

802



पावती

Original/Duplicate

Tuesday, December 30, 2014  
3:01 PM

नोंदणी क्र. :39म  
Regn.:39M

पावती क्र.: 11905 दिनांक: 30/12/2014

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: वदर15-10902-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: राजेश त्रिलोकचंद चोप्रा

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1860.00

पृष्ठांची संख्या: 93

एकूण: रु. 31860.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 3:11 PM ह्या वेळेस मिळेल.

सह. दु. नि. अंधेरी 4

बाजार मूल्य: रु. 17935500 /-

भरलेले मुद्रांक शुल्क : रु. 900000/-

मिळविलेला रक्कम रु. 18000000/- अंधेरी-४  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

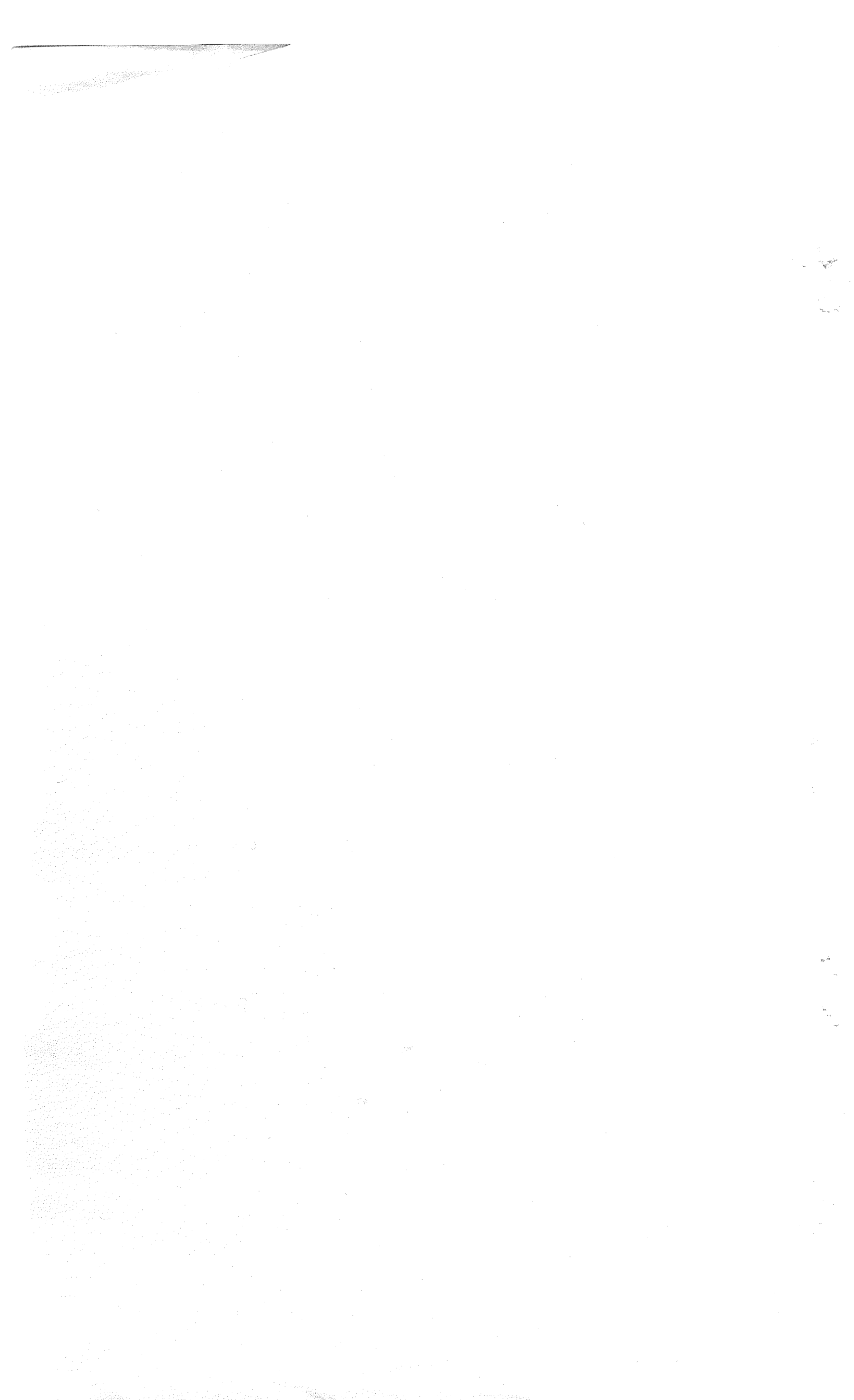
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004694811201415R दिनांक: 30/12/2014

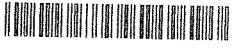
बँकेचे नाव व पत्ता: ICHALKARANJI Co-Op Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 1860/-

1-7-16/295

802  
→





2 January, 2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 4

दस्त क्रमांक : 10902/2014

नोंदणी 63

Regn. 63m

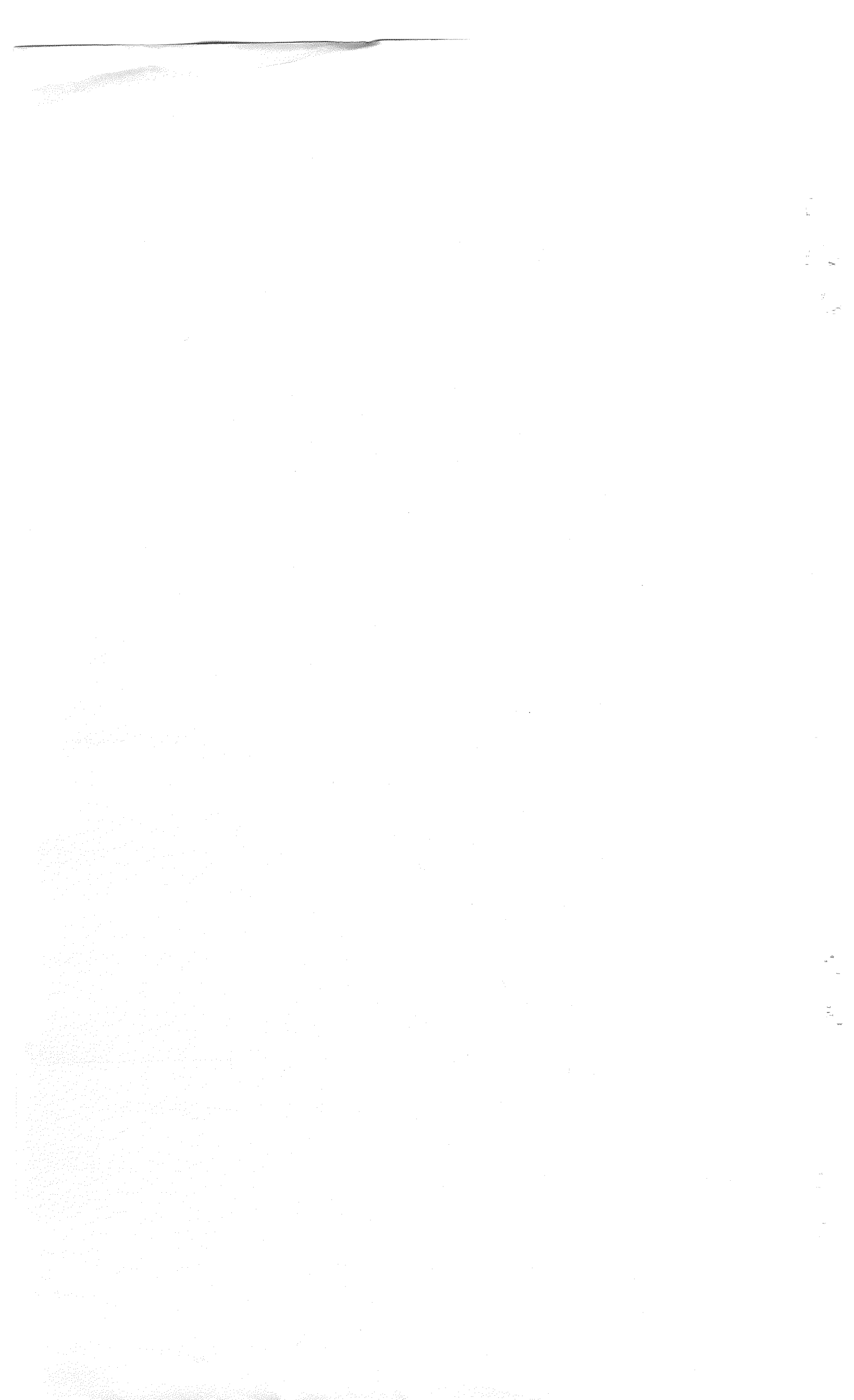
गावाचे नाव : विलेपार्ले

|   |  |
|---|--|
| (1) विलेखाचा प्रकार   | करारनामा   |
| (2) मोबदला  | रु.18,000,000/-  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | रु.17,935,500/-  |
| (4) भू-भापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 328, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 802, माळा नं: 8 वा मजला, इमारतीचे नाव: केमेन्डो रेसिडेन्सेस, ब्लॉक नं: जे व्ही पी डी स्कीम, विले पार्ले प मुं 56, रोड नं: व्ही एल मेहता रोड   |
| (5) क्षेत्रफळ   | 92.23 चौ.मीटर  |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |  |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1) नाव:- परेश एच पुजारा तर्फे मुखत्यार - भावेश शाह ;वय: 41;<br>पत्ता :-प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: प्लॉट नं बी 37, श्रद्धा सुमन , ब्लॉक नं: विले पार्ले प मुं 56 , रोड एस रोड नं 6 , महाराष्ट्र, मुंबई.<br>पिन कोड:- 400056<br>पॅन नंबर: AABAP1705D<br>2) नाव:- अभिराज एम पुजारा तर्फे मुखत्यार - भावेश शाह ;वय: 41;<br>पत्ता :-प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: प्लॉट नं बी 37, श्रद्धा सुमन , ब्लॉक नं: विले पार्ले प मुं 56 , रोड एस रोड नं 6 , महाराष्ट्र, मुंबई.<br>पिन कोड:- 400056<br>पॅन नंबर: AABAP1705D |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                   | 1)नाव:- राजेश त्रिलोकचंद चोप्रा ; वय:37;<br>पत्ता:-सी 1 , -, भानुपार्क , कांदिवली प मुं 67 , जमनादास अडूकिया रोड , Kandivali West, MAHARASHTRI MUMBAI, Non-Government.;<br>पिन कोड:- 400067;<br>पॅन नं:- AAEPJ5040M;<br>2)नाव:- संतोष राजेश चोप्रा ; वय:35;<br>पत्ता:-प्लॉट नं: सी 1 , माळा नं: -, इमारतीचे नाव: भानुपार्क , ब्लॉक नं: कांदिवली प मुं 67 , रोड नं: जमनादास अ रोड , महाराष्ट्र, मुंबई.;<br>पिन कोड:- 400067;<br>पॅन नं:- ACTPC5603N;  |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 26/12/2014   |
| (10) दस्त नोंदणी केल्याचा दिनांक  | 30/12/2014   |
| (11) अनुक्रमांक,खंड व पृष्ठ   | 10902/2014   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | रु.900,000/-   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | रु.30,000/-  |
| (14) शेर  |  |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





# Data of Bank Receipt for GRN MH004694811201415R

## Bank - IDBI BANK

Bank/Branch :  
Pmt Txn id : 54313378  
Pmt DtTime : 23/12/2014 20:03:39  
ChallanIdNo : 69103332014122450008  
District : 7101 / MUMBAI  
StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 9,00,000.00/- (Rs Nine Lakh Rupees Only )  
RgnFee Schm : 0030063301-70 / Registration Fee  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only )  
Article : B25  
Prop Mvblty : Immovable  
Prop Descr : FLAT NO 802CRESCENZO PLOTNO 29 NAVYUG SOCV L MEHTA ROAD , CTS NO 328 VILEPARLE WESTMUMBA  
: Maharashtra  
: 400056  
Duty Payer : PAN-AAEPJ5040M RAJESH TRILOKCHAND CHOPRA  
Other Party : PAN-AABAP1705D PARESH PUJARA AND ABHIRAJ PUJARA AOP  
Bank Scroll No : 100  
Bank Scroll Date : 26/12/2014  
RBI Credit Date : 26/12/2014  
Mobile Number : 919322864491

Simple Receipt

Print DtTime

GRAS GRN

Office Name

: MH004694811201415R

: IGR189 / BDR15\_JT SUB REGISTRAR ANDHERI 4

Only for verification-not to be printed and used

Consideration

: 1,80,00,000.00/-

Bank Scroll No : 100

Bank Scroll Date : 26/12/2014

RBI Credit Date : 26/12/2014

Mobile Number : 919322864491

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| बंदर-१५ |   |    |
| 90202   | 9 | CC |
| २०१४    |   |    |



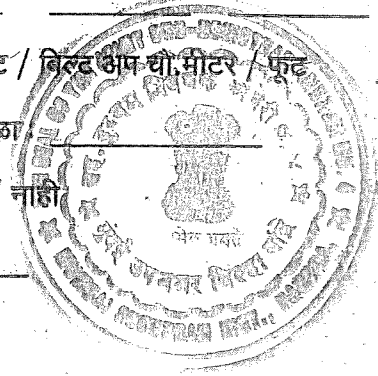
100  
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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2014

1. दस्ताचा प्रकार : कमी मूल्य अनुच्छेद क्रमांक 257
2. सादरकर्त्याचे नाव राजेश विठ्ठलराव नाथ
3. तालुका : मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव : विलेपार 449
5. नगरभुमापन क्रमांक/सर्व्हे क्र/अंतिम भुखंड क्रमांक : 328
6. मूल्य दरविभाग (झोन) : 32 उपविभाग 182
7. मिल्कतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ.मी. दर : 185200/-
8. दस्तात नमुद केलेल्या मिल्कतीचे क्षेत्रफल : 92.23 कारपेट / बिल्ड अप चौ.मीटर / फूट
9. कारपार्किंग : - गच्ची : - पोटमाळा -
10. मजला क्रमांक : 2 वा मजला उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष : - घसारा : -
12. बांधकामाचा प्रकार : आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. : - ज्यान्वये दिलेली घंट / वाढ
14. भाडेकरू व्याप्त मिल्कत असल्यास : 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) : वदर-84  
2. नवीन इमारतीत दिलेले क्षेत्र : 90  
3. भाड्याची रक्कम : 30000
15. लिव्ह अॅन्ड लायसन्सचा दस्त : 1. प्रतिमाह भाडे रक्कम : 2028  
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे : 17935500/-
16. निर्धारित केलेले बाजारमूल्य : 18000000/-
17. दस्तामध्ये दर्शविलेली मोबदला : -
18. देय मुद्रांक शुल्क : 900000/- भरलेले मुद्रांक शुल्क : 900000/-
19. देय नोंदणी फी : 30000/-



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| वदर-84 |       |  |
| 90     | 30000 |  |
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लिपीक

सह दुय्यम निबंधक 4



Hot Payment Successful. Your Payment Confirmation Number is 45114093



| GRN NUMBER  |  | MH004694811201415R                        |  | BARCODE                            |  | Form ID :                                     |  | Date: 23-12-2014 |  |
|---|--|---|--|------------------------------------|--|---|--|------------------|--|
| Department  |  | IGR                                       |  | Payee Details                      |  |   |  |                  |  |
| Receipt Type  |  | RE  |  | Dept. ID (If Any)                  |  |   |  |                  |  |
| Office Name   |  | IGR189-BDR15_JT SUB REGISTRAR ANDHERI     |  | PAN No. (If Applicable)            |  |   |  |                  |  |
| Year  |  | Period: From : 23/12/2014 To : 31/03/2099 |  | Full Name                          |  | RAJESH TRILOKGHAND CHOPRA                     |  |                  |  |
| Object  |  | Amount in Rs.                             |  | Flat/Block No. Premises/ Bldg      |  | FLAT NO-802 CRESCENZO PLOT                    |  |                  |  |
| 0030045501-75   |  | 900000.00                                 |  | Road/Street, Area /Locality        |  | NO 29 NAVYUG SOC V L MEHTA ROAD               |  |                  |  |
| 0030063301-70   |  | 30000.00                                  |  | Town/ City/ District               |  | CTS NO 328 VILE PARLE WEST MUMBAI Maharashtra |  |                  |  |
|   |  | 0.00                                      |  | PIN                                |  | 4 0 0 0 5 6                                   |  |                  |  |
|   |  | 0.00                                      |  | Remarks (If Any):                  |  |   |  |                  |  |
|   |  | 0.00                                      |  |                                    |  |   |  |                  |  |
|   |  | 0.00                                      |  | Amount in words                    |  | Rupees Nine Lakhs Thirty Thousand Only        |  |                  |  |
|   |  | 0.00                                      |  | FOR USE IN RECEIVING BANK          |  |   |  |                  |  |
|   |  | 0.00                                      |  | Bank CIN No : 69103332014122450008 |  |   |  |                  |  |
| Payment Details:IDBI NetBanking Payment ID : 54313378 |  |   |  | Date                               |  | 23-12-2014                                    |  |                  |  |
| Cheque- DD Details:                                   |  |   |  | Bank-Branch                        |  |   |  |                  |  |
| Cheque- DD No.  |  |   |  | Name of Bank                       |  | IDBI BANK                                     |  |                  |  |
|   |  |   |  | Name of Branch                     |  |   |  |                  |  |
|   |  |   |  | Scroll No.                         |  |   |  |                  |  |
| Total   |  | 930000.00                                 |  |                                    |  |   |  |                  |  |







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|--------|---|----|
| बदल-२५ |   |    |
| १०६०९  | ४ | ६० |
| २०२४   |   |    |

### AGREEMENT

This Agreement is made at Mumbai this 26<sup>m</sup> day of December, 2014

Between

(1) PARESH H. PUJARA and (2) ABHIRAJ M. PUJARA, Indian Inhabitants, residing at 101, Plot No.B37, Shradha-Suman, N. S. Road No.6, Vile Parle (W), Mumbai – 400 056 hereinafter referred to as the "Owners" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the One Part:

P.H.P.  
R.T.C.  
Santosh R. Chopra  
AMP

P.H.P.  
R.T.C.  
Santosh R. Chopra  
AMP

X

X

|        |   |   |
|--------|---|---|
| बदर-१५ |   |   |
| २००२   | १ | ६ |
| २०१४   |   |   |





And

(1) RAJESH TRILOKCHAND CHOPRA and (2) MRS. SANTOSH RAJESH CHOPRA, both of Mumbai Indian Inhabitants residing at C-1, Bhanupark, Jamnadas Adukia Road, Kandivali (West), Mumbai – 400 067, hereinafter referred to as the "Flat Holders" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors administrators and assigns) of the Other Part:

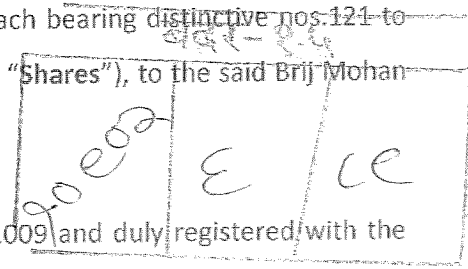
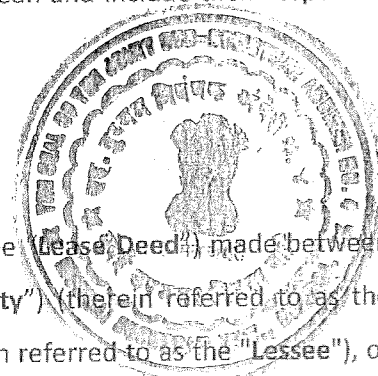
WHEREAS:-

(a) By an Indenture of Lease dated December 18, 1961 (the "Lease Deed") made between Navyug Co-operative Housing Society Ltd. (the "Society") (therein referred to as the "Lessor"), of the One Part and Brij Mohan Vyas, (therein referred to as the "Lessee"), of the Other Part and registered with the Sub-Registrar of Bandra under No.1006 on July 6, 1962, the Society did for the consideration therein mentioned, demise unto Brij Mohan Vyas plot (now bearing City Survey No.328) admeasuring 891.3 square meters of City Survey Vile Parle (W), Taluka Andheri Mumbai Suburban District and bearing Plot No.29 in the layout of the Society (the "Plot") and bearing Survey No.287 (part) of Vile Parle, for the term of 998 years commencing from December 18, 1961 at the rent and upon the other terms conditions and stipulations and stipulations and subject to the covenants therein contained on the part of the Lessee to be observed and performed;

(b) The Society issued 5 fully paid up shares of Rs.50/- each bearing distinctive nos 121 to 125 (both inclusive) vide Share Certificate No.229 (the "Shares"), to the said Brij Mohan Vyas;

(c) By a Deed of Assignment dated June November 17, 2009 and duly registered with the Sub Registrar of Assurances at Andheri-2, Mumbai Suburban District under serial No.BDR4-10513/2009 on November 17, 2009, made between the said Brij Mohan Vyas (therein referred to as the "Assignor") of the One Part and the Owners (therein referred to as the "Assignees") of the Other Part, the said Brij Mohan Vyas did thereby assign and transfer unto and in favour of the Owners the Plot (with the old building standing thereon) and the Shares for the consideration and on the terms and conditions more particularly described therein;

(d) The Owners are the members of the Society holding the Shares and are entitled to the leasehold rights in respect of the Plot as more particularly described in the First Schedule hereunder. The Owners are constructing a new building on the Plot;



R-7-c  
Santosh R. Chopra

AMP

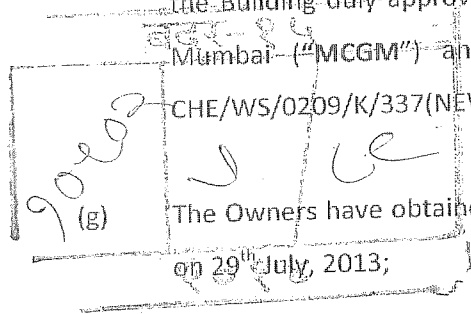
0/11/09

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X

(e) The Owners have appointed S. P. Associates as Architects and N. S. Lele as RCC Consultants for the preparation of the structural designs and drawings of the new building to be constructed on the Plot and which is to comprise of 2 basements for parking and ground plus 12 or more upper floors and to be known as "CRESCENZO RESIDENCES" (the "Building");

(f) The Owners have got the plans, specifications, elevations, sections and other details of the Building duly approved and sanctioned from the Municipal Corporation of Greater Mumbai ("MCGM") and have obtained Commencement Certificate bearing No. CHE/WS/0209/K/337(NEW) on 31<sup>st</sup> August, 2013;



(g) The Owners have obtained the No Objection from the Society for redeveloping the Plot on 29<sup>th</sup> July, 2013;

(h) While sanctioning the plans the MCGM has laid down certain terms, conditions and restrictions which are to be observed and performed by the Owners while developing the Plot and upon due observance and performance of which only the Occupation Certificate in respect of the Building shall be granted by MCGM;

(i) The Flat Holder demanded from the Owners and the Owners have given inspection to the Flat Holder of all the documents relating to the Plot, the approved plans, specifications prepared by the Owners' Architects and the Flat Holder is fully satisfied with the title of the Owners in respect of the Plot and the Owners' right to allot various premises in the Building;

(j) The copy of the Title Certificate issued by Satish Mishra & Co., Advocates, copy of the P. R. Card, copy of the Commencement Certificate and copy of the plan in respect of the premises agreed to be purchased by the Flat Holder has been annexed hereto and marked as Annexures '1', '2', '3' & '4' respectively;

(k) The Flat Holders applied to the Owners for allotment to the Flat Holders of Flat No.802 admeasuring 827 square meters carpet on 8<sup>th</sup> floor in the Building (the "Premises");

(l) The Owners have agreed to allot to the Flat Holders the Premises and the Flat Holders have agreed to purchase the same for the total consideration of Rs.1,80,00,000/- (Rupees one crore eighty lacs only) and on the terms and conditions as hereinafter appearing;

Pub  
AMP  
R. F. C.  
Sanjay R. Chandra

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

1. The Flat Holders hereby agree to purchase from the Owners and the Owners hereby agree to allot to the Flat Holders Flat No.802 admeasuring 827 square feet equivalent to 76.82 square meters of carpet i.e. equivalent to 992.40 sq. ft. (built-up) area (including the area of the balconies) on 8<sup>th</sup> floor as shown in the plan thereof hereto annexed and marked Annexure "4 (the "Premises") in the Building known as "CRESCENZO RESIDENCES" for the lumpsum consideration of Rs.1,80,00,000/- (Rupees one crore eighty lacs only).

2. The Flat Holders agree and accept that if the carpet area of the Premises is reduced due to structural columns and structural members and/or on account of design and construction variances, the Flat Holders shall not complain or raise any grievance on account of the said reduction. The Flat Holders shall be bound to accept such reduced area and shall not complain or demand compensation for such reduced area.

3.

3.1 The Flat Holders have agreed to pay to the Owners the aforesaid lumpsum consideration of Rs.1,80,00,000/- (Rupees one crore eighty lacs only) in the following manner:

(a) Rs.40,00,000/- (Rupees forty lacs only) on or before the execution hereof as earnest money (the payment and receipt whereof the Owners doth hereby admit and acknowledge);

(b) Rs.1,40,00,000/- (Rupees one crore forty lacs only) being the balance consideration within \_\_\_\_\_ days from the execution hereof;

The aforesaid payments shall be made by the Flat Holder within 7 days of notice in writing by the Owners to be given as herein mentioned. Time for the payment is the essence of this Agreement;

3.2 Without prejudice to the Owners' other rights under this Agreement and/or in law, the Flat Holders agree to pay to the Owners an interest at the rate of 21% per annum on all the amounts which become due and payable by the Flat Holders to the Owners under the terms of this Agreement from the date the said amount is payable by the Flat Holders to the Owners until the date such outstanding amount is received by the Owners.

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3.3 In addition to the consideration, and all amounts payable under this Agreement, the Flat Holders shall bear and pay Service Tax as applicable, VAT, any other new taxes (including without limitation Goods and Services Tax), any such interest, penalty, levies and cesses and also all increases therein from time to time which shall be paid by the Flat Holders to the Owners along with and in addition to each installment or as may be demanded by the Owners.

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3.4 The Flat Holders agree to deduct tax at applicable rate of the consideration as per the Income Tax Act, 1961 and pay the same into the requisite Government Income Tax account and further the Flat Holders agree and undertake to furnish to the Owners a TDS Certificate in this regard within 60 days from the date of deduction of tax. In the event the Flat Holders fail to deduct tax or deposit the same in the requisite Government Income Tax account, the Flat Holder shall be solely liable and responsible in respect thereof, with no liability to the Owners.

4. The Owners shall construct the Building known as "CRESCENZO RESIDENCES" consisting of 2 basements for parking and ground plus 12 or more upper floors on the Plot in accordance with the plans, designs, specifications approved by the MCGM and which have been seen and approved by the Flat Holders with only such variations and modifications as the Owners may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them. This shall operate as an irrevocable consent of the Flat Holders to the Owners for carrying out such changes in the Building plans:

Provided that the Owners shall have to obtain prior consent in writing of the Flat Holders in respect of such variations or modifications which may adversely affect the area of the Premises.

5. The Owners agree to observe, perform and comply with all the terms and conditions, stipulations and restrictions, if any, which may have been imposed by the MCGM at the time of sanctioning the plans or thereafter and shall before handing over possession of the Premises to the Flat Holder, obtain from the MCGM Occupation Certificate in respect of the Premises.

6. On the Flat Holders committing default in payment on due date (time being the essence of contract) of any amount due and payable by the Flat Holder to the Owners under this Agreement (including the Flat Holders' proportionate share of taxes levied by the MCGM and other outgoings) and/or on the Flat Holders committing breach of any of the

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terms and conditions herein contained, the Owners shall be entitled at their own option to terminate this Agreement.

Provided always that the power of termination hereinbefore contained shall not be exercised by the Owners unless and until the Owners shall have given to the Flat Holders 15 (fifteen) days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement and the Flat Holders have failed to remedy or rectify such breach or breaches within 15 (fifteen) days after giving of such notice.

Provided further that upon termination of this Agreement as aforesaid, the amount of \_\_\_\_\_% of the consideration that may have been already paid by the Flat Holders till then will stand ipso facto forfeited without any reference or recourse to the Flat Holders and the Owners shall refund to the Flat Holders the remaining amount of sale price of the Premises which may till then have been paid by the Flat Holders to the Owners but the Owners shall not be liable to pay to the Flat Holders any interest on the amount so refunded and upon termination of this Agreement and offer of refund of the aforesaid amount (after taking into account the forfeited amount) by the Owners, (whether acceptable and realised by the Flat Holders or not) the Owners shall be at liberty to dispose off and allot the Premises to such person and at such price as the Owners may in their absolute discretion think fit and proper. On termination of this Agreement, the Flat Holders shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the Owners or against the Premises.

7. Upon the Owners terminating this Agreement as aforesaid, the Owners shall be entitled to adjust the shortfall (if any) in the service tax liability of the Flat Holders from the balance amounts (i.e. amount paid by Flat Holders to the Owners less the amounts which the Owners are entitled to forfeit, appropriate and adjust as aforesaid), if any available with the Owners prior to refund of the amount/s to the Flat Holders. The amounts paid by the Flat Holders towards their service tax liability until the date of termination/cancellation and deposited with the statutory authorities, shall be refunded to the Flat Holders without any interest thereon only upon the Owners receiving corresponding refund/getting credit of the corresponding service tax amount paid/deposited, from the statutory authorities and not otherwise.
8. The fixtures, fittings and amenities to be provided by the Promoter in the Building and the said Premises are those that are set out in Annexure "5" annexed hereto.

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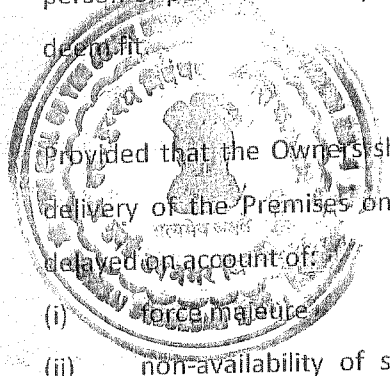
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9. The possession of the Premises shall be delivered to the Flat Holders after the Premises is ready for use and occupation provided all the amounts due and payable by the Flat Holders under this Agreement and the stamp duty and registration charges on this Agreement are duly paid by the Flat Holders. The Owners expect to give possession of the Premises to the Flat Holders on or before \_\_\_\_\_.

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10. If the Owners fail or neglect to give possession of the Premises to the Flat Holders on the above referred date or within any further date or dates as may be mutually agreed between the parties hereto, then in such case the Flat Holders shall be entitled to give notice to the Owners terminating this agreement, in which event the Owners shall within three weeks from the receipt of such notice, refund to the Flat Holders the amount of deposit or earnest money and the further amounts, if any, that may have been received by the Owners from the Flat Holder as installments in part payment in respect of the Premises along with the simple interest at the rate of 21% per annum from the date the Owners received such amounts till the date the amounts and the interest thereon is repaid. On refund of the amount as stated above neither party shall have any claim against the other in respect of the Premises or arising out of this agreement and the Owners shall be at liberty to dispose off the Premises to any other person or persons at such price and upon such terms and conditions as the Owners may deem fit.



Provided that the Owners shall be entitled to reasonable extension of time for giving delivery of the Premises on the aforesaid date, if the completion of the Building is delayed on account of:

- (i) force majeure
- (ii) non-availability of steel, cement, other building material, water or electric supply;
- (iii) war, civil commotion or act of God;
- (iv) any notice, order, rule, notification of the Government or other public, judicial or competent authority
- (v) delay in obtaining approvals
- (vi) other reasonable cause;

11. The Flat Holders agree that the return of the payment alongwith interest mentioned in Clause 10 above constitutes the Flat Holders' sole remedy in such circumstances and the Flat Holders forego any and all their rights to claim against the Owners for any specific performance and/or any losses, damages, costs, expenses or liability whatsoever.

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12. The Flat Holders shall take possession of the Premises within 7 (seven) days of the Owners giving written notice to Flat Holders.

13. Upon the Flat Holders taking the possession of the Premises, they shall have no claim against the Owners in respect of any item of work in the Premises which may be alleged not to have been carried out or completed. Upon the Flat Holders taking possession of the Premises the Flat Holders shall have no claim against the Owners as regards the quality, quantity of building materials used for construction of the Premises or the Building or the nature of construction, or the design or specifications of the Premises or the Building.

14. The Flat Holders agree and give their irrevocable consent to the Owners for carrying out the amendments, alterations, modifications and/or variations to the total scheme of development in respect of the Plot and/or to the further building plans (whether envisaged at present or not). The Flat Holders hereby irrevocably agree not to obstruct and/or raise any objections whatsoever and/or interfere with the Owners for carrying out amendments, alterations, modifications and/or variations as aforesaid.

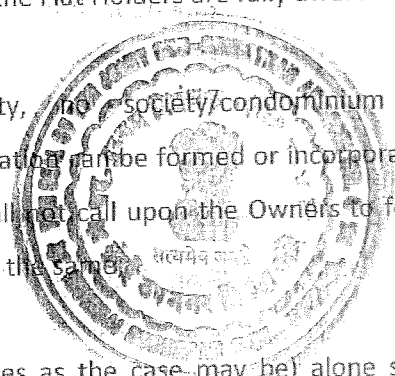
15. The Owners have informed to the Flat Holders and the Flat Holders are fully aware that—

(a) as per the bye-laws/policy of the Society, ~~no~~ society/condominium of Apartments/Limited Company or any other organisation can be formed or incorporated in respect of the Building and the Flat Holders shall not call upon the Owners to form the same nor the Flat Holders shall attempt to form the same.

(b) the Owners (or their successors/assigns/transferees as the case may be) alone shall always remain the members of the Society and the title of the Plot and the Building and the Shares even after the entire development is complete shall always remain vested with the Owners;

(c) the Flat Holders shall not be entitled for any transfer document in respect of the Plot and the Building ;

(d) the Flat Holders' right is restricted to the Premises and at no time the Flat Holders shall have any right, title or interest of any nature whatsoever in the Plot or the Building or the Shares or any other benefits pertaining to the Plot or the Shares;



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(e) the Flat Holders agree that the benefits, if any, given by the Society to the Owners as members of the Society and as Plot holders of the Plot shall belong exclusively to the Owners.

(f) the Owners shall be entitled to deal with the Shares, the Plot, the Building as they deem fit without recourse to the Flat Holder or the building association (to be formed as stated hereinafter) and shall also be entitled to create such third party rights or encumbrances in respect of the same as they may deem fit and proper PROVIDED THAT such third party rights or encumbrances shall not in any way dilute or prejudice the rights of the Flat Holder.

16.

(a) The terrace of the Building shall be the property of the Owners or their nominees or assigns. The Owners shall alone be entitled to use the aforesaid terraces of the Building whether to construct further additional floors on the Building even after the completion of construction of the Building by the Owners or for any other purpose as the Owners deem fit. The Flat Holders shall have no right of any nature whatsoever thereto. The Owners or their nominees or assigns shall be entitled to display advertisements or put up hoardings in or over the walls of the said terrace and shall be exclusively entitled to the income that may be derived by display of such advertisement at all times. The Owners or the transferee or assignee of the Owners shall be entitled absolutely and forever to put up a cellular station or cause to be put up a cellular station or such other stations or hubs or such other electronic or digital equipment on the aforesaid terraces or part thereof and to receive the income thereof for their exclusive use and benefit. The Owners shall be entitled to use the aforesaid terraces and spaces belonging to them in such manner as they may deem fit without any obstruction/ objection from the Flat Holders or any one else..

(b) The Flat Holders shall be entitled to raise finance against the Premises from any bank and/or financial institution or otherwise create a charge or offer the same as security for any loan or guarantee raised or enjoyed by such Flat Holders, provided however that the said finance is raised in the name of the Flat Holders and is restricted to the Premises only and shall not in any manner whatsoever affect the right, title or interest of the Owners in the Plot or the Building or the Shares. Provided that the Owners shall not be liable or responsible in any manner in respect of such loan or guarantee including for refund of finance so obtained by such Flat Holders. The financier shall be informed by the Flat Holders that the Owners shall not be liable or responsible in any manner whatsoever in respect of the said loan or guarantee as aforesaid.

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(c) In future as a result of any change in government policies or for any reason whatsoever there is any increase in the potential of the Plot to consume more FSI and/or TDR-FSI or fungible FSI then such rights to such increase in the FSI shall vest in the Owners alone, to the exclusion of the Flat Holder or the Building Association, and no consequential benefit or otherwise shall accrue to any one else but the Owners.

(d) That the Premises shall be used for residential purposes only, and for no other purpose. The Flat Holders shall not change or agree to change the user. Any breach of this clause shall render this Agreement voidable at the instance of the Owners and all rights of the Flat Holders under this Agreement shall stand forfeited.

17. The Flat Holders have represented to the Owners that the Flat Holders are Gujarati, Hindu and vegetarian. The Flat Holders whilst dealing with the Premises will ensure that the transferee/assignee/Licensee is a Hindu and vegetarian.

18. The Flat Holders agree that, all the restrictions and covenants contained in the lease and bye-laws of the Society and contained herein shall be binding on the Flat Holders. The Flat Holders confirm having read (i) the Lease, (ii) bye-laws of the Society and after taking independent legal advice has agreed to enter into this Agreement.

19. Without in any way mitigating or infringing upon and strictly without prejudice to the right, title and interest of the Owners in the Plot and Shares and Building as a whole or any part thereof and without any intention on the part of the Owners to create any right, title or interest in respect of the Plot and Shares and Building as a whole or any part thereof in favour of the Building Association or its members but merely for the purpose of smooth maintenance and management of the Building and for facilitating the collection and payment of outgoings, the Owners may at their sole discretion propose to form an ad hoc committee/building association (the "Building Association") (unregistered) for the day to day management of the Building and for payment of the taxes, maintenance charges and outgoings to the concerned persons and authorities wherein the Owners, and the Flat Holders along with other flat holders for the time being and from time to time in the Building shall be the members. The Rules and/or Regulations governing the Building Association and its members shall be framed and finalized by the Owners.

20. The Flat Holders alongwith other allottees in the Building intending to sell and/or transfer their flats in the Building to any party or person or intending to give their flat on leave and license basis shall inform the Building Association at least 30 days in advance of their intention and shall be subject to the intending transferee/licensee entering into

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a duly stamped and registered agreement in writing specifically including inter alia the terms and conditions and all obligations contained herein, in the Agreement to be so executed between the Flat Holders and the said transferees/ Flat Holders and the said licensee. Such sale and/or transfer of the Premises shall be further subject to the person/s selling and/or transferring the Premises paying the amount calculated at the rate of Rs-100/- per square foot of carpet area (or such other higher amount as may be decided by the Building Association from time to time) for each such transfer.

21. The Owners shall, in respect of any amount of consideration or other amounts due and payable under this agreement remaining unpaid by the Flat Holders under this Agreement, have a first lien and charge on the Premises.

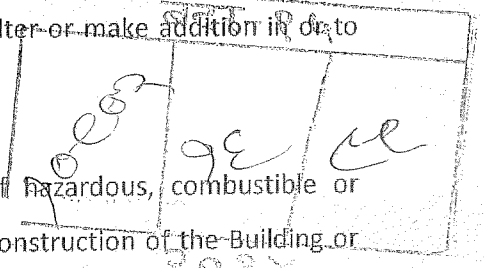
22. It is expressly agreed that the Flat Holder shall be entitled to use the common areas and facilities appurtenant to the Premises and the nature, extent and description of such common areas and facilities is set out in the Second Schedule hereunder written. It is hereby agreed that the areas mentioned in the Second Schedule written hereunder under the heading Common Areas and Facilities only shall be common facilities and the Owners shall be entitled to declare all other areas as restricted or reserved areas and facilities including those mentioned in the Third Schedule hereunder written and alienate and dispose off the same in such manner as the Owners think fit and proper.

23. The Flat Holders for themselves and with an intention to bring all persons in whose hands the Premises may come, doth hereby agree and covenant with the Owners as follows:

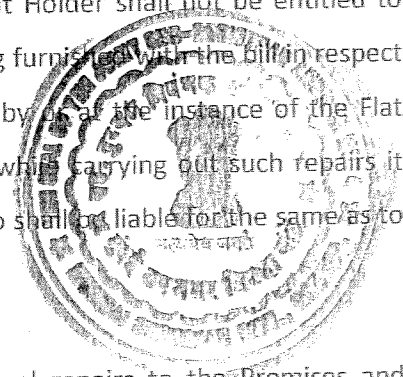
- (a) To pay regularly on or before the 5<sup>th</sup> day of each English calendar month in advance the proportionate share of the monthly outgoings in respect of the Building including but not limited to all present and future taxes, rates, betterment charges, rents, duties, levies, any other charges, salaries, payments to watchmen or security agency/ies, gardeners, sweepers, cleaners and expenses for general repair, beautification and up keep of the Building including lifts, water pumps, common lights, manhole covers, gates, garden and any other amounts to be deposited or paid to the Government or MCGM or any other local/public authority in respect of the Premises to the Owners/Building Association as agreed herein and to pay the increases in the outgoings as applicable from time to time regularly on or before the 5<sup>th</sup> day of each English calendar month.
- (b) to maintain the Premises at the Flat Holder's own cost in good tenantable repairs and condition from the date possession of the Premises is taken and shall not do or suffer to be done anything in or to the Building, staircase or passages, compound or other

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common areas which may be against the rules, regulations of the Building or bye-laws of the Society or the concerned local authority or change/alter or make addition in or to the Building or the Premises or part thereof.



(c) not to store in the Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction of the Building or storing of which goods is objected to by the Owners/other occupants of the Building or the concerned local or other authority and shall not carry or cause to be carried heavy packages/goods/articles whereby any floors or any part of the building may be damaged or that is likely to damage the staircase, common passage or any other structures of the Building including the entrance thereof. In case any damage is caused to the Premises or the Building or any common area on account of the negligence or default of the Flat Holder in this behalf, the Flat Holder shall be liable to bear the cost of the repair of the damage and the amount of damages as decided by the Owners/Building Association shall be final and binding on the Flat Holder. The Flat Holder shall not be entitled to dispute the amount of cost of such repairs on his being furnished with the bill in respect thereof. If any bodily injury is caused to any person by or at the instance of the Flat Holder, his/her servants or agents or to any person while carrying out such repairs it shall be solely the responsibility of the Flat Holder who shall be liable for the same as to costs and consequences.



(d) to carry out at the Flat Holder's own cost all internal repairs to the Premises and maintain it in the same condition, state and order in which it was delivered by the Owners to the Flat Holder and not to do or suffer to be done anything in the Premises or the Building which is in contravention of rules, regulations of the Building or bye-laws of the Society or the concerned local/public authority.

(e) not to demolish or caused 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 Premises or any part thereof nor alter the elevation and outside colour scheme of the Building and to keep the portion, sewers, drain pipes in the Premises and appurtenances thereto in good tenantable repair and condition so as to support, shelter and protect other parts of the Building and not to chisel/alter/shift/remove or in any other manner modify or damage the columns, beams, walls, slabs or RCC parts or other structural members in the building or the Premises. The Flat Holder shall not in any manner whatsoever consume any FSI in excess of that consumed.

(f) Not, in any event to make any additions or alterations to the external appearance or the elevation of the Premises, or the Building either by painting or by exhibiting or affixing

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any signboards, sky signs, name boards, placards, hoardings, or advertisements of any permanent or temporary nature. The Flat Holder shall not make any alterations to the external colour scheme or appearance or elevation of the Building. The Flat Holder shall not make any alterations to the external appearance or elevation of the Building either by fixing any box grills or by changing or altering in any manner whatsoever the size, layout, design or colour of the windows and/or the iron grills provided for security by the Owners.

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not to do or permit to be done any act which may render void or voidable any insurance of the Plot or the Building or any part thereof or whereby any increase in premium shall be payable in respect of the insurance.

(h) That the Flat Holder shall pay and contribute pro-rata along with other occupants of the Building for the costs and expenses of any major repairs to the Building that may be undertaken at any time.

(i) That the Premises shall not be used for carrying on any immoral or illegal activity or for carrying on any trade, business, profession or occupation. The Flat Holder shall not use the Premises for any purpose other than residential house.

(j) Not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the Premises in the compound or any portion of the Plot and the Building. Not to do or suffer to be done in or about the Premises anything which may be or become a nuisance, or annoyance to the Owners or other occupiers of the Building.

(k) The Flat Holder shall be bound to allow all, free and reasonable access to the Owners and/or the office bearers of the Building Association, their servants, agents, labourers, architects and engineers on and into the premises at all times with prior notice where ever possible for inspection and/or repair of the premises or of the sanitary or electrical fittings in the premises.

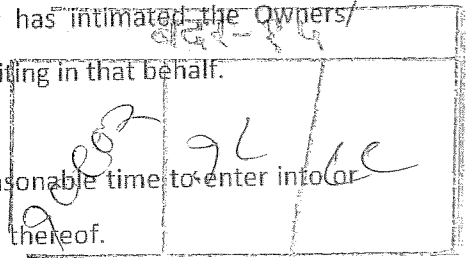
(l) That the Flat Holder shall not do any act or deed of commission or omission so as to adversely affect the title of the Owners to the said Plot of land and the new building and the Shares and the property or to the subsistence of the lease in favour of the Owners or to the Owners rights as members of the Society

(m) pay to the Owners within 7 (seven) days of demand by the Owners, his/her share of security deposit demanded by the concerned local authority or government for giving water, electricity or any other service connection to the Building.

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- (n) to bear and pay increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if any, which are and which may be imposed by the MCGM and/or government and/or other public authority.
- (o) not to let, sub-let, transfer, assign or part with the Flat Holder's interest or benefit factor of this Agreement or part with the possession of the Premises save and except in the manner as agreed herein and until all the dues payable by the Flat Holder to the Owners/Building Association under this agreement are fully paid up and only if the Flat Holder has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Flat Holder has intimated the Owners/building association and obtained their prior consent in writing in that behalf.

- (p) to allow the Owners, their surveyors and agents at all reasonable time to enter into or upon the Plot to view and examine the state and condition thereof.

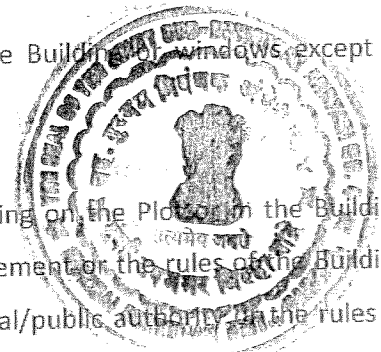


- (q) not to change the external colour scheme or the pattern of the colour of the Building.

- (r) not to change exterior elevation or the outlay of the Building.

- (s) not to fix any grill fixed or collapsible or box to the Building windows, except in accordance with the design approved by the Owners.

- (t) Flat Holders shall not do or suffer to be done anything on the Plot in the Building which would be forbidden or prohibited by this Agreement or the rules of the Building Association or the bye-laws of the Society or the local/public authority or the rules of the concerned Government authorities. The Flat Holders shall observe all the rules, regulations and bye-laws of the Society and the Building Rules and Regulations and bye-laws of the concerned local authority, government or public bodies for the time being in force and the additions, alterations and amendments thereto. In the event, the Flat Holders commit any breach of the same, the Flat Holders alone shall be responsible and liable for all the consequences thereof to the concerned authorities in addition to any penal action taken by the Owners/Building Association in that behalf;



24. The Flat Holders agree to grant to the Owners, all the facilities, assistance and co-operation as the Owners may reasonably require from time to time even after the Owners have delivered possession of the Premises to the Flat Holders, so as to enable the Owners to complete the scheme of development of the Plot. The Owners shall be entitled to modify, amend, alter, change the lay out of the Plot by changing the

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alignment, locations, placement of garden, parking area and other amenities or facilities.


25.

The Flat Holders hereby agree to indemnify and keep indemnified the Owners from and against all claims, actions, litigation, demands, losses, damages, costs etc. that may arise or be made or raised against the Owners due to any direct or indirect act of or on the part of the Flat Holders of commission or omission or breach or default of any terms or conditions or covenants or undertakings.

26. The Flat Holders confirm that the Owners have given full free and complete inspection of documents of title in respect of the Plot and the Flat Holder confirms that they have entered into this Agreement after inspecting all relevant documents. The Flat Holders have inspected the Title Certificate issued by Owners' Advocate and the Flat Holders undertake not to raise any objection and/or requisition on the title to the Plot.

27. Commencing a week after notice in writing is given by the Owners to the Flat Holders that the Premises is ready for use and occupation, the Flat Holders shall be liable to pay and shall pay the proportionate share of the outgoings in respect of the Building in proportion to the area of the Premises namely local taxes, betterment charges sub-station and cable cost or such other levies by the concerned local authority and expenses for electricity, water, common lights, repair and salaries of clerks, bill collectors, watchmen, sweepers and all other expenses necessary and incidental thereto. The Flat Holders further agree that till the Flat Holders' share is so determined, Flat Holders shall pay to the Owners provisional monthly contribution of Rs. \_\_\_\_\_/- per month towards the outgoings regularly on the 5<sup>th</sup> of every month in advance and shall not withhold the same for any reason. The amount so paid shall not carry any interest. It is the express intention of the parties that irrespective of the fact whether the Flat Holders take possession of the Premises on the date intimated by the Owners as aforesaid or not, the Flat Holders shall, without any dispute or objection, pay and discharge their share of outgoings and the decision of the Owners as regards the time, period and the proportion of the amount demanded shall be exclusive, final and binding upon the Flat Holders. The Flat Holders shall also pay the non-occupancy charges along with their share of the outgoings. The Flat Holders shall pay their share of the outgoings and the non-occupancy charges as aforesaid to the Owners until the formation of the building association and thereafter the Flat Holders shall pay their share of the outgoings and the non-occupancy charges to the building association.

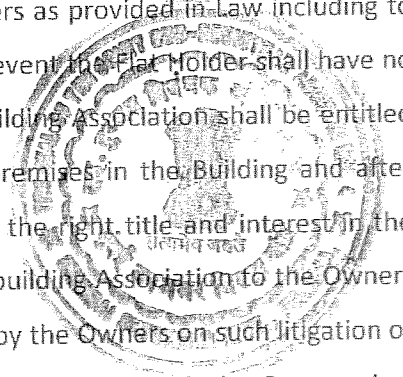
28. It is agreed that in case of any default in payment or nonpayment of Flat Holders contribution and/or non-occupancy charges payable in accordance with this agreement

  
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the Flat Holders shall be liable to pay the same along with interest on the delayed payment at the rate of 24% p.a. from the due date till payment and/or realization and the costs of recovery on actual basis.

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29. In the event the Flat Holders commit delay or default in payment of the dues (whether monthly outgoings or non-occupancy charges or any other charges) for six months whether consecutive or not the Owners and/or Building Association shall in addition to their other rights and remedies send a notice in writing calling upon the Flat Holders to pay within 30 days from the date of the notice the outstanding arrears together with interest at the rate of 24% p.a from the due date till payment and/or realization. In the event the Flat Holders pay all their dues within the notice period then in such event, it shall not be construed as a default on the part of the Flat Holder and such a delay or default shall stand waived/condoned. In the event the Flat Holder fails to pay their dues within the notice period then in such event the Owners and/or Building Association shall be entitled to take legal action against the Flat Holders as provided in Law including to cancel and/or terminate this Agreement and in such event the Flat Holder shall have no rights in respect of the premises and the Owners/Building Association shall be entitled to evict such defaulting Flat Holders from his/her premises in the Building and after eviction the Building Association shall be entitled to the right title and interest in the such premises subject to the reimbursement by the building Association to the Owners of the amount, if any, that may have been expended by the Owners on such litigation or paid by the Owners on behalf of such defaulting Flat Holders though the Owners shall not be held responsible for contributing in the expenses of the litigation or paying any amounts for and on behalf of the defaulting Flat Holders.



30. The Flat Holders shall pay all outgoings for the management and maintenance of the Building on pro-rata basis. It is clarified that such charges and expenses shall be in proportion to the carpet area of the Premises to the entire carpet area of the Building.

31. The Flat Holders shall on or before the delivery of the possession of the Premises pay to the Owners the following amounts:

- (i) Rs.30,000/- non-refundable deposit towards installation of transformer, cable, electric meter and water meter etc.
- (ii) Rs. \_\_\_\_\_/- proportionate share of taxes, maintenance and other charges payable in advance for 1 year

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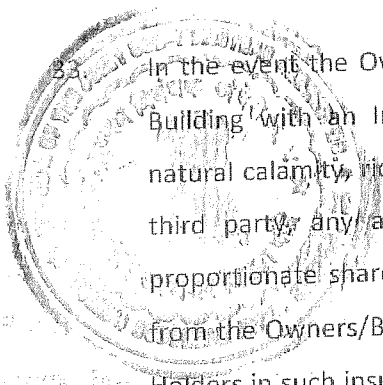
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32. ~~2007~~ On the Flat Holders paying the full consideration and all other amounts due and payable under this Agreement to the Owners, the Flat Holders shall from time to time and at all times be entitled to deal with, dispose of, assign, let, give on lease and licence basis and/or otherwise transfer the Premises and/or benefit of this Agreement to any third party or person and/or part with possession of the Premises (with car park/s, if allotted) or any part thereof to any third party or person (but subject to the terms and conditions mentioned in this Agreement, the Rules and Regulations of the Building Association and the bye-laws of the Society, for such consideration as the Flat Holders may think fit and proper without any reference or recourse to or concurrence of the Owners and the Flat Holders shall be entitled to appropriate the consideration monies so received on transfer of the Premises in such manner as they may deem fit. The transferee of the Flat Holders shall have the same rights as that of the Flat Holders under this Agreement and shall discharge the like obligations hereby intended to be discharged by the Flat Holders.

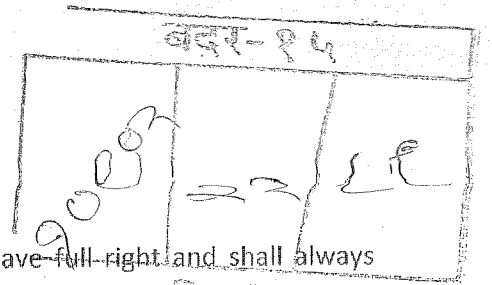


33. In the event the Owners/Building Association decides to insure and keep insured, the Building with an Insurance Company, for loss or damage against fire, earthquake, natural calamity, riots, war, accidents including plane crash, damage on account of any third party, any act of God or otherwise the Flat Holders shall contribute their proportionate share of the Premises within 7 days from the date of receipt of notice from the Owners/Building Association to make such contribution. The share of the Flat Holders in such insurance premium shall be pro-rata in proportion to the carpet area of the Premises as it bears to the carpet area of the Building.

34. In the event the Building is damaged, demolished or destroyed by fire, earthquake or any Act of God, or due to any other calamity or accident then the Owners/Building Association shall have a right to repair or restore the damaged/demolished/destroyed portion or re-construct the Building as a whole at their discretion depending on the nature and extent of the damage/demolition/destruction and the Flat Holders shall use and occupy the repaired or restored premises/shall be entitled to new premises as the case may be of the same area (or proportionately lesser or reduced area if the Building so repaired/ restored/re-constructed cannot avail of the entire existing FSI and TDR on account of any reason whatsoever including change in law or policy of the MCGM or Government or other local or statutory authority) in the repaired/reconstructed Building on the Plot PROVIDED that the Flat Holders shall contribute the proportionate cost of repair/restoration/re-construction as the case may be. The Owners/Building Association shall, in so repairing/restoring/re-constructing the building, utilize the monies, if any, received under any insurance policy/ies covering the building and in such an event the Flat Holders shall be liable to contribute only the shortfall.

*[Handwritten signature]*  
R.T.C  
Sanjay R. Chopra  
R.H.P.

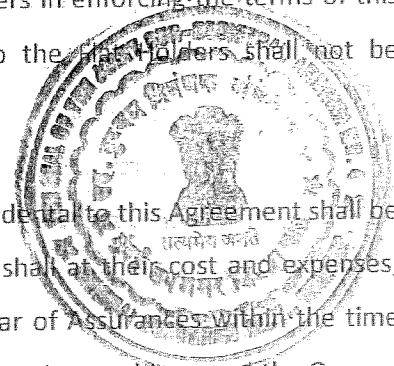




35. The Flat Holders agree and confirm that the Owners have full right and shall always remain fully entitled to construct additional floors on the terrace of the Building or build additional structures as may be permissible to the Owners in law from time to time and the Flat Holders and/or the Building Association shall not object to the same. It is further agreed that the Flat Holders or the Building Association shall not claim any right or demand any compensation or consideration and shall not interfere or obstruct or cause any interference or obstruction in such additional construction or the future development of the Plot and/or Building on the Plot. Any additional F.S.I. or TDR F.S.I. fungible FSI that may be permitted to be used by the Government or the MCGM or any other local authority for such additional construction on the Building and/or on the Plot, whether on account of any change in government policies or otherwise shall exclusively belong to the Owners alone. The additional floors and structures so put up shall be the exclusive property of the Owners who shall be entitled to dispose of the same in any manner as they choose and the Flat Holders.

36. Any delay tolerated or indulgence shown by the Owners in enforcing the terms of this Agreement or any forbearance or giving of time to the Flat Holders shall not be construed as a waiver.

37. The stamp duty and the registration charges of and incidental to this Agreement shall be borne and paid by the Flat Holders. The Flat Holders shall at their cost and expenses, lodge this Agreement with the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice on this regard the Owners shall attend such office and admit the execution thereof.



38. Any notice to any party hereto in connection with this Agreement shall be in writing and shall be sent to such party's contact details first set out above. Each party shall inform the other party in writing of any changes in his contact details. Notices shall be deemed to have been properly given, if sent through registered letter, courier service, personal delivery or facsimile. Date of service of a notice delivered personally, by courier service or registered letter shall be the actual date of such delivery. Date of service of facsimile notice shall be the business day after sending of such facsimile.

39. This Agreement and all annexures as incorporated into this Agreement by reference, constitute the entire agreement between the parties hereto and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Owners, any agent, employee or representative of the Owners or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations,

R.T.C.  
Sanjay R. Chhapra

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provided to the Flat Holders or made available for the Flat Holders' viewing. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous agreements concerning the Premises between the parties hereto.

40. The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.

41. No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.

If there is more than one Flat Holder named in this Agreement, all obligations hereunder of such Flat Holder shall be joint and several.

43. All taxes, charges including but not limited to service tax, VAT or any other impositions or levies (i) on account of this transaction or (ii) on account of the entire project or (iii) on the consideration and other amounts payable by the Flat Holder to the Owners or (iv) otherwise shall be to the account of the Flat Holders alone and the Owners shall not be liable to pay the same. For the avoidance of doubt, any such taxes, impositions etc. shall be payable by the Flat Holders over and above the consideration of the Premises and the Owners' decision as regards the quantum of the same shall be final and binding to the Flat Holder.

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

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

Leasehold plot bearing City Survey No.328 admeasuring 891.3 square meters of City Survey Vile Parle (West), Taluka Andheri Mumbai Suburban District and bearing Plot No.29 in the layout of The Navyug Co-operative Housing Society Ltd and bearing Survey No.287 (part) of Vile Parle together with the building standing thereon known as **BASANT** situate at V. L. Mehta Road, JVPD Scheme, Vile Parle (W), Mumbai – 400 056

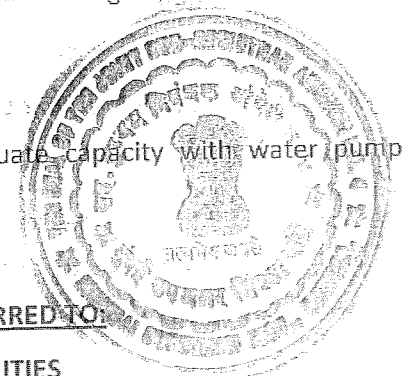
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Santosh A. Chiplak  
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**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**COMMON AREAS AND FACILITIES**

- (i) Entrance lobby and foyer of the building and staircase of the building including main landing, for the limited purpose of ingress and egress but not for the purpose of storing or for recreation or for residence or for sleeping.
- (ii) The landing is limited for the use of the residents of the flats located on that particular floor and for visitors there to but is subject to means of access for reaching the other floors, available to all residents and visitors.
- (iii) Electric meters and water meter/s connected to common lights, water connections, pump set, lifts etc.
- (iv) One number of underground water tank of adequate capacity with water pumps connected with overhead water tanks.



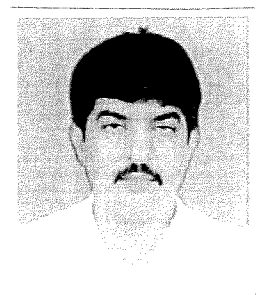
**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**RESTRICTED AREAS AND FACILITIES**

- (i) Terraces adjacent to and exclusively accessible through the premises shall belong to the Flat Holder of such premises and he/she/they shall have exclusive right to use, occupy, enjoy and possess the same.
- (ii) Terrace above the top floor shall belong exclusively to the Owners.
- (iii) All areas not covered under "common areas and facilities" including open spaces, parking spaces are restricted areas and facilities and the Owners have absolute right to dispose of the same to any person/s in the manner they deem fit and proper.

SIGNED AND DELIVERED by the  
 Withinamed Owners  
**(1) PARESH H. PUJARA**

)  
)  
)



*P. H. Pujara*



(2) ADHIRAJ M. PUJARA

In the presence of ... ..

1. Bhavesh V. Shah

2. *Be*

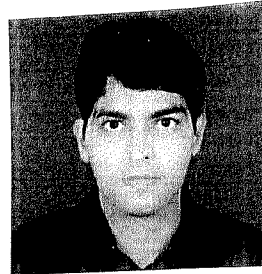
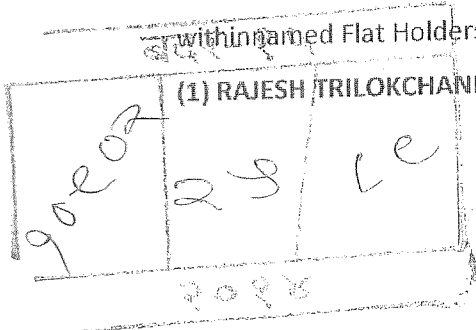


*A.M. Pujara*

SIGNED AND DELIVERED by the

with named Flat Holders

(1) RAJESH TRILOKCHAND CHOPRA and



*R.T. Chopra*

(2) MRS. SANTOSH RAJESH CHOPRA

In the presence of ... *Santosh R. Chopra*

1. Bhavesh V. Shah

2. *Be*



*Santosh R. Chopra*

RECEIVED OF AND from the within named Flat Holders the sum of Rs.40,00,000/- (Rupees forty lacs only) as earnest money paid to us, on or before the execution hereof, under these presents, as follows :-

| Cheque No. | Date       | Drawn on                     | Amount         |
|------------|------------|------------------------------|----------------|
| 196064     | 20/12/2014 | ICICI Bank, Kandivali Branch | Rs.10,00,000/- |
| 196066     | 20/12/2014 | - do -                       | Rs.10,00,000/- |
| 196081     | 20/12/2014 | - do -                       | Rs.10,00,000/- |
| 196084     | 20/12/2014 | - do -                       | Rs.10,00,000/- |

WITNESSES:

1. Bhavesh V. Shah

2. *Be*

WE SAY RECEIVED

*A.H. Pujara*

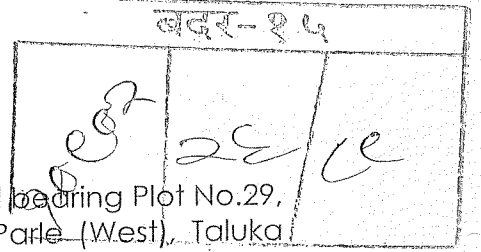
*A.M. Pujara*  
(OWNERS)

# SATISH MISHRA & CO.

Advocates, High Court

4-A, Vijay Kunj, Gr. Floor, Jn. of Subway & Old Nagardas Road, Andheri (E), Mumbai - 400 067.  
Tel.: 2820 4056 • Mobile : 9322658994

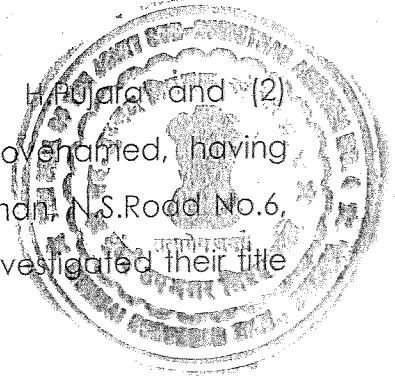
## TITLE CERTIFICATE



Re: All that piece or parcel of leasehold land bearing Plot No.29, City Survey No.328 of City Survey Vile Parle (West), Taluka Andheri, Mumbai Suburban District, admeasuring 891.35 square metres or thereabouts (said plot) together with the building standing thereon known as BASANT (said building) in the layout of Navyug Co-operative Housing Society Ltd., being part of Survey No.287, situate, lying and being at V.L.Mehta Road, J.V.P.D. Scheme, Vile Parle (West), Mumbai-400 056 (said plot and said building are collectively 'said property')

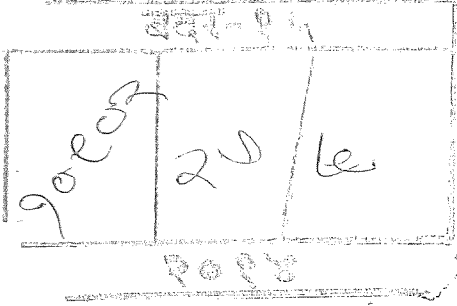
(1) Paresh H.Pujara }  
(2) Abhiraj M.Pujara } .. Lessees/Owners

Under instructions from (1) Mr.Paresh H.Pujara and (2) Mr.Abhiraj M.Pujara, the Lessees/Owners abovesaid, having their address at 101, Plot No.B37, Shradha-Suman, N.S.Road No.6, Vile Parle (West), Mumbai-400 056, we have investigated their title to the said property.



1. We have perused the search report furnished to us in respect of the said property taken from the office of the Sub-Registrar of Assurances at Mumbai and Bandra from the year 1961 to 2009.

2. We have also been furnished with copy of public notices inserted by Mint & Confreres, Advocate and Solicitor, in the newspapers (i) The Free Press Journal and (ii) Mumbai Samachar, both dated 26<sup>th</sup> September, 2009, inviting claims in respect of the said property. We have been informed that no claims are



received in response to the public notices appeared in the above newspapers.

3. On perusal of the search report and other documents furnished to us, it is observed that:

- (a) By an Indenture of Lease dated 18<sup>th</sup> December, 1961 made and executed between Navyug Co-operative Housing Society Ltd. (said society), as 'the Lessor' of the One Part and Mr.Brij Mohan Vyas, as 'the Lessee' and hereinafter referred to as 'the said Vyas', of the Other Part and duly registered with the Sub-Registrar of Assurances at Bandra under No.1006 on 6<sup>th</sup> July, 1962, the said society demised in favour of the said Vyas the said plot, for a term of 998 years commencing from 18<sup>th</sup> December, 1961, for the consideration therein mentioned and paying thereafter during the said term yearly on the 1<sup>st</sup> day of January in each and every year the rent of One Rupee (if demanded) and upon the other terms, conditions, stipulations and subject to the covenants therein contained on the part of the said Lessee to be observed and performed;
- (b) The said Society also allotted to the said Vyas 5 fully paid up shares of Rs.50/- each bearing distinctive Nos.121 to 125 vide Share Certificate No.229 on 1<sup>st</sup> April, 1999 (said shares);
- (c) The said Vyas constructed the said building BASANT on the said plot consisting of ground and two upper floors and



# SATISH MISHRA & CO.

Advocates, High Court

4-A, Vijay Kunj, Gr. Floor, Jn. of Subway & Old Nagardas Road, Andheri (E), Mumbai - 400 069.  
Tel.: 2820 4056 ● Mobile : 9322658994

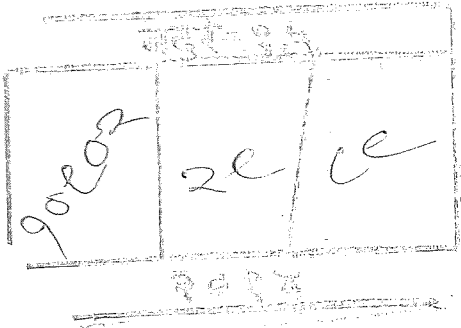
obtained Occupation Certificate in respect thereof from the  
Municipal Corporation of Greater Mumbai (MCGM);

(d) The said Building is occupied by 8 tenants;

4. By a Deed of Assignment made and executed at Mumbai on  
17<sup>th</sup> November, 2009 and duly registered with the Sub-Registrar,  
Andheri under Sr.No.BDR-4/10513/2009 on 17<sup>th</sup> November, 2009  
between the said Vyas (therein called 'the Assignor') of the One  
Part and the Lessees/Owners (therein called 'the Assignees') of the  
Other Part, the former assigned unto and in favour of latter his  
leasehold right in respect of the said property and the said shares,  
for the residue of the unexpired period of 998 years commencing  
from 18<sup>th</sup> December, 1961, for the consideration and on the terms,  
conditions and covenants therein contained. The original of the  
Deed of Assignment dated 17<sup>th</sup> November, 2009, has been  
produced for our inspection.

5. In pursuance of the above Deed of Assignment, the said  
Vyas also executed a Power of Attorney in favour of the Assignees  
therein, being the Lessees/Owners herein, on 17<sup>th</sup> November, 2009.  
The aforesaid Power of Attorney is also duly registered under  
No.BDR-4/10514/2009 on 17/11/2009. We have verified the original  
Power of Attorney dated 17/11/2009.

6. From perusal of the Share Certificate, we have observed  
that the said society has transferred the said shares in the names of  
the Lessees/Owners, as evidenced by endorsement made by the  
society on the reverse of the Share Certificate on 21<sup>st</sup> February,  
2010.



7. The plans for development of the said property are approved by the Municipal Corporation of Greater Mumbai vide I.O.D No.CHE/WS/0209/K/337(NEW) dated 6<sup>th</sup> August, 2010.

8. We have observed that the Property Registered Card in respect of the said property has been transferred in the names of the Lessees/Owners on 26<sup>th</sup> October, 2010, as the Lessees thereof.

9. We have been informed by the Lessees/Owners that out of 8 tenants, 7 tenants have already surrendered their tenancy rights in respect of their respective premises in favour of the Lessees/Owners on the tenants receiving the full and final compensation for the surrender and have also handed over to the Lessees/Owners the peaceful possession of the surrendered premises and one tenant Ms Kinnary Vipul Sheth has accepted permanent alternate accommodation in the proposed construction to be carried out by the Lessees/Owners on the said property by executing an Agreement on 23<sup>rd</sup> December, 2011 which is duly registered under No.BDR9/11209/2011 on 26/12/2011.

10. We have perused the NOC issued by the said Society on 29<sup>th</sup> July, 2013, permitting the Lessees/Owners to carry out construction on the said property.

11. We have also observed that the Municipal Corporation of Greater Mumbai has issued the Commencement Certificate on 31<sup>st</sup> August, 2013, for carrying out the proposed construction on the said property.



# SATISH MISHRA & CO.

Advocates, High Court

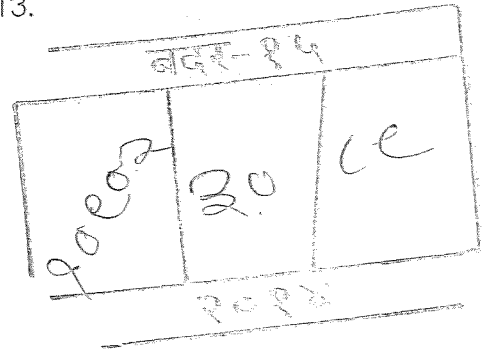
4-A, Vijay Kunj, Gr. Floor, Jn. of Subway & Old Nagardas Road, Andheri (E), Mumbai - 400 069.  
Tel.: 2820 4056 • Mobile : 9322658994

Subject to the Agreement dated 23<sup>rd</sup> December, 2011 executed by the Lessees/Owners with the tenant Ms Kinnary Vipul Sheth as referred herein and subject to what is stated above, we are of the opinion that the title of the Lessees/Owners to the said property is marketable and free from all encumbrances and we further certify that in our opinion they have the right to carry out construction of the proposed building on the said property in accordance with the permission granted to them by the Municipal Corporation of Greater Mumbai or any other sanctioning Authority and are entitled to sell/allot the premises comprised in the proposed building to various acquirers as per the bye-laws of the said society and to enter into Agreement/s in that behalf.

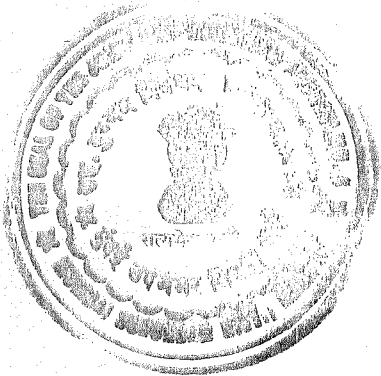
Mumbai, dated this 21<sup>st</sup> day of December, 2013.

For SATISH MISHRA & CO.,

  
Advocates



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मालमत्ता पत्रक

विभाग/मोजे -- विलेपार्ले(घ)

तालुका/न.भु.मा.क्रा. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार क्रमांक / फा. प्लॉ. नं. चौ.मी.

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फोटो (तापशील किंवा फोटो)

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[रु.१२०.०० दरसाल]

[दिनांक १-८-१९७९ पासून.]

रु.१२४७८/- दरसाल महसूली वर्ष -२००९-२०१०

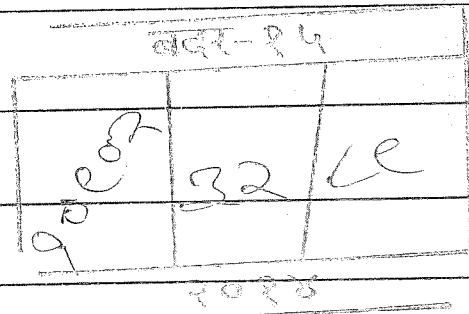
सुविधाधिकार

हक्काचा मुळ धारक वर्ष द नवयुग को ऑपरेटीव्ह हाऊसिंग सोसायटी लि. खरेदीने - सि.स.२८२ प्रमाणे.

पट्टेदार

इतर भार

इतर शरे



| दिनांक     | व्यवहार  | खंड क्रमांक  | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)   | साक्षात्कन  |
|------------|--|--|--|---|
| ०८/०१/१९७० | मा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नाणे संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.   |  |  | सही -<br>१९७०-०२-०९<br>वि.जि.नि.भू.ख.यो<br>अ.(द)कुलाबा क            |
| ०२/०७/१९७३ | बिनशेतीकडे वर्ग.   | --   | मा.अप्पर उपजिल्हाधिकारी मुं. उ.नं.अंधेरी यांचे कडील आदेश क्र.ADC/LND/C.१४५७ दिनांक- २३-२-७२ प्रमाणे बिनशेतीकडे वर्ग. | सही -<br>१९७०-०२-०९<br>न.भू.अ.क्र.Dwb.                              |
| १८/०१/२०१० | मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश दि.११/१२/२००९ व इकडील अतितातडी बिनशेती मो.र.नं.१६८/२००९ तसेच न.भू.क्र. ३२८ क्षेत्र ८९१.३ चौ.मी. क्षेत्रास र.रु. महसूली वर्ष २००९-२०१० या कालावधीसाठी नोंद केली.   | NO.C/Desk-III-६८/२००९  | C/LND/NAP/SR-१७८३ भू.अ.विलेपार्ले यांचे दिनांक १६/१/२०१० चे बिनशेती सारा निवासी प्रमाणेनासाठी                        | फेरफार क्र.५१९ प्रमाणे<br>सही -<br>१८/०१/२०१०<br>न.भू.अ.,विलेपार्ले |
| २६/१०/२०१० | सह जिल्हा निबंधक वर्ग-२ (अभिलेख) मुंबई उपनगर जिल्हा यांजकडील नोंदणीकृत भाडेपट्टा दस्त, प्रिमियम १०६६०/- वार्षिक भाडे १/- दिनांक ६/७/१९६२ अन्वये मे. नवयुग को. ऑ. हौ. सो. लि. यांनी भाडेपट्ट्याने हक्क हस्तांतरीत केल्याने भाडेपट्ट्याने घेणार यांचे नावाची नोंद दाखल केली.       | दस्त<br>क्र.१००६/६२<br>दि. ६/७/१९६२<br>१९८ वर्षांचे<br>मुदतीने | "प"<br>श्री. ब्रिज मोहन व्यास  | फेरफार क्र.५१९ प्रमाणे<br>सही -<br>२६/१०/२०१०<br>न.भू.अ.,विलेपार्ले |
| २६/१०/२०१० | सह दुय्यम निबंधक अंधेरी क्र.२ मुंबई उ.जि. यांजकडील नोंदणीकृत भाडेपट्टा दस्त, र. रु. १५,२५,००,०००/- दिनांक १७/११/२००९ अन्वये संपूर्ण क्षेत्र भाडेपट्ट्याने हस्तांतरीत करणार श्री. ब्रिजमोहन व्यास यांचे नांव कमी करून त्याऐवजी भाडेपट्टा खरेदी घेणार यांचे नावाची नोंद दाखल केली. | दस्त<br>बदर-४/१०५१३/<br>२००९ दिनांक<br>१७/११/२००९              | "प"<br>१) श्री. परेश हर्षदराय पुजारा<br>२) श्री.अभिराज मुकेश पुजारा  | फेरफार क्र.५१२ प्रमाणे<br>सही -<br>२६/१०/२०१०<br>न.भू.अ.,विलेपार्ले |

न.भू.अ.विलेपार्ले

मुंबई उपनगर जिल्हा

अभि. क्र. १०५१३  
तपशील करणारा -  
न.भू.अ.विलेपार्ले  
न.भू.अ.विलेपार्ले  
न.भू.अ.विलेपार्ले  
न.भू.अ.विलेपार्ले

न.भू.अ.विलेपार्ले

न.भू.अ.विलेपार्ले

(पान नं.- 1)

न.भू.अ.विलेपार्ले  
मुंबई उपनगर जिल्हा

महकत पत्रिकेच्या प्रमाणित प्रतिवेर दाखल क्षेत्र ८९१.३ चौ. मी. अंधेरी आठवी मक्या ०००० व भू.जि.नि.व. हक्काची नोंद घेण्यासाठी पत्रिकेवर दाखल अगल्याची प्रमाणित प्रतिवेर दाखल केली

न.भू.अ.विलेपार्ले  
मुंबई उपनगर जिल्हा

|       |    |    |
|-------|----|----|
| बतः ५ |    |    |
| २०२०  | ३३ | १८ |
| २०२४  |    |    |

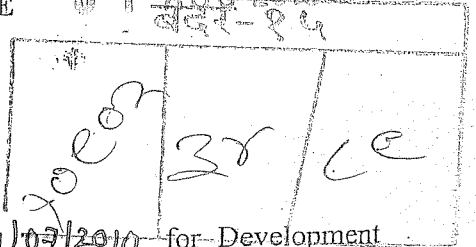


This I.O.D./C.C. is issued subject to the provision of Urban Land Celling and Regulation Act, 1976  
MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CEB/WS/0209/K/33SI/WS/AH/AK of  
COMMENCEMENT CERTIFICATE

31 AUG 2013  
2013-14

To,  
Shri. Paresk Pujara



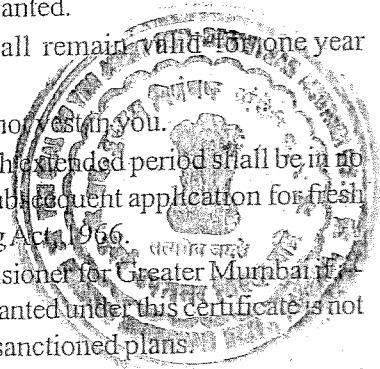
Sir,

With reference to your application No. 6188 dated 21/07/2010 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 permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Prop. bldg. CTS No. 328  
at premises at Street JVPD village Vile Parle (W) plot  
No. 29 situated at Vile Parle (W) in K/West Ward.

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 & 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 of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.



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

The Municipal Commissioner has appointed Shri. S.M. Gaiwal  
Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 5 AUG 2014

The Commencement Certificate is for carrying out the work up to top upper basement i.e. 0.15 mtr. hr. AGL as per AP dn 30/07/2013.

For and on behalf of Local Authority  
The Municipal Corporation of Greater Mumbai  
Executive Eng. Building Proposals  
(Western Subs.) 'H/East', 'H/West' & 'K/East', 'K/West' /Wards'

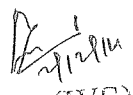
FOR  
MUNICIPAL CORPORATION OF GREATER MUMBAI

08/08/2015 3

CME/WS/6204

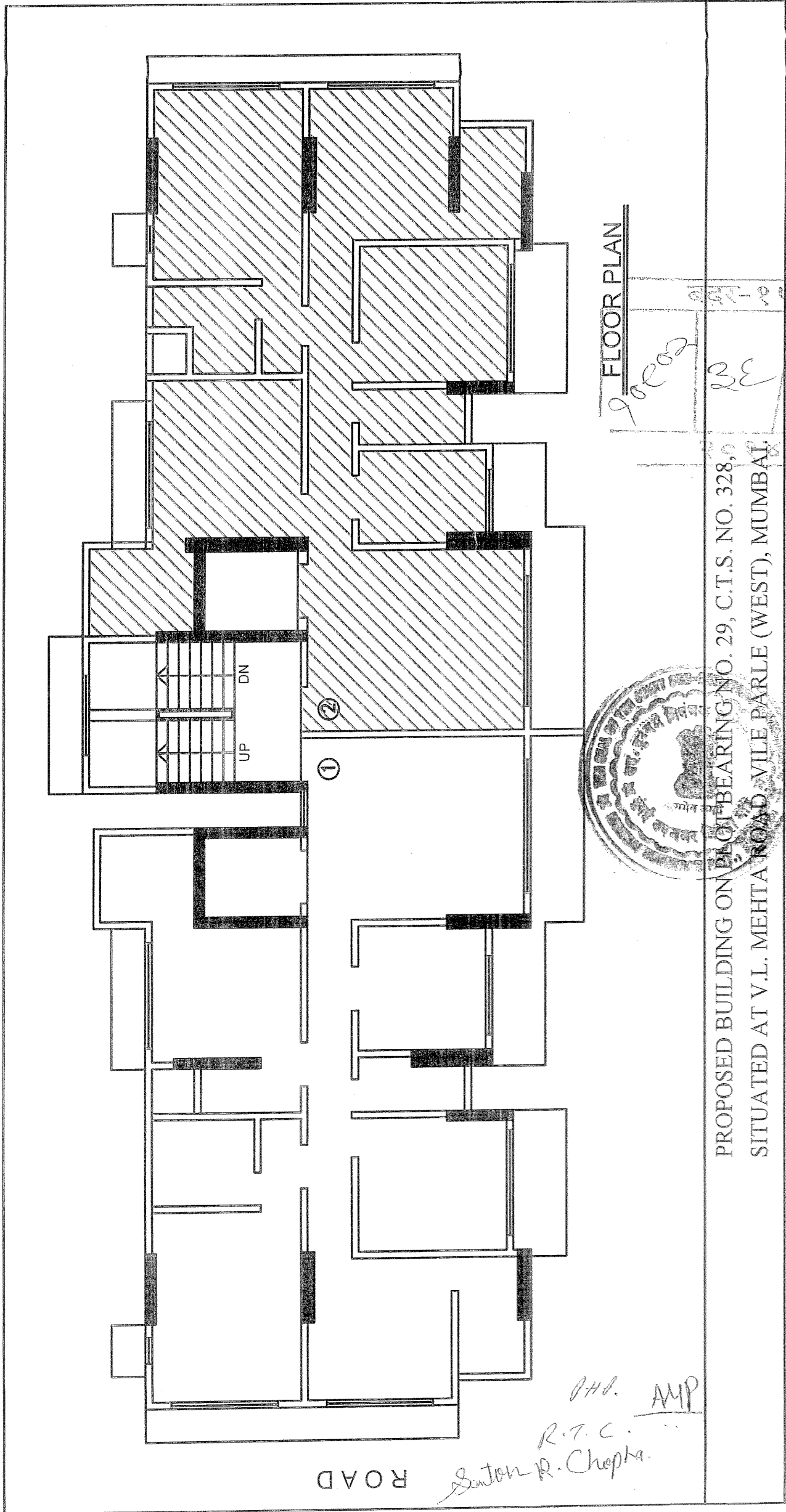
Further C.C. is now extended

upto top of 5<sup>th</sup> (PT) Floor + L.M.R.T  
OHT i.e. ht. 24.00 mtr (height Twenty four mtr) above  
for/upto \_\_\_\_\_ height. ASL as per approved plan dt 30/3/2013

  
E.E.B.P. (WS) K. Ward

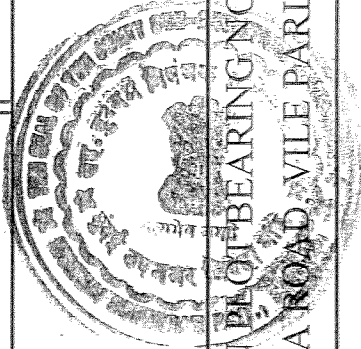
|    |    |    |    |
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| 90 | 20 | 35 | 10 |
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ROAD

*Sanjay R. Chopra*  
*R.T.C.*  
*P.H.D.* *AMP*

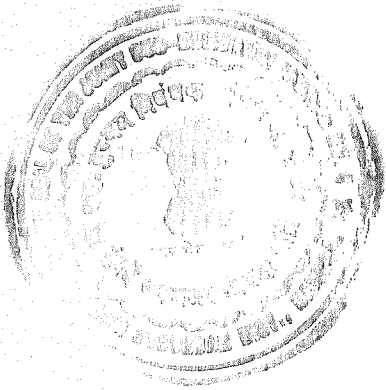


PROPOSED BUILDING ON PLOT BEARING NO. 29, C.T.S. NO. 328,  
 SITUATED AT V.L. MEHTA ROAD, VILE PARLE (WEST), MUMBAI.

FLOOR PLAN

|      |    |    |
|------|----|----|
| 2000 | 25 | ce |
|------|----|----|

|      |    |    |
|------|----|----|
| 2018 |    |    |
| 9000 | 30 | ce |
| 2018 |    |    |





**Amenities List.**

**1. Flooring**

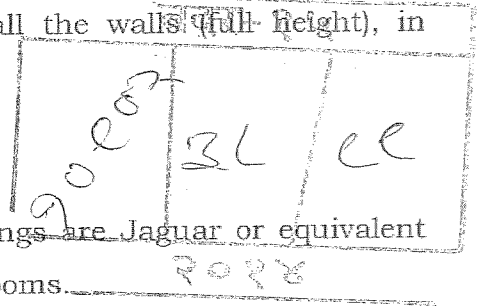
Good quality of Italian composite Marble in living room and bedroom, all the walls will be finished with POP and false ceiling of P.O.P. be finished with Apcolite Plastic paints.

**2. Tiling**

First quality Johnsons Colour tiles or equivalent of the same range in all bathrooms - toilets upto the ceiling on all the walls (Full Height), in kitchen above the platform.

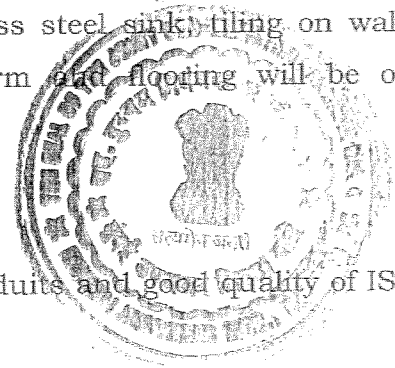
**3. Fittings**

All the bathrooms, toilets and kitchen fittings are Jaguar or equivalent type. Running hotwater geyser in all bathrooms.



**4. Kitchen**

Black granite kitchen platform with stainless steel sink, tiling on wall upto the ceiling above the kitchen platform and flooring will be of marbonite tile or equivalent.



**5. Electrical fittings**

All ISI mark Copper wiring in concealed conduits and good quality of ISI mark switches - Anchor Roma Brand.

**6. Sanitation & Plumbing**

Concealed hot water supply by ISI mark Geyser. Sanitary ceramics will be matching with the tiles colour.

**7. Telephone, Cable TV And Inter Com Connections In Each Flat.**

Intercom connection for security purpose.

**8. Windows**

Heavy hinges anodizes coated sliding windows with tinted glass and good designed fix grills.

**9. Doors**

All room doors will be with wooden frame with flush doors

**10. Paintings**

Leak proof epoxy paint.

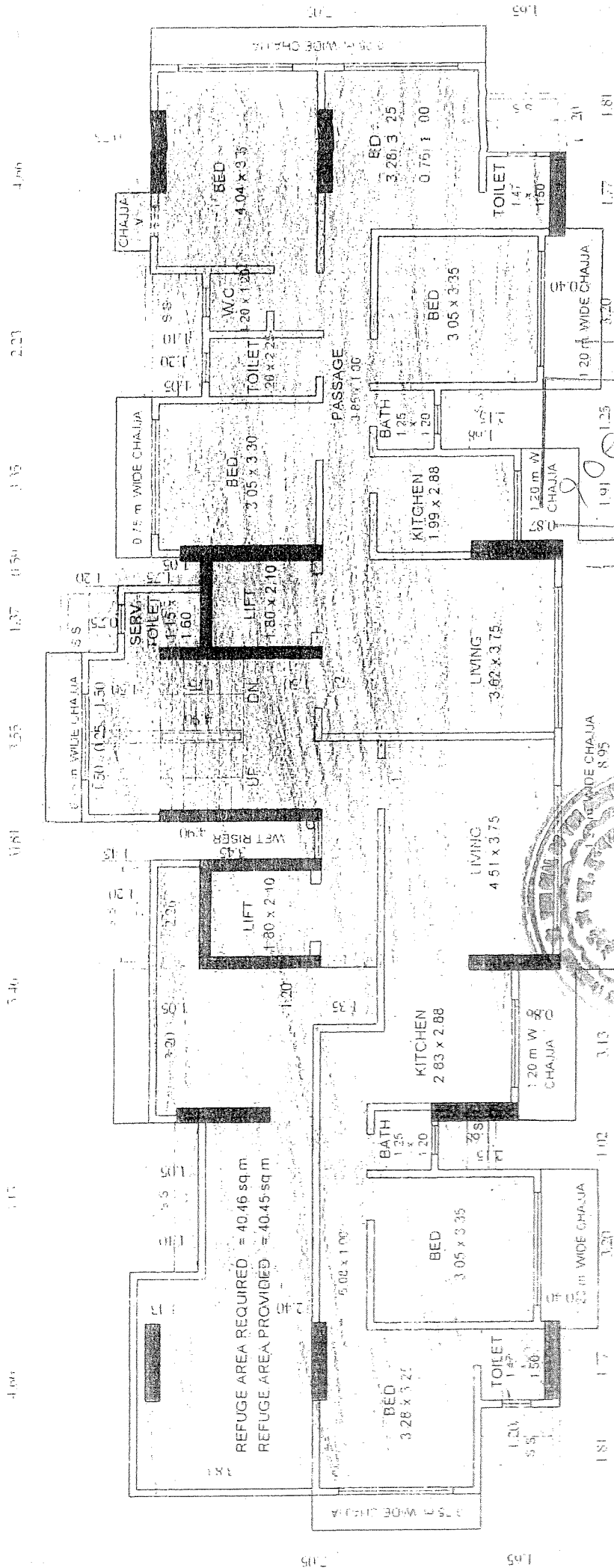
|        |    |   |
|--------|----|---|
| गदर-१५ |    |   |
| १०००   | ३६ | ६ |
| २०१४   |    |   |





**BLOCK PLAN**

SCALE 1:100



REFUGEE AREA REQUIRED = 40.46 sqm  
 REFUGEE AREA PROVIDED = 40.45 sqm



7TH FLOOR PLAN (REFUGEE)

|       |    |    |
|-------|----|----|
| 90202 | 29 | CE |
|-------|----|----|





|       |    |    |
|-------|----|----|
| 1900  |    |    |
| 90007 | 23 | 11 |



Spaces for transport vehicles parking required by Regulations.  
 Total no. of transport vehicles parking spaces provided

**PROFORMA - B**  
 MEMORANDUM OF DECISION

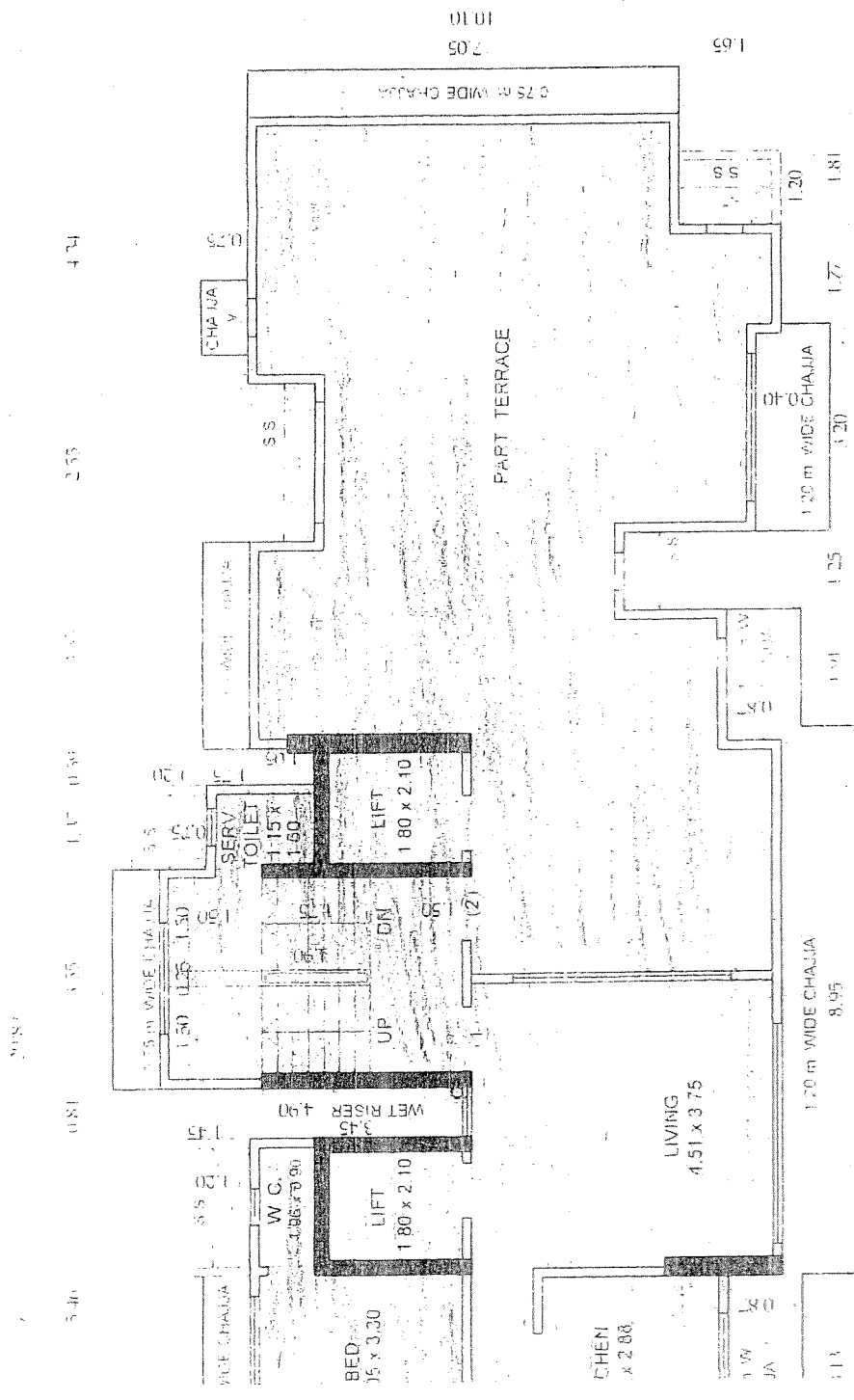
PROPOSED BUILDING ON PLOT BEARING NO. 29 C T S NO. 328,  
 SITUATED AT VILEPADA ROAD, VILEPARLE (WEST), MUMBAI

SHRI PARESH PUJARA TO OWNER  
 DATE: 30 JUL 2013  
 APPROVED BY: [Signature]

AR. PARAG MUNGALE  
 S.P. ASSOCIATES  
 ARCHITECTS & ENGINEERS.  
 (CASABLANCA, 1001), AT JH  
 OF GULMOHAR X ROAD 10, 10  
 SAMARTH RAMDAS RD,  
 JVPD SCHEME - VILEPARLE (W)  
 400 049



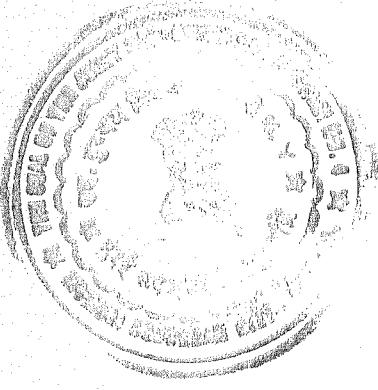
30 JUL 2013  
 30 JUL 2013  
 30 JUL 2013



2000  
 2000  
 2000



|       |    |    |
|-------|----|----|
| 90202 | 28 | 12 |
|-------|----|----|

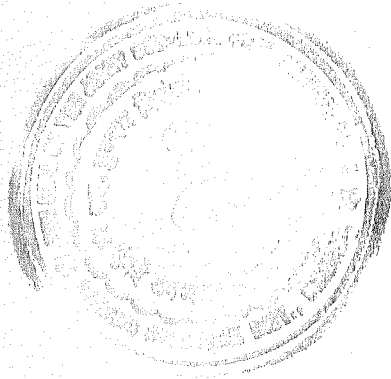






| SIGNATURE |    |    |
|-----------|----|----|
| 9000      | 20 | le |

2087





2002 2002

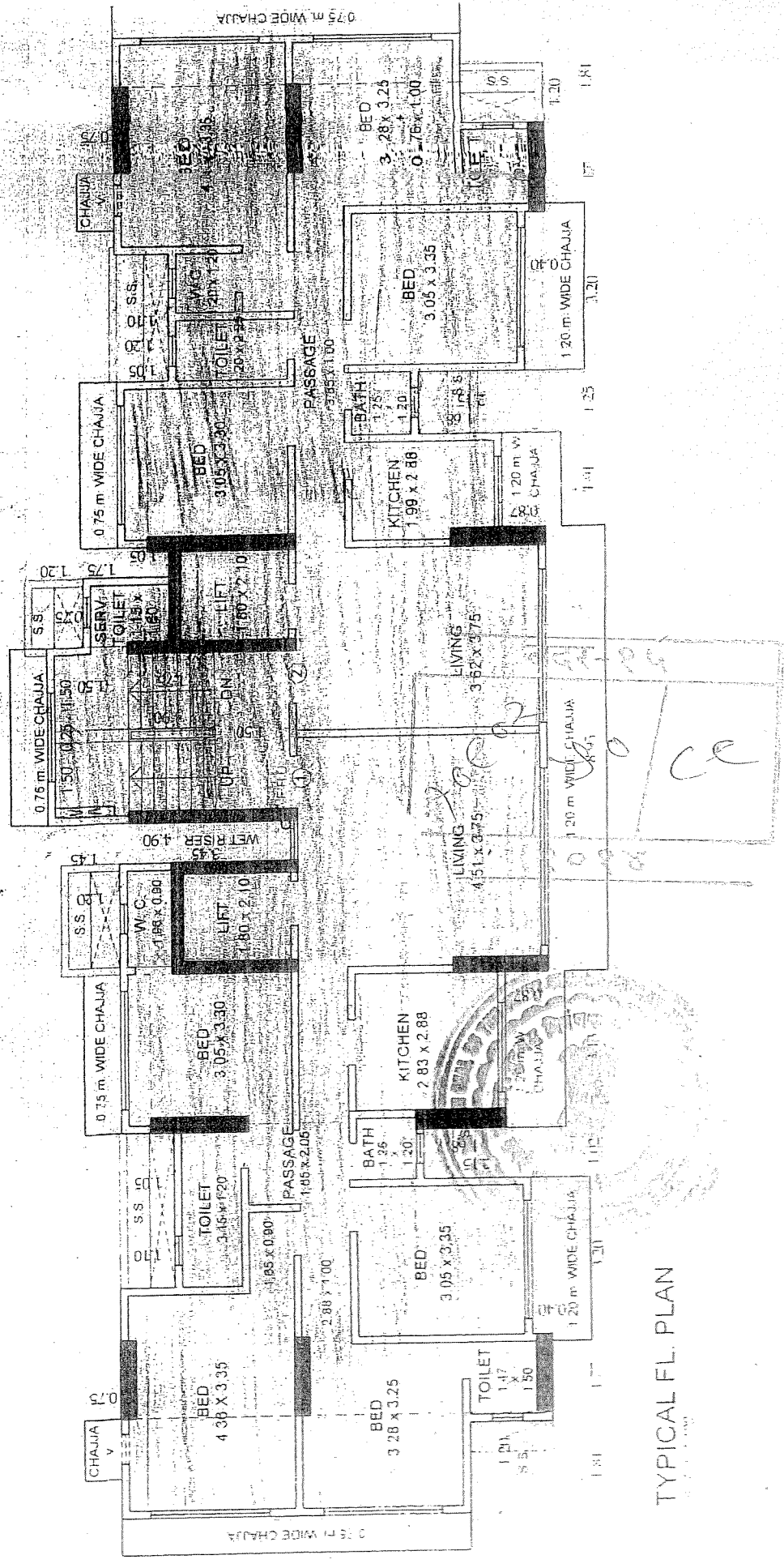
|      |      |
|------|------|
| 2002 | 2002 |
|------|------|



| CARPET AREA                   | NO OF FLATS | PARKING REQD NOS. |
|-------------------------------|-------------|-------------------|
| UPTO 22.5 sq mt               | ---         | ---               |
| 22.5 TO 45 sq mt              | ---         | ---               |
| 45 TO 100 sq mt               | 23 FLATS    | 46.00             |
| Above 100 sq mt               | ---         | ---               |
| <b>TOTAL</b>                  |             | <b>46.00</b>      |
| 25% VISITORS                  |             | 12.00             |
| FOR SHOPS                     |             | 01.00 NOS.        |
| <b>TOTAL PARKING REQD.</b>    |             | <b>59.00 NOS.</b> |
| <b>TOTAL PARKING PROVIDED</b> |             | <b>56.00 NOS.</b> |

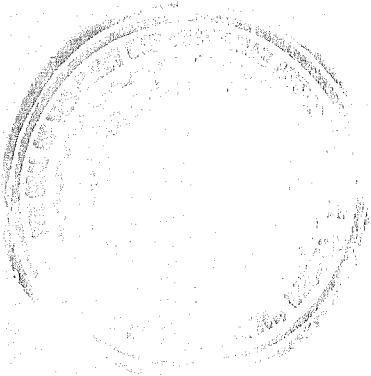
29.83

4.66      3.15      0.81      3.55      1.37      0.59      3.35      2.55      4.34



TYPICAL FL. PLAN

Handwritten text in a rectangular box, possibly a signature or code, including the characters "2002", "59", and "ce".





|        |    |    |
|--------|----|----|
| 100-10 |    |    |
| 100    | 83 | 10 |
| 100-10 |    |    |





## घोषणापत्र

मी भावे २१ २११६ याद्वारे घोषित करतो कि, दुय्यम

निबंधक साहेबराय यांच्या कार्यालयात कलकत्ता या शीर्षकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे. पुणे व ई. यांनी

दिनांक १५/११/२००३, रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त

नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र

लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार

व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र

रद्द ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी

पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे

कलम अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

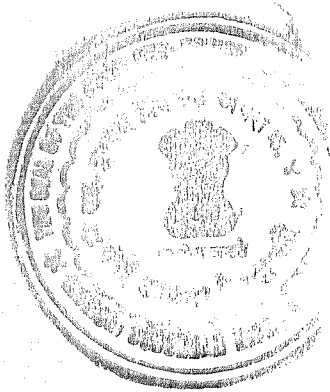
बदर-१५  
२०१०-१४ / ८८  
२०१४

दिनांक : ३०/१५/२०१५

( Bhavesh V Shah  
कुलमुखत्यारपत्रधारकाचे नाव

व सही

Handwritten text in a rectangular box, possibly a signature or code, including the word "Goreas" and the numbers "55" and "66".





Thursday, August 14, 2003  
3:48:35 PM

पावती

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती क्र. : 5398

दिनांक 14/08/2003

गावाचे नाव विलेपार्ले

दस्तऐवजाचा अनुक्रमांक

वदर1 - 05383 - 2003

दस्ता ऐवजाचा प्रकार

मुखत्यारनामा

DE

|        |        |
|--------|--------|
| बदर-२५ |        |
| २०६२   | १६/८८  |
|        | 100.00 |
|        | २०६६   |
|        | 140.00 |

सादर करणाराचे नाव: परेशभाई एच पुजारा

नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (7)

एकूण रु.

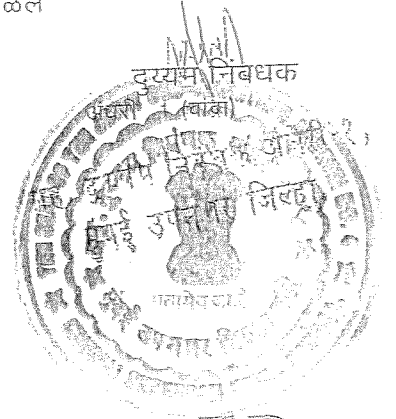
240.00

आपणास हा दस्त अंदाजे 4:03PM ह्या वेळेस मिळेल

बाजार मुल्य: 1 रु.

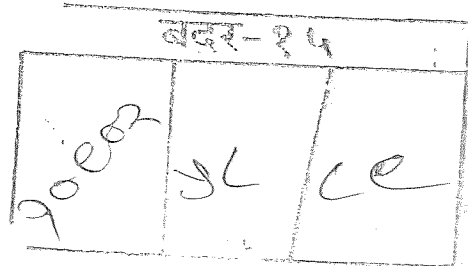
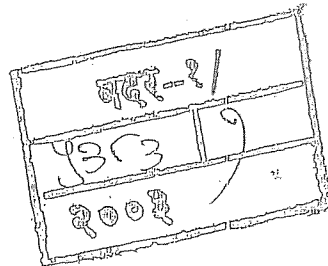
मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 200 रु.



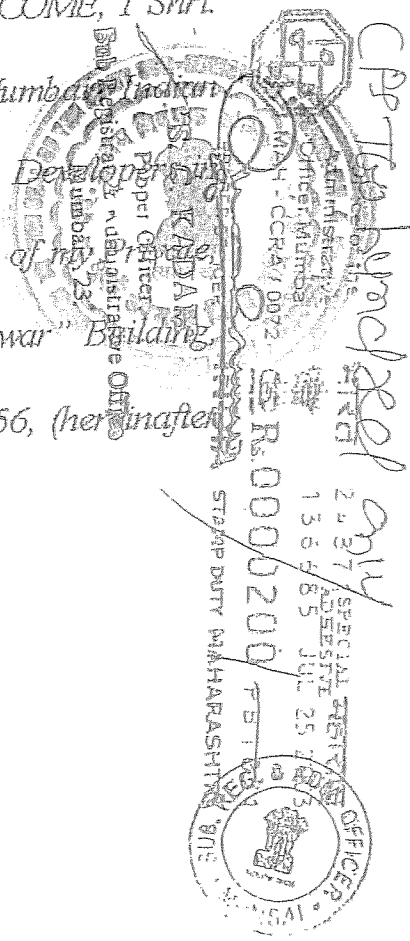
Handwritten text in a rectangular box, possibly a signature or initials, including the word "Good" and a large "C".



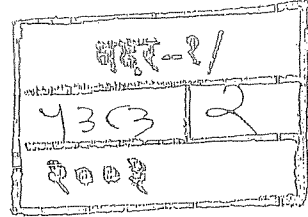


POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS COME, I Shri  
PARESHBHAI HARSHADRAI PUJARA, of Mumbai  
Inhabitant, doing and carrying my business of Builders, Developer  
the name of various Partnership firms and as Director of my  
Limited Companies, residing at A/102-103, "Mukteshwar" Building,  
9, Sarojini Road, Ville-Parle (West), Mumbai - 400 056, (hereinafter  
called as "THE DEPONENT"), SEND GREETINGS :



B.H.1

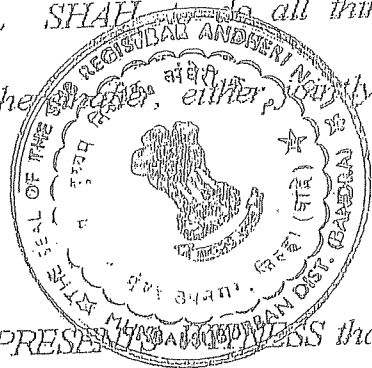
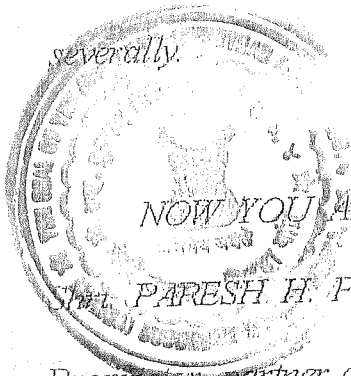


WHEREAS:

a) I am doing and carrying on my business of Builders, Developers as partner, as Sole Proprietor and as Director of various partnership firms, proprietorship concern and Private Limited Company respectively and I have entered into various Development, agreements of various properties.

*Handwritten signature*

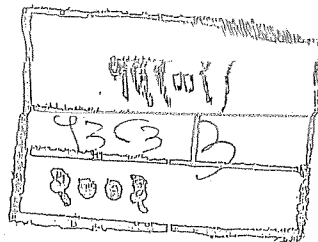
b) For development purposes I am personally unable to remain present before the various authorities, therefore I am desirous to appoint Shri. BHAVESH VASANTLAL SHAH to do all things, matters, acts and deeds as appearing hereunder, either jointly or severally.



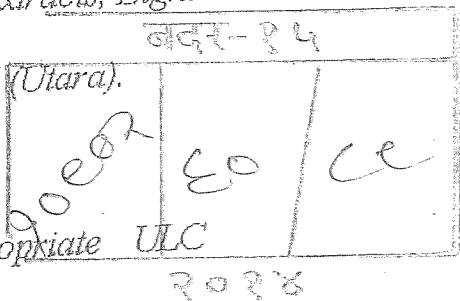
NOW YOU ALL AND THESE PRESENTS WITNESSES that I,

Shri. PARESH H. PUJARA, in my personal capacity and as Sole Proprietor, partner and director of my various concern, partnership firm and Private Limited Company, do hereby appoint and constitute said Shri. BHAVESH VASANTLAL SHAH, to be my true and lawful attorneys with power and authority to do and execute the following acts, matters, deeds and things for me, in my name and on my behalf either jointly or severally that;

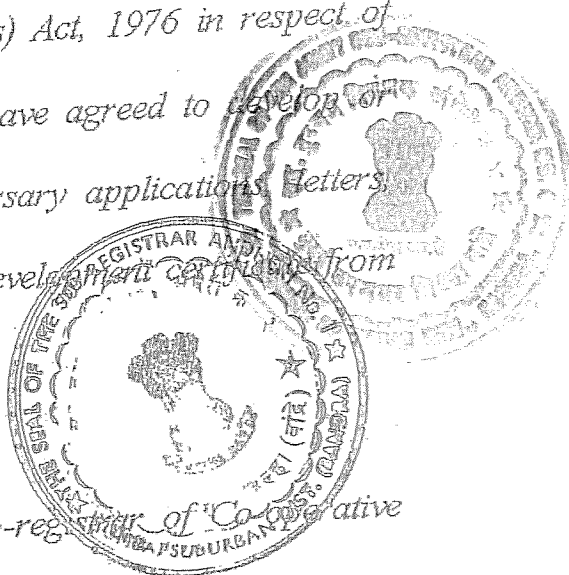
*Handwritten initials P.H.*



1. To appear and represent before the appropriate revenue authorities including Taheshildar, Talati, City Survey Officer/s, their office bearers, in respect of all the properties which I have agreed to develop as set out hereinabove and to sign and execute necessary letters, applications, declarations to obtain Certified copies of the City Survey records, Seven Twelve extracts, six Twelve extracts, Eight Twelve extract i.e. Gaon Utara, property registered card (Utara).

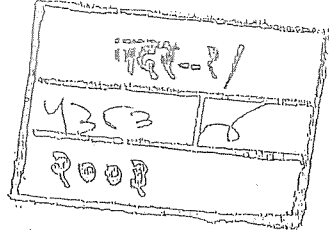


2. To appear and represent before the appropriate ULC authorities and all its department and Office bearers, appointed under the Urban Land (Ceiling and Regulations) Act, 1976 in respect of development of the properties, which I have agreed to develop or purchase and to sign and execute necessary applications, letters, deeds, to obtain required NOC or such development certificate from the said ULC authority, as per law.



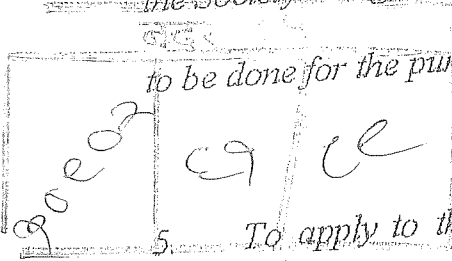
3. To approach the Registrar or sub-registrar of Cooperative Society, other concerned authority, it's Office Bearers, members, staff, employees and all other persons for purpose of forming the Co-operative Society of the various flat/shop/unit/premises purchases in

B.H.D.

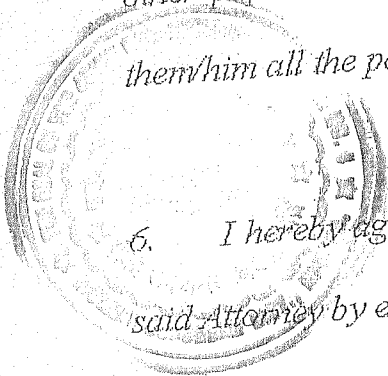


the property already developed by me or to be developed by me, in the manner set out hereinabove.

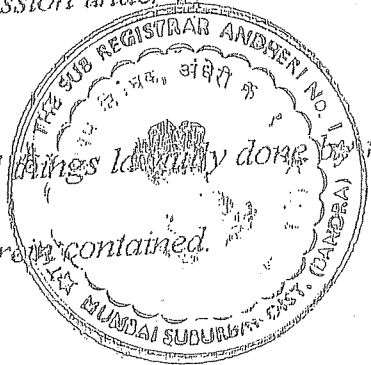
4. To attend the Meetings and all such meetings of the Registrar of the Society and generally to do all acts and things as may be required to be done for the purposes contained herein.



5. To apply to the Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976 for grant of permission to develop the various properties as per merits and facts of the agreements, documents thereof and for that purpose to sign all applications and other papers, to appear before the Competent Authority and to give them/him all the papers of obtaining permission under the said Act.



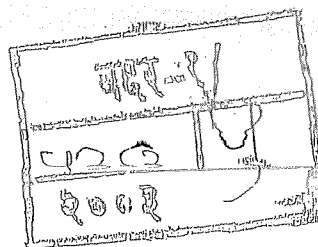
6. I hereby agree to ratify all acts and things lawfully done by my said Attorney by exercise of the powers herein contained.



7. To appear before the Sub-registrar of Assurances at Bandra/Mumbai or at any State of Maharashtra and represent and lodge the aforesaid documents or writings, instruments etc. for registration and admit execution thereof for me and on my behalf if

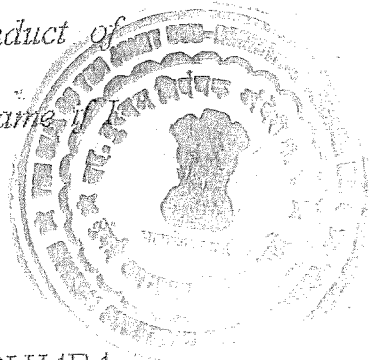
G.H.D.





require and to take delivery of the documents or writings from such registering authority.

8. To do generally all other acts things for the conduct of aforesaid purposes and matter as I could have done the same if I was personally present. This Power of Attorney is revocable.



IN WITNESS WHEREOF I Shri. PARESH H. PUJARA,

ON THIS 14th DAY OF August, 2003,

TO THESE PRESENTS.



SIGNED, SEALED AND DELIVERED )

BY THE WITHIN NAMED DEPONENT )

Shri. PARESH H. PUJARA in the )

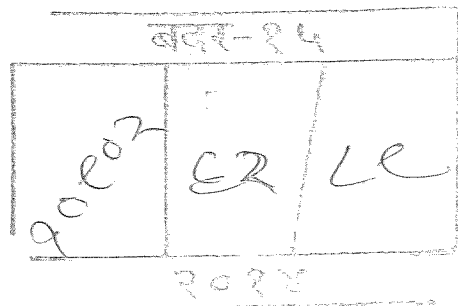
presence of (S. K. Thakre) )

*P. H. Pujara*

*(Mrs. S. K. Thakre)*

Signature of Power Holder

Bhavesh V. Shah



(SHRI. BHAVESH VASANTLAL SHAH)

14/08/2003  
3:50:24 pm

दुय्यम निबंधकः  
अंधेरी 1 (बांद्रा)

दस्त गोषवारा भाग-1

वदर 1

दस्त क्र 5383/2003

दस्त क्रमांक : 5383/2003  
दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाकः परेशभाई एच पुजारा  
पत्ता: घर/फ्लॅट नं: 9  
गल्ली/रस्ता: सरोजीनी रोड  
ईमारतीचे नाकः मुक्तेश्वर  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: विलेपार्ले प  
तालुका: -  
पिन: 56

पक्षकाराचा प्रकार

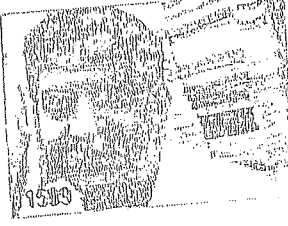
लिहून देणार

वय 40

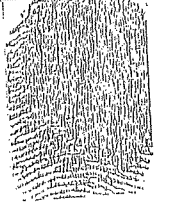
सही

*P. H. Prjan.*

छायाचित्र



अंगठ्याचा ठसा



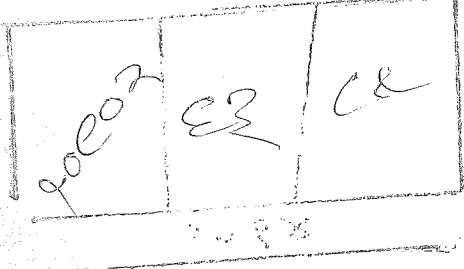
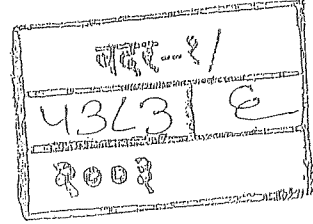
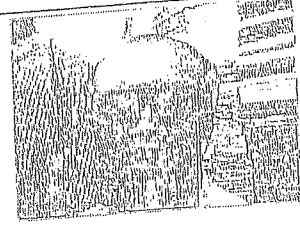
2 नाकः भावेश वसंतलाल शाह  
पत्ता: घर/फ्लॅट नं: 12/18  
गल्ली/रस्ता: चुलना रोड  
ईमारतीचे नाकः मोनिका हाऊस  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: वसई प  
तालुका: -  
पिन: 401202

लिहून घेणार

वय 30

सही

*Bhavesh V. Shach*



दस्तऐवज करुन देणार तथाकथीत [मुखत्यारनामा] दस्तऐवज करुन दिल्याचे कबूल करतात.



दस्त गोषवारा भाग - 2

वदर

दस्त क्रमांक (5383/2003)

दस्त क्र. [वदर1-5383-2003] चा गोषवारा  
बाजार मुल्य :1 मोबदला 0 भरलेले मुद्रांक शुल्क : 200

पावती क्र.:5398 दिनांक:14/08/2003  
पावतीचे वर्णन  
नांव: परेशमाई एच पुजारा

दस्त हजर केल्याचा दिनांक :14/08/2003 03:46 PM  
निष्पादनाचा दिनांक : 14/08/2003  
दस्त हजर करणा-याची सही : *P.H. Prjan.*

100 :नोंदणी फी  
140 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी.

दस्ताचा प्रकार :48) मुखत्यारनामा  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 14/08/2003 03:46 PM  
शिवका क्र. 2 ची वेळ : (फी) 14/08/2003 03:48 PM  
शिवका क्र. 3 ची वेळ : (कबुली) 14/08/2003 03:49 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 14/08/2003 03:50 PM

240: एकूण

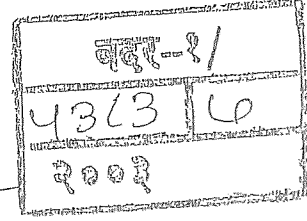
दु. निबंधकाची सही, अंधेरी 1 (बांद्रा)

दस्त नोंद केल्याचा दिनांक : 14/08/2003 03:50 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) सतिश- ठक्कर ,घर/प्लॉट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: पुडकेंद्र अपार्ट  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव: अंधेरी  
तालुका: -

*J.S. Thacker*



2) हरीश- लिंबाचिया ,घर/प्लॉट नं: वरीलप्रमाणे  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -

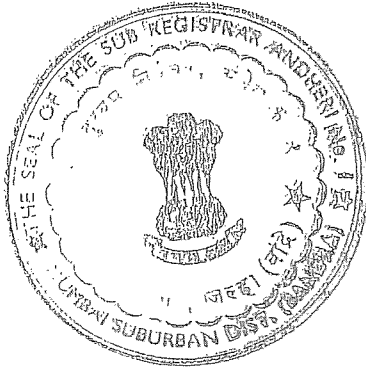
H-B-Li

प्रमाणित करण्यात येते की, या दस्तावेजाचे एकूण..... (२) पाने आहेत.

सद. मुख्यम निबंधक, अंधेरी-क. १,  
मुंबई उपनगर जिल्हा.

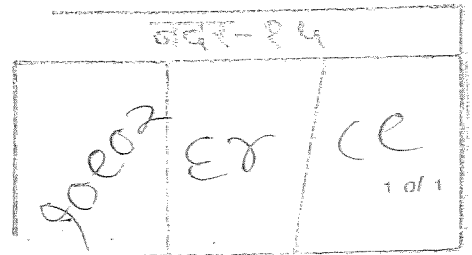


दु. निबंधकाची सही  
अंधेरी 1 (बांद्रा)



वदर-१ / ५३८३ / २००३  
पुस्तक क्रमांक १, क्रमांक घर  
नोंदला.  
दिनांक १४/८/०३

सद. मुख्यम निबंधक, अंधेरी-क. १,  
मुंबई उपनगर जिल्हा.



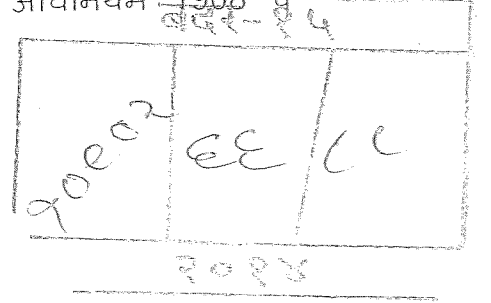
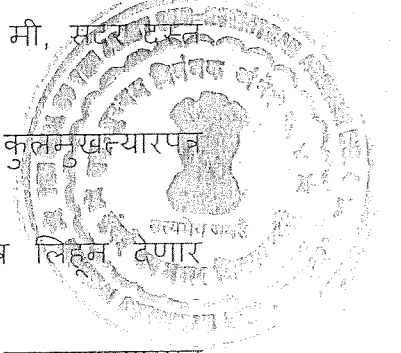
२००३

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|-------|----|----|
| 20202 | 33 | 12 |
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## घोषणापत्र

मी अ. १०९१ याद्वारे घोषित करतो कि, दुय्यम  
निबंधक अ. १०९१-५ यांच्या कार्यालयात अ. १०९१ या शीर्षकाचा दस्त  
नोंदणीसाठी सादर करण्यात आला आहे. अ. १०९१ व ई. यांनी  
दिनांक ५ / ३ / २०१५, रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर अ. १०९१  
नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र  
लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार  
व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र  
रद्द ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी  
पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे  
कलम अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.



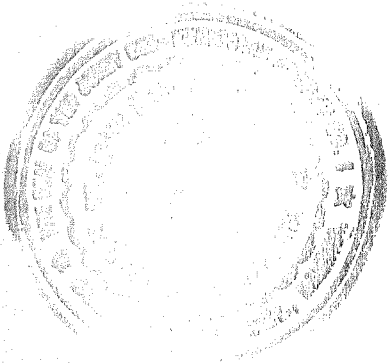
दिनांक : ३१/१२/२०१५

Bhavesh V. Shah  
कुलमुखत्यारपत्रधारकाचे नाव

व सही

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|       |       |       |
|-------|-------|-------|
| १०८०७ |       |       |
| १०८०७ | १०८०७ | १०८०७ |
| १०८०७ |       |       |





Saturday, July 05, 2014  
3:53 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 6254 दिनांक: 05/07/2014

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: वदर15-5702-2014

दस्तऐवजाचा प्रकार: पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: अभिराज मुकेश पुजारा

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 260.00

पृष्ठांची संख्या: 13

एकूण:

रु. 360.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 4:11 PM ह्या वेळेस मिळेल.

सह. दु.नि.अंधेरी 4

बाजार मूल्य: रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

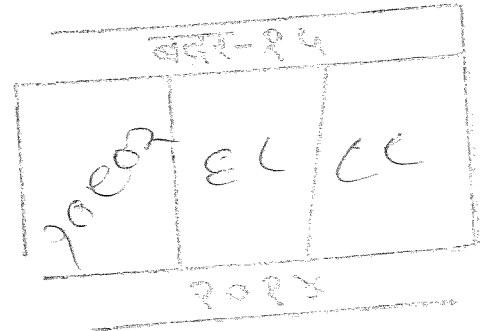
मोबदला: रु.0/-

सह. दु.नि.अंधेरी क्र.-४,  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 260/-

AM. Rajora



REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 07/07/14



|       |    |    |
|-------|----|----|
| 211-2 |    |    |
| 90002 | cc | cc |
| 211-2 |    |    |





**POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS COME, I, ABHIRAJ MUKESH PUJARA, of Mumbai, Indian Inhabitant doing and carrying my business of Builders, Developers in the name of various Partnership firms and as Director of my Private Limited Companies residing at 101, "Shraddha Suman", N. S. Road No.6, Vile Parle (West), Mumbai - 400 056 (hereinafter called as "THE DEPONENT"), SEND GREETINGS:

**WHEREAS:**

|       |    |    |
|-------|----|----|
| 70002 | 10 | CC |
|-------|----|----|

a) I am doing and carrying on my business of Builders, Developers as partner as Sole Proprietor and as Director of various partnership firms, proprietorship concern and Private Limited Company respectively and I have entered into various Development Agreements of various properties.

b) For development purposes I am personally unable to remain present before the various authorities, therefore I am desirous to appoint SHRI BHAVESH V. SHAH, to do all things, matters, acts and deeds as appearing hereinafter.

NOW YOU ALL AND THESE PRESENTS WITNESS that I, ABHIRAJ MUKESH PUJARA, in my personal capacity and as Sole Proprietor, partner and director of my various concerns, partnership firm and Private Limited Company, do hereby appoint and constitute said SHRI BHAVESH V. SHAH, to be my true and lawful attorney with power and authority to do and execute the following acts, matters, deeds and things for me, in my name and on my behalf, that:

|       |   |    |
|-------|---|----|
| 40002 | 3 | 33 |
| 2028  |   |    |

AMP

1. To appear and represent before the appropriate authorities including Tahasildar, Talathi, City Survey Officer/s their office bearers, in respect of all the properties which I have agreed to develop as set out hereinabove and to sign and execute necessary letters, applications, declarations to obtain Certified Copies of the City Survey records, Seven Twelve extracts, Six Twelve extracts, Eight Twelve extract i.e. Gaon Utara, Property Register Card

90002  
ST  
U  
(Utara)

2. To appear and represent before the appropriate ULC authorities and all its department and Office bearers, appointed under the Urban Land (Ceiling & Regulations) Act, 1976 in respect of development of the properties, which I have agreed to develop or purchase and to sign and execute necessary applications, letters, deeds, to obtain required NOC or such Development Certificate from the said ULC authority as per law.

3. To approach the Registrar or Sub-Registrar of Co-operative Society, other concerned authority, its Office Bearers, members, staff, employees and all other persons for purpose of forming the Co-operative Society of the various flats/shops/units/premises purchasers in the property already developed by me or to be developed by me, in the manner set out hereinabove.

4. To attend the Meetings and all such meetings of the Registrar of the Society and generally to do all acts and things as may be required to be done for the purposes contained herein.

5. To apply to the Competent Authority under the Urban (Ceiling & Regulations) Act, 1976 for grant of permission to develop the various properties as per merits and facts of the agreements, documents thereof and for that purpose to sign all applications and other papers,

to appear before the Competent Authority and to give them/him all the papers of obtaining permission under the said Act.

90002  
ST  
U  
6. I hereby agree to ratify all acts and things lawfully done by my said Attorney by exercise of the powers herein contained.

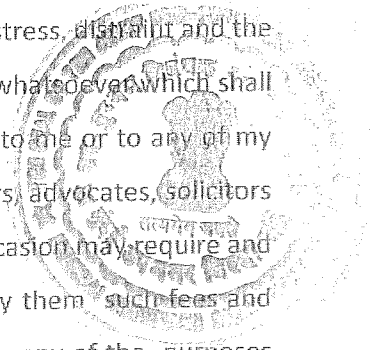
7. To appear before the Sub-Registrar of Assurances at Bandra / Mumbai or at any State of Maharashtra and represent and lodge the aforesaid documents or writings, instruments, etc; for registration and admit execution thereof for me and on my behalf if require and to take delivery of the documents or writings from such registering authority.

8. To accept service of any writ, summons or other legal process or notice and to appear on my person to represent in any Court and before all Magistrates Judicial, Revenue or other

AMP

Officers and Tribunals whatsoever and to commence any suits, actions or other proceeding in any Court of Justice and before any public officer or Tribunal for the recovery or enforcement of any debts, sum of money, right, title, interest, property, matter or thing whatsoever now due or payable or to be due or payable or in anywise belonging to me or to my firm / companies by any reasons or on any account whatsoever and the same action, suit or proceeding to prosecute or discontinue or become non-suited therein if the Attorney shall see cause and also to take such other lawful ways and means and including proceedings in execution, distress, distraint and the like for recovering or getting in any such sum of money or other thing whatsoever which shall by the Attorney be conceived to be due, owing, belonging or payable to me or to any of my firms / companies by any person whatsoever and also to appoint pleaders, advocates, solicitors and legal advisers to prosecute or defend in the premises aforesaid as occasion may require and from time to time to remove and to appoint in his/her place and to pay them such fees and remuneration as the Attorney shall think fit or be advised and for all or any of the purposes aforesaid to sign, execute, deliver, file all necessary Vakalatnamas, Plaints, Petitions, Applications, Defenses, Statements, Accounts, Declarations, Affidavits and other documents, papers and writings.

1000-2  
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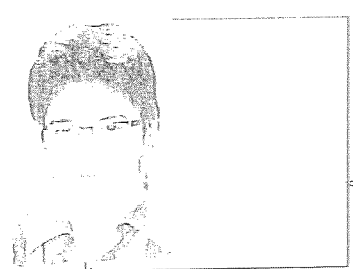


1000-2  
4002 4 193

9. To do generally all other acts, things for the conduct of aforesaid purposes and matter as I could have done the same if I was personally present. This Power of Attorney is revocable.

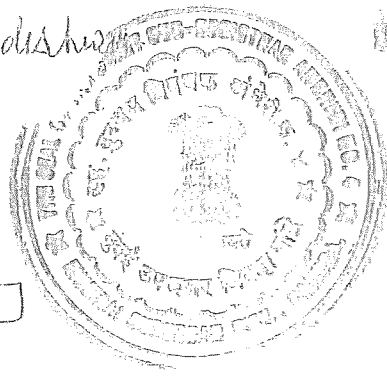
IN WITNESS WHEREOF, I have set and subscribed my hands at Mumbai this 7<sup>th</sup> day of July 2014.

SIGNED AND DELIVERED )  
BY THE WITHINNAMED DEPONENT )  
ABHIRAJ MUKESH PUJARA )  
In the presence of ..... )



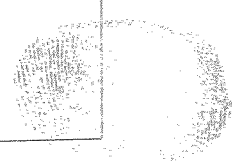
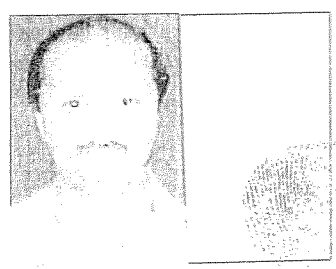
A.M. Pujara

Dipen H. Thadishwar



[MILAN S. SHAH]

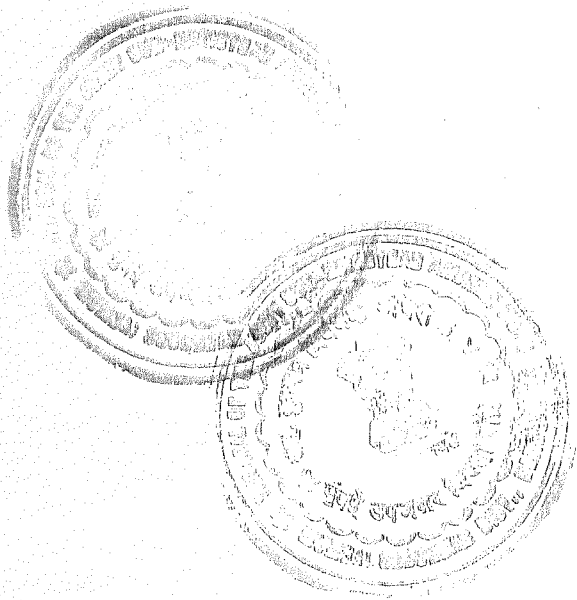
Left Hand Thump Impression



Left Hand Thump Impression

Bhavesh V. Shah  
Specimen Signature of Constituted Attorney  
BHAVESH V. SHAH

|       |    |    |
|-------|----|----|
| बस-१५ |    |    |
| १००२  | ५३ | ८८ |
| २०११  |    |    |



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| बस-१५ |   |    |
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भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

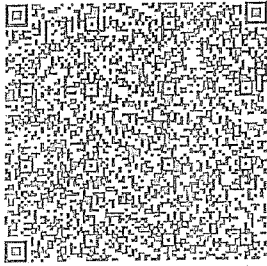
E-Aadhaar Letter

नोंदणी क्रमांक/Enrolment No.: 1175/17914/00097

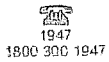
Date: 01/08/2013  
Abhiraj Mukesh Pujara (अभिराज मुकेश पुजारा)  
101 / 102, Shraddha suman,, north south Road no 6,  
JVPD Scheme,, near BMC Market, vileparle west,  
Mumbai, Vileparle (West), Mumbai  
Maharashtra, 400056

तुमचा आधार क्रमांक/Your Aadhaar No.:

9896 2165 2382



आधार - सामान्य माणसाचा अधिकार



- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



अभिराज मुकेश पुजारा  
Abhiraj Mukesh Pujara  
जन्म वर्ष/YoB:1989  
पुरुष Male



9896 2165 2382

आधार - सामान्य माणसाचा अधिकार

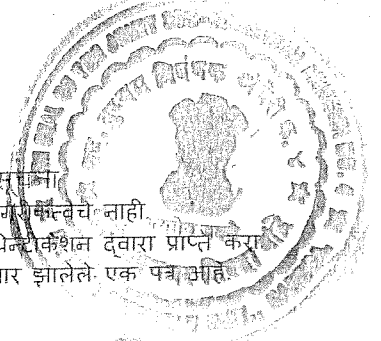
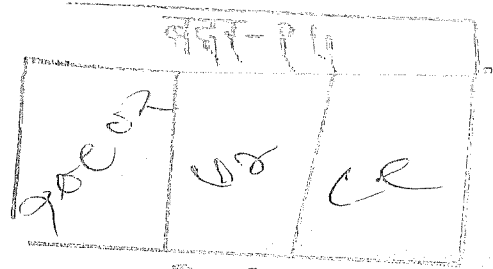


भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:  
101 / 102, श्रद्धा सुमन,,  
नॉर्थ साउथ रोड नं 6,  
जेवीपीडी स्कीम,, बीएमसी  
मार्केट जवळ, विलेपार्ले  
वेस्ट, मुंबई, विलेपार्ले (वेस्ट),  
मुंबई  
महाराष्ट्र, 400056

Address:  
101 / 102, Shraddha suman,,  
north south Road no 6, JVPD  
Scheme,, near BMC Market,  
vileparle west, Mumbai, Vileparle  
(West), Mumbai  
Maharashtra, 400056

Aadhaar - Aam Aadmi ka Adhikar



INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate Online.
- This is electronically generated letter.



Validity unknown

Digitally signed by  
Kharukval Amitabh  
Date: 01/08/2013



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| 2018-24 |     |    |
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| 2018    |     |    |



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| बदर-१५ |    |    |
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भारतीय विशिष्ट आंक्य प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

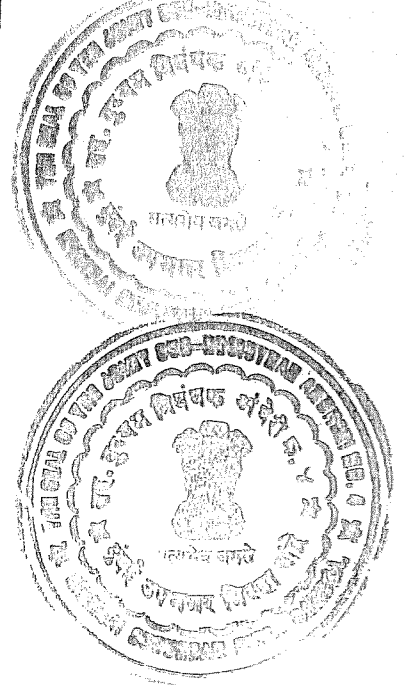
नोंदविण्याचा क्रमांक / Enrollment No 1218/61097/10668

To,  
 भावेश वसंतलाल शाह  
 Bhavesh Vasantlal Shah  
 Flat No.503, B-wing, Green Arch CHS Ltd  
 Samshan Road  
 Dahanukarwadi  
 Kandivali West  
 Kandivali West Kandivali West Mumbai  
 Maharashtra 400067  
 9322864491

Ref: 1913 / 13L / 64192 / 65444 / P



UE696969081IN



आपला आधार क्रमांक / Your Aadhaar No. :

**2678 8767 3671**

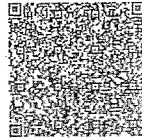
आधार – सामान्य माणसाचा अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA



भावेश वसंतलाल शाह  
 Bhavesh Vasantlal Shah  
 जन्म वर्ष / Year of Birth : 1973  
 पुरुष / Male



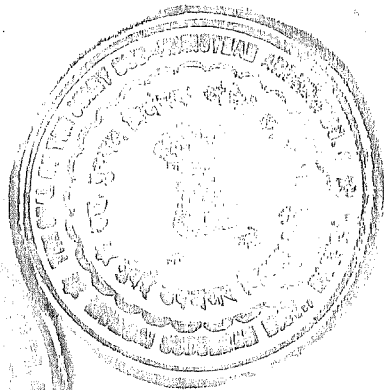
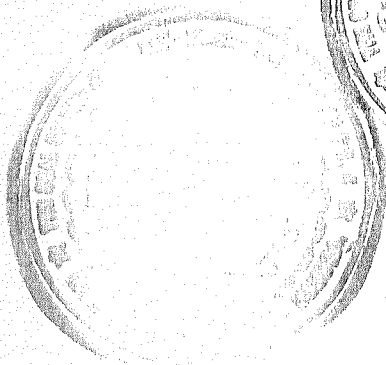
2678 8767 3671

आधार – सामान्य माणसाचा अधिकार

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| बदर-१५ IV |   |    |
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| 2007    |    |    |

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|---------|----|----|
| 2007-04 |    |    |
| 2007    | 04 | 04 |
| 2007    |    |    |





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUSHANT SAKHARAM CHAVAN

SAKHARAM CHAVAN

04/05/1978

AFDPC13350



|        |         |
|--------|---------|
| बदर-१५ |         |
| १०६०७  | ५८ / ८९ |
| २०१४   |         |

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NILESH JAGANNATH PARAB

JAGANNATH LAXMAN PARAB

17/06/1992

Permanent Account Number

BDVPP8852Q

*[Signature]*  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AJAY JAGMAL JADHAV

DAHARJI CHANDRAN JADHAV

10/06/1981

Permanent Account Number

AIVP14378E

*[Signature]*  
Signature



|        |         |
|--------|---------|
| बदर-१५ |         |
| ५६०२   | ११ / १३ |
| २०१४   |         |

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| 107-96 |    |    |
| Recd   | cc | cc |
| 203    |    |    |



Summary1 (GoshwaraBhag-1)



शनिवार, 05 जुलै 2014 3:54 म.नं.

दस्त गोषवारा भाग-1

वदर15

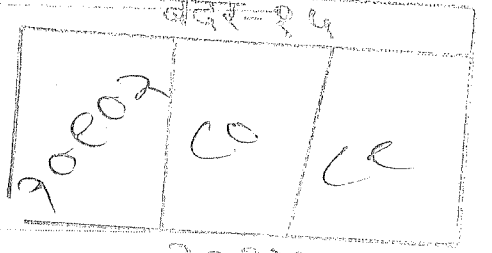
दस्त क्रमांक: 5702/2014

दस्त क्रमांक: वदर15 /5702/2014

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-



दु. नि. सह. दु. नि. वदर15 यांचे कार्यालयात

पावती:6254

पावती दिनांक: 05/07/2014

अ. क्र. 5702 वर दि.05-07-2014

सादरकरणाराचे नाव: अभिराज मुकेश पुजारा

रोजी 3:51 म.नं. वा. हजर केला.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 260.00

पृष्ठांची संख्या: 13

*A.M. Pujara*

दस्त हजर करणाऱ्याची सही:

एकूण: 360.00

*[Signature]*  
सह.दु.नि.अंधेरी 4



*[Signature]*  
सह.दु.नि.अंधेरी 4

दस्ताचा प्रकार: पाँवर ऑफ अँटर्नी

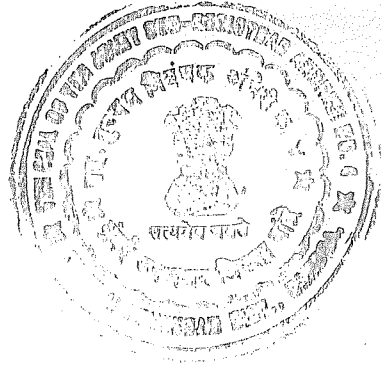
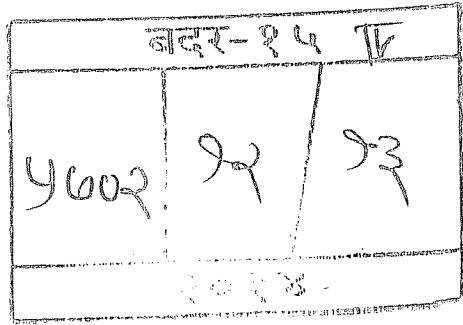
मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 05 / 07 / 2014 03 : 51 : 37 PM ची वेळ: (सादरीकरण)

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण... १३... पाने आहेत.

शिक्का क्र. 2 05 / 07 / 2014 03 : 51 : 53 PM ची वेळ: (फी)

*[Signature]*  
सह. दु.नि.अंधेरी, अंधेरी क्र. 4,  
मुंबई उपनगर जिल्हा



9002 19 CC  
R004



Summary-2( दस्त गोषवारा भाग - २ )



05/07/2014 3 56:31 PM

दस्त गोषवारा भाग-2

वदर15

दस्त क्रमांक:5702/2014

दस्त क्रमांक :वदर15/5702/2014

दस्ताचा प्रकार :-पाँवर ऑफ अँटर्नी

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव:अभिराज मुकेश पुजारा  
पत्ता:प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: श्रद्धा सुमन , ब्लॉक नं: विले पार्ले प मुं 56 , रोड नं: एन एस रोड नं 6, महाराष्ट्र, मुंबई.  
पॅन नंबर:

कुलमुखत्यार देणार  
वय :-25  
स्वाक्षरी:-

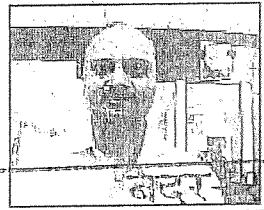
*ANPujara*



2 नाव:भावेश व्ही शाह  
पत्ता:प्लॉट नं: ऑफिस 301 , माळा नं: -, इमारतीचे नाव: कृष्णा कुंज , ब्लॉक नं: विले पार्ले प मुं 56 , रोड नं: व्ही एल मेहेता मार्ग , , .  
पॅन नंबर:

पाँवर ऑफ अँटर्नी  
होल्डर  
वय :-41  
स्वाक्षरी:-

*Bhavesh v. Shah*



वरील दस्तऐवज करून देणार तथाकथीत पाँवर ऑफ अँटर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्रा क्र.3 ची वेळ:05 / 07 / 2014 03 : 52 : 47 PM

ओळख:-

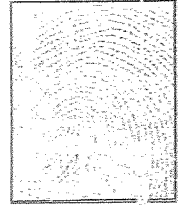
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

स्वाक्षरी

1 नाव:मुशांत एस चव्हाण  
वय:34  
पत्ता:72 सी मिस्कीटा चाळ विले पार्ले प मुं 56  
पिन कोड:400056

*M/S*



2 नाव:नीलेश - परब  
वय:22  
पत्ता:सदर  
पिन कोड:400056

*N. Parab*



शिक्रा क्र.4 ची वेळ:05 / 07 / 2014 03 : 54 : 28 PM  
शिक्रा क्र.5 ची वेळ:05 / 07 / 2014 03 : 54 : 35 PM

मह.दु.नि.अंधेरी 4



EPayment Details

वदर-१५/५७०२/१२०१६  
पुस्तक क्रमांक १२, क्रमांक ५७०२  
नोंदला.  
दिनांक ५/७/१४

मह.दु.नि.अंधेरी क्र. ४  
मुंबई उपनगर जिल्हा.

sr. Epayment Number

Defacement Number

Summary-2( दस्त गोषवारा भाग - २ )

1

MH001629616201415E

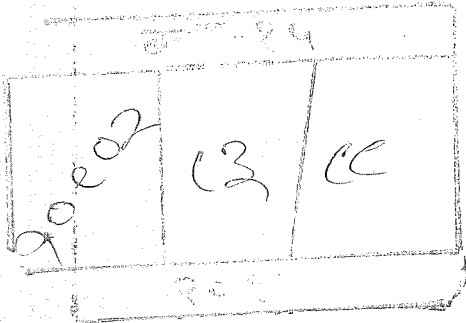
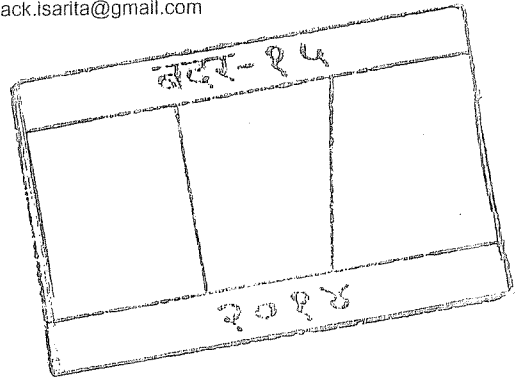
0000996031201415

5702 /2014

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

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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACTPC5603N



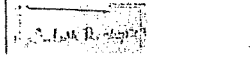
नाम / NAME  
SANTOSH RAJESH CHOPRA

पिता का नाम / FATHER'S NAME  
BHAVARLALJI TAGAJI BOHRA

जन्म तिथि / DATE OF BIRTH  
11-08-1979

*R. Chopra*

हस्ताक्षर / SIGNATURE



आयकर आयुक्त (कम्प्यूटर केन्द्र)  
Commissioner of Income-tax (Computer Operations)

|        |    |    |
|--------|----|----|
| बदर-१५ |    |    |
| १०००   | ८४ | ८८ |
| २०१४   |    |    |

आयकर विभाग  
INCOME TAX DEPARTMENT

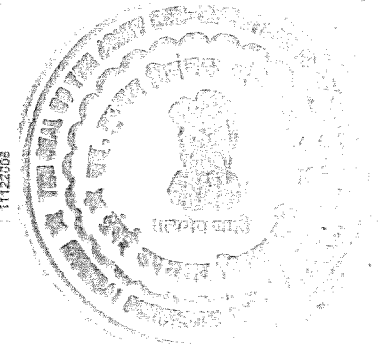
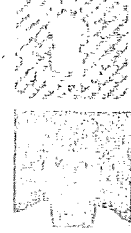


भारत सरकार  
GOVT. OF INDIA

RAJESH TRILOKCHAND GOPRA  
TRILOKCHAND ASALCHAND CHOPRA

17/04/1977  
Permanent Account Number  
AAEP15040M

*R. T. Chopra*  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PARESH PUJARA AND ABHIRAJ  
PUJARA A O P

01/11/2009  
Permanent Account Number

AABAP1705D

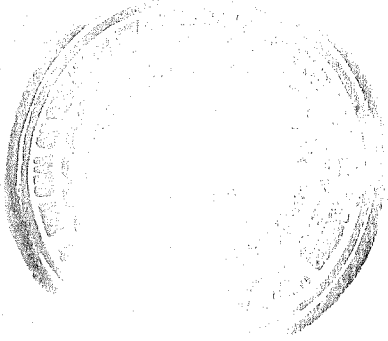


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2016







REPUBLIC OF INDIA  
MAHARASHTRA STATE MOTOR VEHICLE LICENCE

DL No. MH02 20090009401  
Valid Till : 31-05-2024 (NT)

DOI : 01-06-2004

DLD 05-03-2014

AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA

DOB 13-01-2009  
MCWG 01-06-2004



FORM 7  
RULE 16 (2)



DOB : 04-05-1978 BG :

Name : SUSHANT CHAVAN  
S/D/W of SAKHARAM CHAVAN  
Add. T2C-2, OLD POLICE LINE,  
MISQUITTA CHAWL, B.P.D, VILE PARLE (W),  
MUMBAI.  
PIN : 400056  
Signature & ID of  
Issuing Authority: MH02 2014379

Signature/Thumb  
Impression of Holder

आयकर विभाग

INCOME TAX DEPARTMENT

NILESH JAGANNATH PARAB

JAGANNATH LAXMAN PARAB

11/06/1992

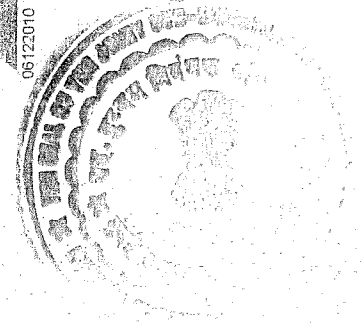
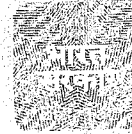
Permanent Account Number

BDVPP8852Q

Signature

भारत सरकार  
GOVT. OF INDIA

बदर-१५  
२०१४



भारत सरकार  
Government of India



अजय दौलत जाधव  
Ajay Daulat Jadhav  
जन्म तारीख / DOB : 10/06/1991  
पुरुष / Male



2163 4679 6971

अधिकार - सामान्य माणसाचा अधिकार



मंगळवार, 30 डिसेंबर 2014 3:01 म.नं.

दस्त गोषवारा भाग-1

वदर15

दस्त क्रमांक: 10902/2014

दस्त क्रमांक: वदर15 /10902/2014

बाजार मुल्य: रु. 1,79,35,500/- मोबदला: रु. 1,80,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,00,000/-

दु. नि. सह. दु. नि. वदर15 यांचे कार्यालयात

पावती:11905

पावती दिनांक: 30/12/2014

अ. क्रं. 10902 वर दि.30-12-2014

सादरकरणाराचे नाव: राजेश त्रिलोकचंद चोप्रा

रोजी 2:59 म.नं. वा. हजर केला.

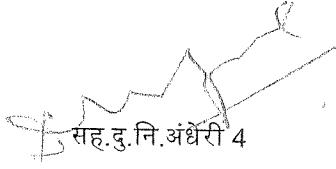
नोंदणी फी रु. 30000.00

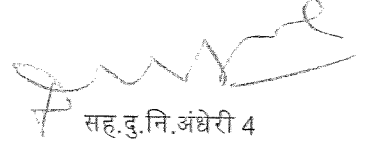
दस्त हाताळणी फी रु. 1860.00

पृष्ठांची संख्या: 93

दस्त हजर करणाऱ्याची सही:

एकुण: 31860.00

  
सह.दु.नि.अंधेरी 4

  
सह.दु.नि.अंधेरी 4

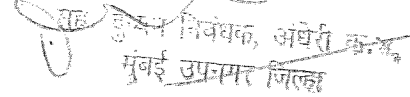
दस्ताचा प्रकार: करारनामा

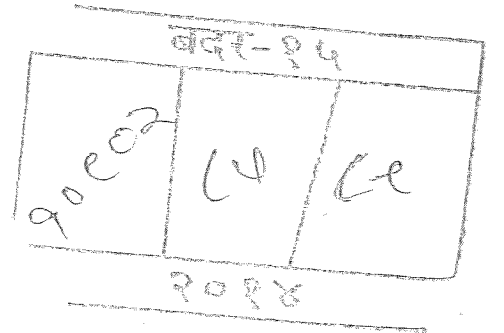
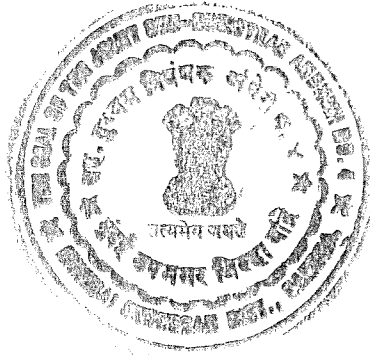
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 30 / 12 / 2014 02 : 45 : 26 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 30 / 12 / 2014 02 : 51 : 21 PM ची वेळ: (फी)

प्रमाणित करणेत येते की, या दस्तामध्ये एखाद्या... पाने आहेत.

  
सह.दु.नि.अंधेरी 4  
मुंबई उपनगर जिल्हा



11

11



30/12/2014 3 09:09 PM

दस्त गोषवारा भाग-2

वदर15

दस्त क्रमांक:10902/2014

दस्त क्रमांक :वदर15/10902/2014

दस्ताचा प्रकार :-करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता  | पक्षकाराचा प्रकार                     | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|---------------------------------------|-----------|---------------|
| 1        | नाव:राजेश त्रिलोकचंद चोप्रा<br>पत्ता:सी 1, -, भानुपार्क, कांदिवली प मुं 67,<br>जमनादास अड्किया रोड, Kandivali West,<br>MAHARASHTRA, MUMBAI, Non-<br>Government.<br>पॅन नंबर:AAEPJ5040M  | लिहून घेणार<br>वय :-37<br>स्वाक्षरी:- |           |               |
| 2        | नाव:संतोष राजेश चोप्रा<br>पत्ता:प्लॉट नं: सी 1, माळा नं: -, इमारतीचे नाव:<br>भानुपार्क, ब्लॉक नं: कांदिवली प मुं 67, रोड नं:<br>जमनादास अड्किया रोड, महाराष्ट्र, मुंबई.<br>पॅन नंबर:ACTPC5603N  | लिहून घेणार<br>वय :-35<br>स्वाक्षरी:- |           |               |
| 3        | नाव:परेश एच पुजारा तर्फे मुखत्यार - भावेश शाह<br>पत्ता:प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव:<br>प्लॉट नं बी 37, श्रद्धा सुमन, ब्लॉक नं: विले पार्ले प मुं<br>56, रोड नं: एन एस रोड नं 6, महाराष्ट्र, मुंबई.<br>पॅन नंबर:AABAP1705D   | लिहून देणार<br>वय :-41<br>स्वाक्षरी:- |           |               |
| 4        | नाव:अभिराज एम पुजारा तर्फे मुखत्यार - भावेश शाह<br>पत्ता:प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव:<br>प्लॉट नं बी 37, श्रद्धा सुमन, ब्लॉक नं: विले पार्ले प मुं<br>56, रोड नं: एन एस रोड नं 6, महाराष्ट्र, मुंबई.<br>पॅन नंबर:AABAP1705D | लिहून देणार<br>वय :-41<br>स्वाक्षरी:- |           |               |

वरील दस्तावेज करून देणारा तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची दि. 30/12/2014 02:55:45 PM

ओळख:-

खालील इसम असे निघेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखितात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता  | स्वाक्षरी | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|-----------|-----------|---------------|
| 1        | नाव:सुशांत एस चव्हाण<br>वय:34<br>पत्ता:72 सी मिस्कीटा चाळ विले पार्ले प मुं 56.<br>पिन कोड:400056 |           |           |               |
| 2        | नाव:निलेश ज परब<br>वय:22<br>पत्ता:सदर<br>पिन कोड:400056   |           |           |               |

Summary-2( दस्त गोषवारा भाग - २ )

शिक्रा क्र.4 ची वेळ:30 / 12 / 2014 02 : 58 : 59 PM

शिक्रा क्र.5 ची वेळ:30 / 12 / 2014 02 : 59 : 42 PM नोंदणी पुस्तक 1 मध्ये

सह.दु.नि.अंधेरी 4

EPayment Details.

sr. Epayment Number  
1 MH004694811201415R

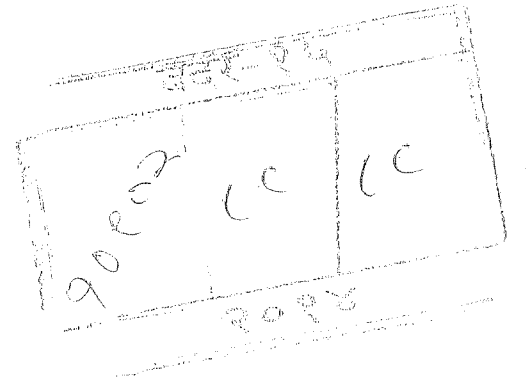
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0002968440201415

10902 /2014

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014

PARESH H. PUJARA & Anr.  
.... Owners

And

RAJESH TRILOKCHAND CHOPRA & Anr.  
.... Flat Holders

61/1/a  
1808  
Rajesh

AGREEMENT

