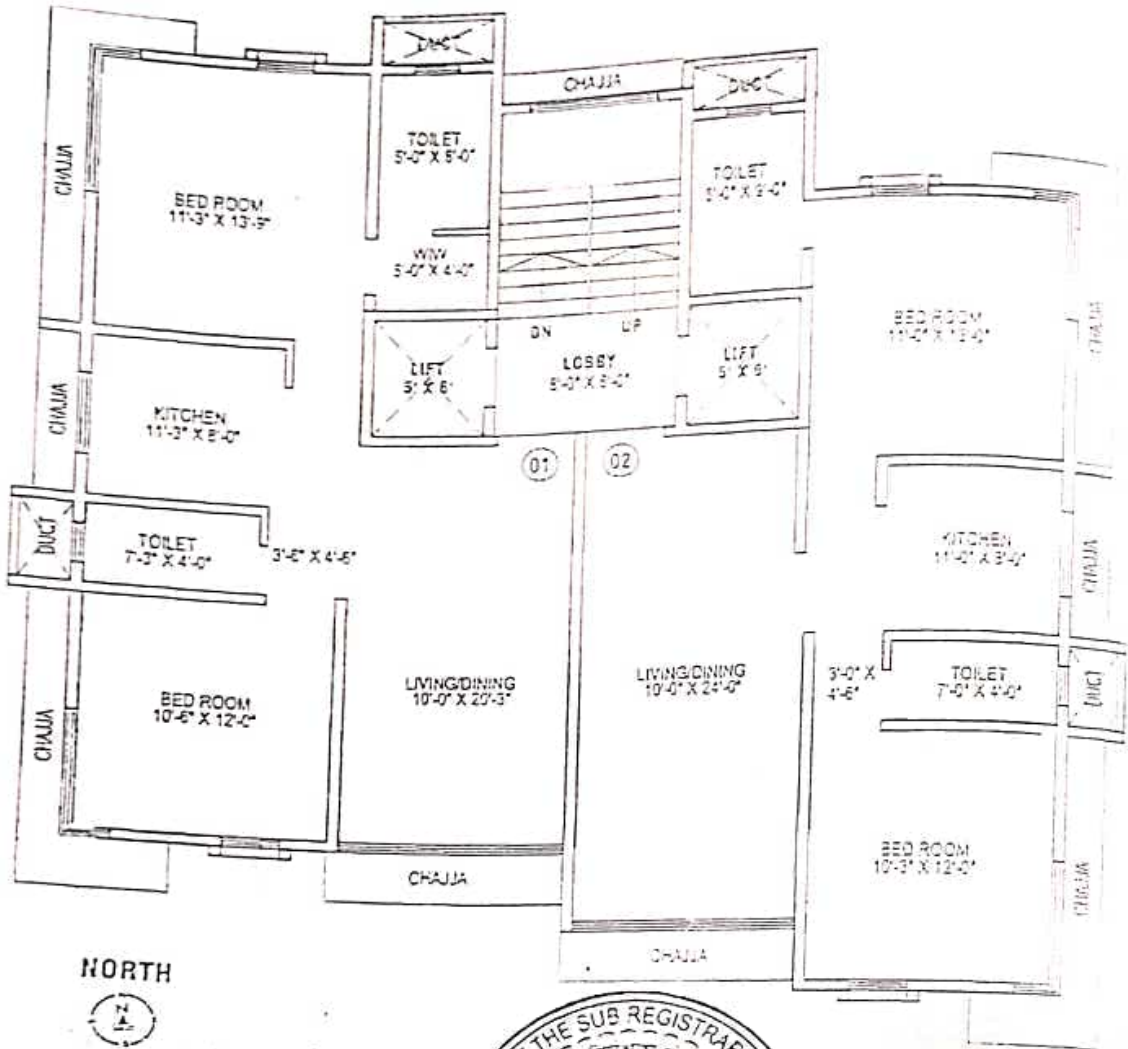
CARPET AREA:- _____

ENDOR:- _____
PURCHASER:- _____

PROPOSED BUILDING ON PLOT NO.28 OF BEARING CTS.NO. 307/82 OF VILLAGE VALNAI MALAD, SAI BABA PARK, EVERSHINE NAGAR, MALAD (WEST), MUMBAI - 400064.

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Annexure "F" ' PRATAP VILLA '



NORTH



1ST FLOOR PLAN

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VENDOR :- _____

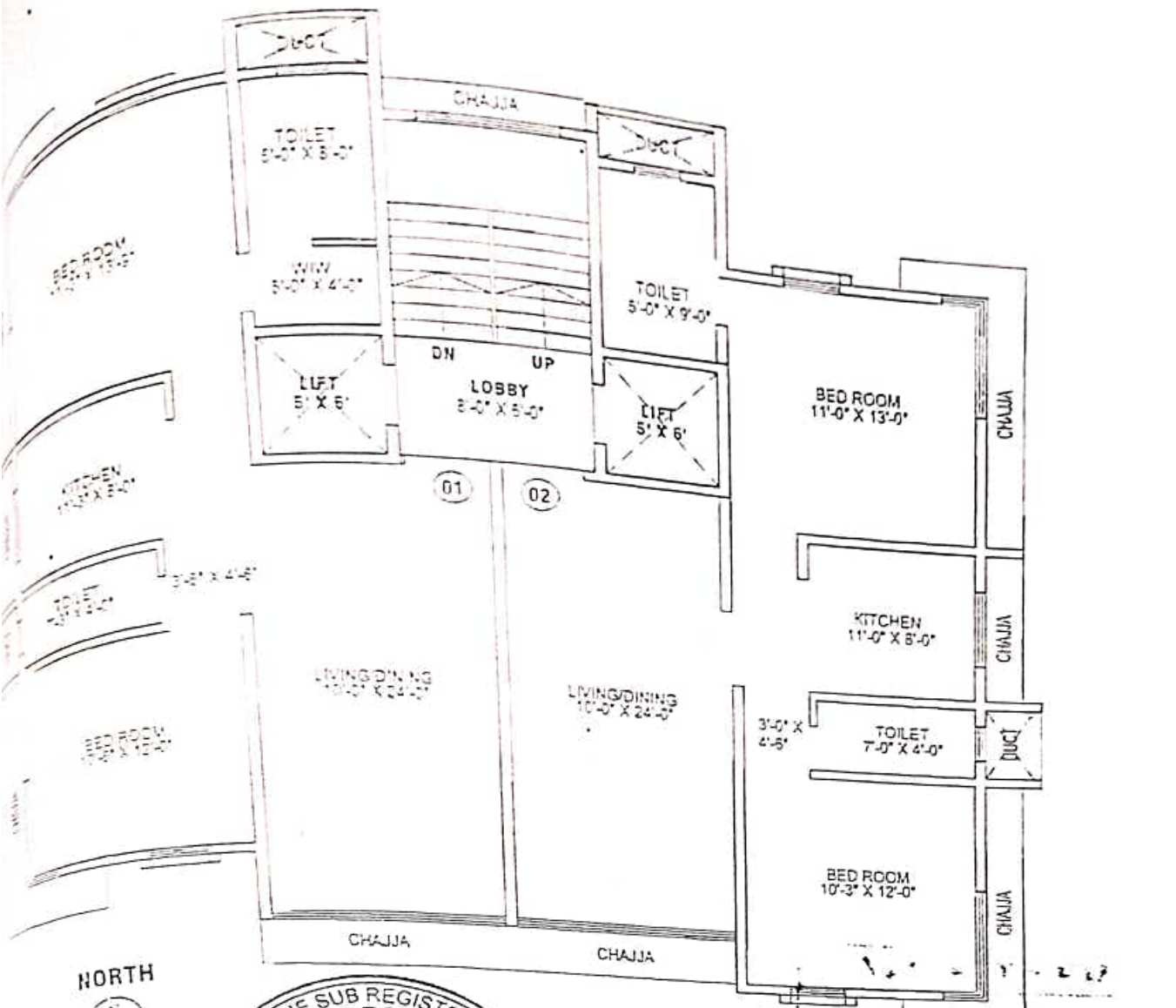
FLOOR :- _____

PURCHASER :- _____

CARPET AREA :- _____

PROPOSED BUILDING ON PLOT NO.28 OF BEARING CTS.NO. 307/82 OF VILLAGE VALNAI MALAD, SAI BABA PARK, EVERSHINE NAGAR, MALAD (WEST), MUMBAI - 400064.

' PRATAP VILLA '



TYPICAL FLOOR (2nd TO 6th)



FLAT NO:-

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VENDOR :- _____

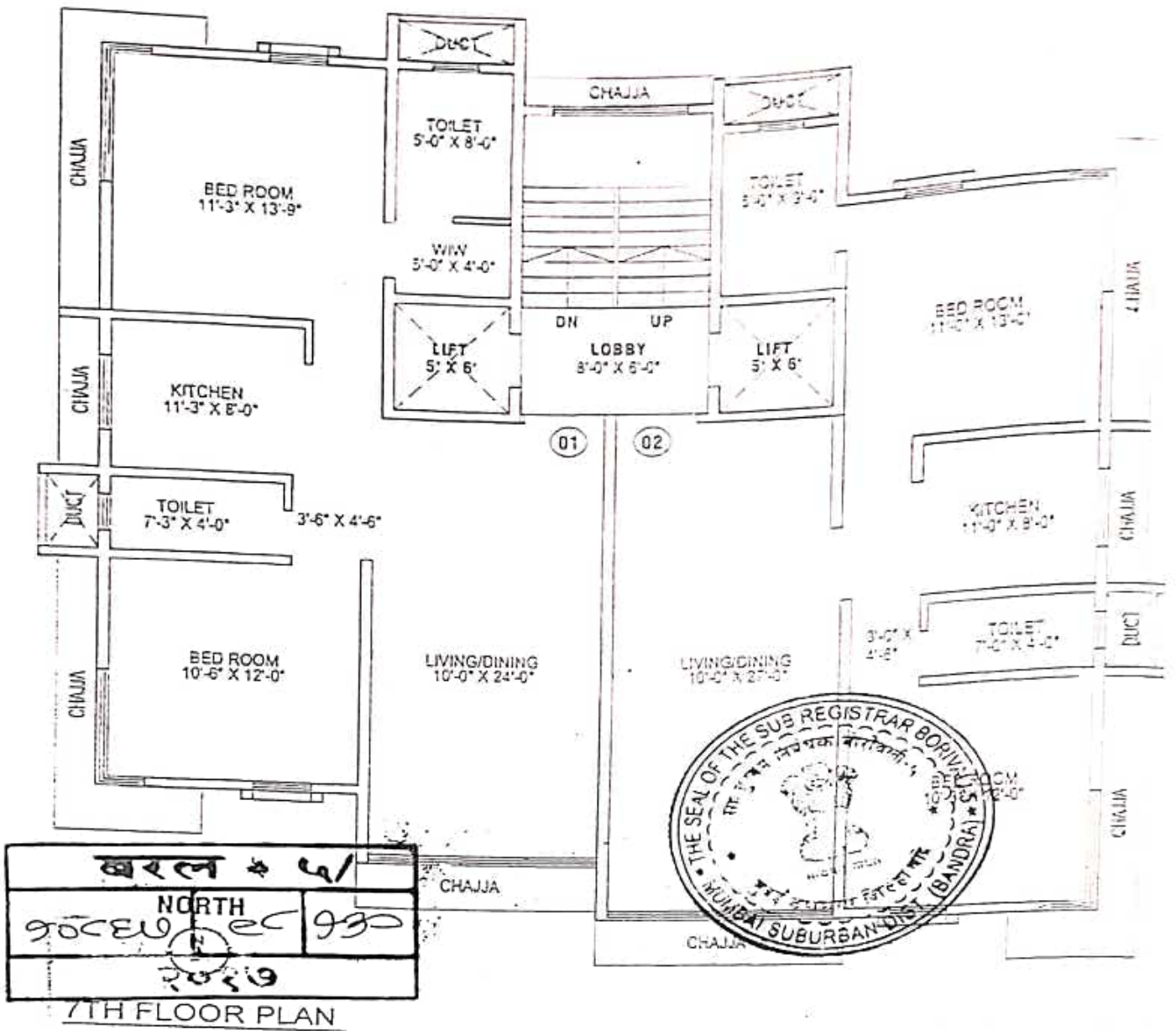
FLOOR:- _____

PURCHASER :- _____

CARPET AREA:- _____

PROPOSED BUILDING ON PLOT NO.28 OF BEARING CTS.NO. 307/82 OF VILLAGE VALNAI MALAD, SAI BABA PARK, EVERSHINE NAGAR, MALAD (WEST), MUMBAI - 400064.

' PRATAP VILLA '



FLAT NO:- 701

FLOOR:- 7th

CARPET AREA:- 712.00 Sq. Ft.

For JPV REALTORS PVT. LTD.

Corporate

DIRECTOR

VENDOR

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PURCHASER *[Signature]*

[Signature]

PROPOSED BUILDING ON PLOT NO.28 OF BEARING CTS.NO. 307/82 OF VILLAGE VALNAI MALAD, SAI BABA PARK, EVERSHINE NAGAR, MALAD (WEST), MUMBAI - 400064.

AMENITIES

Structure would be designed as Multi frame RCC Structure with provision of
 Fire Resistance features as per the regulation of relevant IS Codes.

TMT of Fe 415/500 grade from reputed Mills will be provided.
 Strength Certificates from Manufacturers. OPC 53 grade/ PPC Cement will be
 from Ultra Tech / ACC / Birla Manufacturers.

Walls shall be of bricks/ light Weight Blocks or equivalent Manufacturer.
 external plaster shall be of 4" (115 MM).
 internal plaster shall be double coat sand faced Plaster and the internal plaster
 shall be single coat cement Plaster/Gypsum Plaster.

Water proofing Treatment shall be provided at the terrace level as well as all
 other parts inside of every flats using basecoat, Brickbat Coba and Top finish level
 adequate water proofing Compound, admixtures. The Terrace will be finished
 with China Mosaic Chips.

paving around the building with decorative MS gates and gate lights shall be
 provided.
 passenger lifts of Eskay/Otis/Thyssenkrup / Schindler or from Equivalent
 manufacturers shall be provided for common use of all members.

external walls of the Building shall
 be painted with anti fungus and corrosive
 resistance acrylic/ tex paint.
 internal walls of the flat shall be
 painted with good quality plastic paint of
 reputed brands.



FLOORING AND TILING

Marbled Tile flooring with 3" skirting shall be provided in the Living Room, Kitchen
 and bed rooms.
 Designer glazed Wall Tiles or Dado with borders/ motifs etc. upto Beam Bottom with
 matching anti skied Ceramic Tiles Flooring shall be provided in Toilet

KITCHEN

Granite kitchen Platforms comprising of cooking and Serving platforms will be
 provided with Moulded facia pattu and Vertical Granite Sides.
 Stainless Steel Sink (Nirali / Similar make) will be provided.
 Designer glazed Tiles of reputed Manufacturers upto 4 ft. height or beam bottom
 shall be provided above Kitchen Platform.
 Necessary electrical/ plumbing connection will be provided for Aqua guard /
 Washing Machines/ Exhaust fans.

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ELECTRICAL WORKS

- Concealed Copper wiring with FR. flexible wires from finolex or R. R. or Polycab or from equivalent ISI brands shall be provided with Adequate Light Points including Computer, Telephone, Internet.
- Each flat will be provided with separate Single / three Phase meters as per Electrical norms and requirements.
- Switches shall be of Anchor ROMA brand and / or other Similar Brand.
- AC, TV, Telephone and Internet Points shall be provided in Living Room and Bed Rooms.
- ELCB and MCB of ISI make shall be provided at easily accessible place.

PLUMBING

- All plumbing pipes, fittings and fixtures to be provided shall be as per ISI norms.
- C.P. plumbing fixtures of Jaguar or Similar brands will be provided in all Toilets with sanitary ware from reputed manufacturers.
- All toilets will be provided with geysers and exhaust fans.

DOORS AND WINDOWS

- Well designed main door and all bedroom doors with necessary hardware fittings and teakwood frames shall be provided.
- Toilet doors shall be flush doors with granite frame of good quality.
- Powder coated, heavy sections aluminum sliding windows with tinted glass shall be provided.
- The sliding windows shall have granite frame and sill.
- MS grill or railing outside window subject to approval by MCGM.
- Toilet window shall be of granite frame with powder coated adjustable aluminum louvers.

GENERAL

- Intercom / Video Door phone facility shall be provided.
- Security cabin and Common Servant Toilet shall be provided as approved by M.C.G.M.
- All central, state and local government permissions and N O C will be taken by the developer prior to the commencement of the construction.



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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/WS11/0394/P/337(NEW) of 03 June 2017]

OWNER: M/S. JPV REALOTRS PVT.LTD.
Address: Fadia road, Kandivali West Mumbai-400067.

Development work of Residential building comprising of Stilt for parking spaces + 1st to 7th upper residential floor. C.S.No./CTS No. 307/82 of village VALNAI at _____ is completed under the supervision of Shri. Dilip V. Contractor. Lic. No. CA/93/15993, Shri. HIREN M. TANNA, RCC Consultant, Lic. No. STR/T/35 and Shri. Hitendra Supervisor, Lic.No. M/33/SS-I and as per development completion certificate submitted by architect and as per certificate issued by Chief Fire Officer u/no. FB/LR/R-IV/236 dated 18 February 2017. The same may be occupied certificate submitted by you is hereby accepted.

Commissioner, P/N Ward
P/N Ward
Western Suburb II
P/N Ward
Dilip V. Mewada, B-101, Sai Sumit CHS Ltd, Mahavir Nagar, Kandivali (west)
Please



11/11

Name - Gish Bhimraj Nikam
Designation : Executive Engineer
Organization : Municipal Corporation of Greater Mumbai
Date : 18-Jul-2017 14: 07:00

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
P/N Ward

CERTIFIED TRUE COPY

DILIP MEWADA ARCHITECT

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Wednesday, May 06, 2009

1:25:00 PM

पावती

Original

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मिळण 39 M

भाषणे नाव कांदिवली

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार

पावती क्र. : 3476

दिनांक 06/05/2009

वदर 6 - 03476 - 2009
मुखत्यारनामा

सादर करणाराचे नाव: जे पी व्ही रिटलटर्स प्रा ली तर्फे जीगर प्रतापराय बोरा - -
नोंदणी फी

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| नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)). | 100.00 |
| रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (11) | 220.00 |
| एकूण रु. | 320.00 |

आपणाला हा दस्त अंदाजे 1:39PM ह्या वेळेस मिळेल

दुय्यम निवधक
बोरीवली 3 (बोरीवली)

बाजार मूल्य: 0 रु.

भदलेले मुद्रांक शुल्क: 500 रु.

मोबदला: 0 रु. मुद्रांक शुल्क मि. 500 रु. वी. 3-3,
बोरीवली 3, उरणगर जिल्हा.



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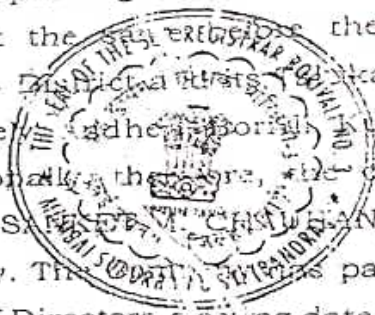
| | |
|---|---------------------|
| Customer's Copy | |
| THE KAPOL CO-OP. BANK LTD. | |
| FRANKING DEPOSIT SLIP | |
| Branch <u>531</u> | Date: <u>8/9/09</u> |
| Pay to: Acct. Stamp Duty | |
| Frinking Value | Rs. 500/- |
| Service Charges | Rs 10/- |
| TOTAL | Rs 510/- |
| Name & Address of the Stamp duty paying party | |
| JPV Realtors Pvt Ltd | |
| 1, Bharat Villa, Ground Floor, Fadia Road, Kandivli (West), Mumbai 400 067. | |
| Tel: 28011165 | |
| Desc of the Document: <u>Power of Attorney</u> | |
| DD/Cheque No. _____ | |
| Drawn on Bank: _____ | |
| Near Bank's Use only | |
| Tran ID: A254 RS | |
| Frinking St No: PL-516 RS | |
| Customer's Officer: <u>[Signature]</u> | |

POWER OF ATTORNEY

WE, (1) MR. JIGAR PRATAPRAI VORA and (2) MRS. SHEETAL JIGAR VORA Director of JPV REALTORS PRIVATE LIMITED, a Private Limited Company registered Companies Act, 1956 having registered address at 1, Bharat Villa, Ground Floor, Fadia Road, Kandivli (West), Mumbai 400 067. SEND GREETINGS :

WHEREAS WE (1) MR. JIGAR PRATAPRAI VORA and (2) MRS. SHEETAL JIGAR VORA Director of company JPV REALTORS PRIVATE LIMITED having registered office at 1, Bharat Villa, Ground Floor, Fadia Road, Kandivli (West), Mumbai 400 067., and doing business of developer, builder, whereas the company required to execute the legal documents such as Agreement to Sale, Sale Deed, Conveyance Deed, Development Agreement in respect of Purchase and Sale of land, plots, commercial units offices & shops residential units/garage, car parking. individually or jointly as a director of the company and to admit the Agency of Mumbai City District and Mumbai Suburban District and the Taluka name of Adherapur, Kurla. Whereas, we are not in position to attend personally therefore, the company has decided to appoint MR. S. P. VORA and appoint MR. S. P. VORA as a power of attorney holder on behalf of company. The company has passed a resolution for the same in Company's Board of Directors meeting dated 25/04/09.

बदल - 5/1
 90530 928990
 2009



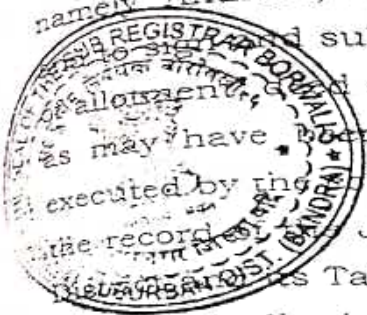
बदल - 8/9/09
 380079
 2009

S. P. VORA
 S. P. VORA
 Director

KNOW YE ALL MEN AND THESE PRESENTS WITNESS THAT
 MR. JIGAR P. VORA and (2) MRS. SHEETAL J. VORA, Directors of
 known as JPV REALTORS PRIVATE LIMITED, do hereby nominate
 or appoint MR SANKET MANSUKHBHAI CHAUHAN, aged about
 an adult, Indian Inhabitants of Mumbai, residing at E/7,
 Krishna Kunj Co-op. Hsg. Soc. Ltd., M.G. Cross Road No. 3,
 (West), Mumbai 400 067., to do following acts and deeds.

To admit execution before the Joint Sub-Registrar of Assurance of
 Mumbai City District and its Taluka and Mumbai Suburban District
 and its Taluka namely Andheri, Borivli, Kurla of various deeds, letter
 of allotment, letters, undertakings and supplementary agreements
 & rectification or confirmation in respect of legal documents such as
 Agreement to Sale, Sale Deed, Conveyance Deed, Development
 Agreement and Leave and License Agreement in respect of Purchase
 and Sale of land, plots, commercial units offices & shops, residential
 units/garage/car parking, which is executed by JPV REALTORS
 PRIVATE LIMITED through its Directors (1) MR. JIGAR P. VORA and
 (2) MRS. SHEETAL J. VORA.

To represent us before the concerned registration authorities,
 including the Joint Sub-Registrar of Assurance of Mumbai City
 District and its Taluka and Mumbai Suburban District and its Taluka
 namely Andheri, Borivli, Kurla to admit execution of such documents,
 deeds, writings, letter of rectification and confirmation, modification etc.,
 and submit all the such documents, as may have been executed by us in respect of the documents
 executed by the company so as to get all documents duly registered in
 the record of the Joint Sub-Registrar of Assurance of Mumbai City
 District and its Taluka and Mumbai Suburban District and its Taluka
 namely Andheri, Borivli, Kurla and to obtain requisite
 certificates records etc. as may be required by our said attorneys.



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J.P.V.O.M.
Sanket
S.J.V.

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- To lodge and to register and admit execution above said Agreement to Sale, Sale Deed, Conveyance Deed, Development Agreement in respect of Purchase and Sale of land, plots, commercial units offices & shops, residential units/garage/car parking, before the Joint Sub-Registrar of Assurance of Mumbai City District and its Taluka and Mumbai Suburban District and its Taluka namely Andheri, Borivli, Kurla.
- To present ^{Deeds} ~~Deeds~~ executed ^{by me} ~~by me~~ make declaration for compliance of Registration.

IN WITNESS WHEREOF we have set and subscribed our respective hands and seal this 6th day of May, 2009

SIGNED, SEALED & DELIVERED
 by the withinnamed
 JPV REALTORS PVT. LTD.
 through its Director
 (1) MR. JIGAR P. VORA
 (2) MRS. SHEETAL JIGAR VORA
 Duly authorised by the Board
 Of Directors, vide Resolution
 Dated 25/04/2009.
 In the presence of ROHIT J. MEHTA
[Signature]



G.P. Vora
S.J. Vora



I, MR. SANKET MANSUKHBHAI CHAUHAN, accept the aforesaid authority from the Directors of JPV REALTORS PRIVATE LIMITED.

बदर-द/11

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MR. SANKET MANSUKHBHAI CHAUHAN



बदर-द/11
380.E3
 2009

EXTRACT OF THE BOARD MEETING HELD ON 25/04/09
 AT REGISTERED OFFICE OF THE COMPANY.

That MR. SANKET MANSUKHBHAI CHAUHAN shall admit the
 facts before Joint Sub-Registrar of Assurance of Mumbai City
 and its Taluka and Mumbai Suburban District and its Taluka
 Andheri, Borivli, Kurla, which is executed by the Director of the
 by MR. JIGAR P. VORA or MRS. SHEETAL J. VORA on behalf of the
 individually or jointly. The power of attorney shall be issued in the
 regulated herewith".

for JPV REALTORS PVT. LTD

S.P. Vora

Place: Mumbai
 Date: 25/04/09

1. MR. JIGAR P. VORA

S. J. VORA

2. MRS. SHEETAL J. VORA
 (Director)



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| बदल - ६/१४ | |
| ३४७ | ६/६ |
| २००९ | |



प्रारूप 1
पंजीकरण प्रमाण-पत्र

2008 - 2009

कॉर्पोरेट पहचान संख्या : U70109MH2008PTC182342

मैं एतद्वारा सत्यापित करता हूँ कि निम्नलिखित
JPV REALTORS PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह
कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक सत्रह मई को हजार अठ्ठ को नवें हस्ताक्षर से मुद्रित न जाये किया जाता है।

Form 1
Certificate of Incorporation

2008 - 2009

Corporate Identity Number : U70109MH2008PTC182342
I hereby certify that JPV REALTORS PRIVATE LIMITED is this day incorporated
under the Companies Act, 1956 (No. 1 of 1956) and that the company is private
limited.

Witnessed my hand at _____ this _____ day of May Two Thousand



H. Chinnachamy
(CHINNACHAMY)

Assistant Registrar of Companies
Mumbai

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :
Mailing Address as per record available in Registrar of Companies office:
JPV REALTORS PRIVATE LIMITED
1, BHARAT VILLA, BHOGILAL FADIA ROAD, KANDIVALI (WEST),
MUMBAI - 400067,
Maharashtra, INDIA

| | | |
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| बदरल - ५/ | | |
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| २०१७ | | |



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| २००९ | |



CHALLAN
MTR Form Number-6

| | | | | | | | | |
|---------------------------|-----------------------------------|---------|-----------|------------------------|------|--------------------------------------|---------|--------------------------|
| GRN | MH005044758201718E | BARCODE | [Barcode] | | Date | 04/09/2017-17:25:41 | Form ID | 48(f) |
| Department | Inspector General Of Registration | | | Type of Payment | | Stamp Duty | | |
| Office Name | BRL5_JT SUB REGISTRAR BORIVALI 5 | | | TAX ID (If Any) | | Payer Details | | |
| Location | MUMBAI | | | PAN No.(If Applicable) | | Aditi Prasad Bolar | | |
| Year | 2017-2018 One Time | | | Full Name | | Aditi Prasad Bolar | | |
| Account Head Details | | | | FlaUBlock No. | | A/303 Hemavali CHS Ltd | | |
| Sale of NonJudicial Stamp | | | | Premises/Building | | Sector No 7 Chrkop kandivall west | | |
| Amount In Rs. | | | | Road/Street | | Mumbai | | |
| 500.00 | | | | Area/Locality | | Mumbai | | |
| | | | | Town/City/District | | Mumbai | | |
| | | | | PIN | | 4 0 0 0 6 7 | | |
| | | | | Remarks (If Any) | | SecondPartyName=Prasad Sundar Bolar- | | |
| | | | | Amount In | | Five Hundred Rupees Only | | |
| | | | | Words | | Five Hundred Rupees Only | | |
| Payment Details | | | | UNION BANK OF INDIA | | FOR USE IN RECEIVING BANK | | |
| Cheque-DD Details | | | | Bank CIN | | Ref. No. | | 02901792017090457725 |
| Cheque DD No. | | | | Bank Date | | RBI Date | | 04/09/2017-17:39:13 |
| Name of Bank | | | | Bank-Branch | | UNION BANK OF INDIA | | 66329475 |
| Name of Branch | | | | Scroll No. , Date | | Not Verified with RBI | | Not Verified with Scroll |

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 ही चालन केवल दस्तावेज निलेशक कार्यालयत नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.



वरल - ५/
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POWER OF ATTORNEY

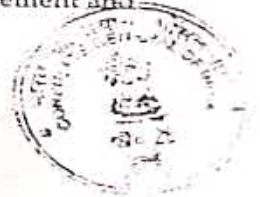
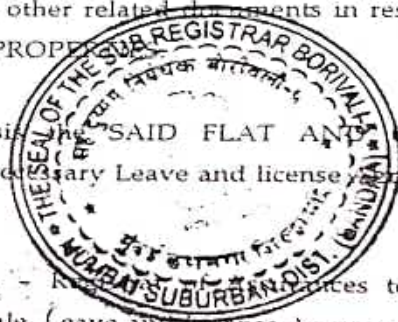
KNOW ALL BY THESE PRESENTS, I, Ms. Adithi Prasad Bolar presently residing at Apt.102, Park Terrace, Dubai Silicon Oasis, Dubai DO HEREBY SEND GREETINGS.

WHEREAS I intend to purchase Flat No. 701, Pratap Villa, Sai Baba Park, Evershine Nagar, Malad (West), Mumbai-400064, jointly with my Father Mr. Prasad Sundar Bolar hereinafter referred to as the 'SAID FLAT' and may be the owner of certain other immovable properties, from time to time, hereinafter referred to as the ' SAID IMMOVABLE PROPERTIES'

AND WHEREAS due to my absence from Mumbai and for reasons of convenience and for various other reasons, it is not possible for me to look after the affairs and management of the SAID FLAT AND OTHER IMMOVABLE PROPERTIES and therefore it is necessary for me to nominate, constitute and appoint My Father Mr. Prasad Sundar Bolar, in my name and on my behalf.

AND WHEREAS I, Ms. Adithi Prasad Bolar DO HEREBY NOMINATE, CONSTITUTE AND APPOINT Mr. Prasad Sundar Bolar, to be my true and lawful Attorney, to act for me in my name and on my behalf and to do the following acts and things in which I am interested in respect of the SAID FLAT AND OTHER IMMOVABLE PROPERTIES.

1. To purchase the SAID FLAT AND OTHER IMMOVABLE PROPERTIES from any prospective BUILDER/DEVELOPERS/SELLERS and to sign the necessary Agreement of Sale, Transfer Documents and other related documents in respect of the SAID FLAT AND OTHER IMMOVABLE PROPERTIES.
2. To give on leave and license basis the SAID FLAT AND OTHER IMMOVABLE PROPERTIES and to sign the necessary Leave and license agreement and other documents.
3. To appear before the concerned Sub-Registrar to sign, execution, admit execution of Agreement of Sale, Leave and License Agreement and



Adithi

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| वरल - ५/ | |
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Consulate General of India, Dubai, does not accept any responsibility for the contents of this document.

other documents in respect of the SAID FLAT AND OTHER IMMOVABLE PROPERTIES.

- 4. To receive possession of the SAID FLAT AND OTHER IMMOVABLE PROPERTIES from the prospective BUILDER/DEVELOPERS/SELLERS.
- 5. To represent me with all the Government, semi - Government, police, local authorities and other authorities, to complete all necessary formalities pertaining to the SAID FLAT AND OTHER IMMOVABLE PROPERTIES.
- 6. To accept all the correspondence from the Society/Builders/Developers/concerned authorities in my name and on my behalf.
- 7. To sign the necessary applications, forms, Affidavits and other documents on my behalf.
- 8. To appear before the concerned authorities of the Government/Local authorities in any matter in connection with the SAID FLAT AND OTHER IMMOVABLE PROPERTIES.
- 9. To appear before the Managing Committee of Societies, Builders, Developers and other concerned persons in connection with the SAID FLAT AND OTHER IMMOVABLE PROPERTIES.
- 10. To lodge complaints with the competent authorities, courts, Police under the relevant statutes, in connection with the SAID FLAT AND OTHER IMMOVABLE PROPERTIES and/or in other cases and to sign and submit papers, documents, complaints, swear affidavits before the competent authorities, courts and to take necessary legal actions on my behalf.
- 11. I hereby agree to ratify, affirm and confirm all the acts, deeds and things lawfully done by virtue of these presents by our said Attorney. AND GENERALLY to do, execute and perform any acts, deeds, matters or things which ought to be done and performed by us in relation to the SAID FLAT AND OTHER IMMOVABLE PROPERTIES and effectually in all respects as we myself could do, if personally present.

Consulate General, Dubai,
does not
for the

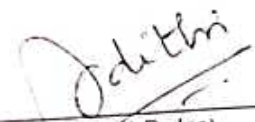


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| २०१७ | | |

IN WITNESS WHEREOF I Ms. Adithi Prasad Bolar, have hereunto set my hands on this 24 day of AUGUST 2017.

SIGNED AND DELIVERED by the
Withinnamed "EXECUTANT"
Ms. Adithi Prasad Bolar
Address: 204, Block-C, University View,
Silicon Oasis,
DUBAI, UAE.
Mob. No. +971502277572


(Adithi Prasad Bolar)
Signature of Executant





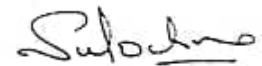
I ACCEPT THE ABOVE POWERS .

Mr. Prasad Sundar Bolar,
Address:
A-303, Hemavathi CHS Ltd.,
Sector 7, Charkop,
Kandivali (West),
MUMBAI-400067, India.



IVS 617726

Subscribed and sworn to before me this 24th day of August 2017 at MUMBAI
No. 4759374 issued at MUMBAI
on 30-08-2013
While the photograph and signature are
attached, no responsibility is accepted by
this office for the contents of this document.



SULOCHINA MALL
Vice Consul
Consulate General of India
Dubai (U.A.E)

24 AUG 2017

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Summary I (GoshwaraBhag-1)

शुक्रवार, 08 सप्टेंबर 2017 11:25 म.पु.

दस्त गोपबारा भाग-1

वरल-5

दस्त क्रमांक: 10867/2017

दस्त क्रमांक: वरल-5 /10867/2017

बाजार मूल्य: रु. 1,21,13,661/- मोबदला: रु. 1,58,50,000/-

भरलेले मुद्रांक शुल्क: रु.7,92,500/-

डु. नि. सह. डु. नि. वरल-5 यांचे कार्यालयात

अ. क्र. 10867 वर दि.08-09-2017

सोनी 11:13 म.पु. वा. हजर केला.

पावती:11761

मादरकरणाचे नाव: आदिती प्रमाद बोंबलार तर्फे मुख्यावर
प्रमाद मुदर बोंबलार

पावती दिनांक: 08/09/2017

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2600.00

मुद्रांची संख्या: 130

एकूण: 32600.00

दस्त हजर करणाऱ्याची मही:

सह डु.नि.का-बोरीवली5

सह डु.नि.का-बोरीवली5

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 08 / 09 / 2017 11 : 13 : 33 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 08 / 09 / 2017 11 : 14 : 39 AM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीम दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व मोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैयक्ता व तारीख बाबतीत दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :



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| २०१७ | | |



प्रमाणित करणेत येते का, या
दस्तामध्ये एकूण...१३०...पाने आहेत

सह दुय्यम निबंधक, बोरिवली क्र. ५,
मुंबई उपनगर जिल्हा

खरल - ५१०८६७२०१७

पुस्तक क्रमांक १, क्रमांक.....वर

नोंदला. - 8 SEP 2017

दिनांक :

सह दुय्यम निबंधक, बोरिवली क्र. ५,
मुंबई उपनगर जिल्हा.



सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. बोरीवली 5

दप्प क्रमांक : 10867/2017

नोंदणी 63
Regn. 63m

गायान नाय : यळणई

इतरनामा
रु. 15,850,000/-
रु. 12,113,661/-

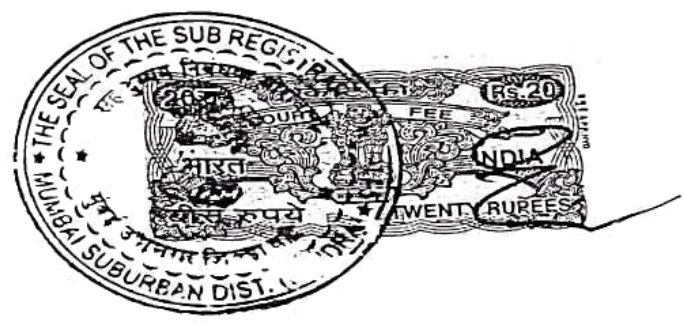
307/82, पावित्रेचे नाव, मुंबई मनपा इतर वर्गाने, गटनिका नं: 701, भाळा नं: 7 वा मजला, इमारतीचे नाव: प्रताप
जिल्हा ज्वाक नं: माटे वावा पार्स, रोड : एकरशार्डन नगर, पालाड पश्चिम, मुंबई -400064, इतर माहिती: क्षेत्रफळ
7.12 चौ फूट चांगट
79.40 चौ मीटर

1) नाव:- जेपीव्ही गियलटर्म प्रायव्हेटलिमिटेड चे मंत्रालय त्रिगर प्रतापगय वींग तर्फे मुखन्यार संकेत चौदाण ;वय: 33
पत्ता :-प्लॉट नं: -, भाळा नं: 7 व 8 वा मजला , इमारतीचे नाव: जेट प्राईम , ज्वाक नं: पश्चिम एक्सप्रेस हायवे मेट्रो मॅ
जवळ , रोड नं: सुरेन रोड, अंधेरी कुर्नागद अंधेरी पूर्व, मुंबई , महाराष्ट्र, मुम्बई.
पिन कोड:- 400093
पंत नंबर: AACCJ0783G

1)नाव:- आदिनी प्रसाद बोलार तर्फे मुखन्यार प्रसाद सुंदर बोलार ; वय:64;
पत्ता:-प्लॉट नं: ए/303, भाळा नं: -, इमारतीचे नाव: हेमवती को अॉप हीमिंग सोमायटी लिमिटेड , ज्वाक नं: प्लॉट
9 अंबामाता मंदिर जवळ , रोड नं: सेक्टर 7, चारकोप, कांठिवली पश्चिम, मुंबई , महाराष्ट्र, MUMBAL;
पिन कोड:- 400067;
पंत नं:- AOOPB4458B;

2)नाव:- प्रसाद सुंदर बोलार ; वय:64;
पत्ता:-प्लॉट नं: ए/303, भाळा नं: -, इमारतीचे नाव: हेमवती को अॉप हीमिंग सोमायटी लिमिटेड , ज्वाक नं: प्लॉट
9 अंबामाता मंदिर जवळ , रोड नं: सेक्टर 7, चारकोप, कांठिवली पश्चिम, मुंबई , महाराष्ट्र, MUMBAL;
पिन कोड:- 400067;
पंत नं:- ACLPB8648L ;

08/09/2017
08/09/2017
10867/2017
रु.792,500/-
रु.30,300/-



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



सारी प्रत
मह. दुय्यम निबंधक बारीवली 5
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12.38
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DILIP MEWADA

B-101, Saisumit Co. Op. Hsg. Soc

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